



Onondaga County Planning Board

June 21, 2017

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

I. ATTENDANCE

MEMBERS PRESENT

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

STAFF PRESENT

Megan Costa
Don Jordan
Ilana Cantrell
Allison Bodine
Robin Coon
Heather Lamendola
Owen Kerney

GUESTS PRESENT

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on June 21, 2017.

III. MINUTES & OTHER BUSINESS

Minutes from May 31, 2017 were submitted for approval. Marty Voss made a motion to accept the minutes. Lisa Dell seconded the motion. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Lisa Dell - yes; Marty Voss - yes.

Heather Lamendola and Owen Kerney, representing the City of Syracuse Planning and Zoning offices of the Syracuse-Onondaga County Planning Agency, presented a project update on the ReZone Syracuse project to revise the City of Syracuse zoning ordinance. Refer to presentation posted on SOCPA website or <http://www.syr.gov.net/ReZone/>

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-17-40	TLaffPB	<i>No Position With Comment</i>	S-17-41	TLysPB	<i>Modification</i>
S-17-42	TVanPB	<i>No Position With Comment</i>	S-17-43	TCamPB	<i>No Position</i>
S-17-44	TVanPB	<i>Modification</i>	S-17-45	TCicPB	<i>No Position With Comment</i>
S-17-46	TSkaPB	<i>No Position With Comment</i>	S-17-47	TSkaPB	<i>No Position With Comment</i>
Z-17-222	CSyrZBA	<i>No Position</i>	Z-17-224	VBalPB	<i>Modification</i>
Z-17-225	VNsyPB	<i>No Position With Comment</i>	Z-17-226	CSyrZA	<i>No Position With Comment</i>
Z-17-227	VFabVB	<i>No Position With Comment</i>	Z-17-228	TCamTB	<i>No Position With Comment</i>
Z-17-229	CSyrPB	<i>No Position With Comment</i>	Z-17-230	TOnoTB	<i>Modification</i>
Z-17-231	TClaTB	<i>Modification</i>	Z-17-232	TClaTB	<i>No Position With Comment</i>
Z-17-233	TClaTB	<i>Modification</i>	Z-17-234	CSyrPB	<i>No Position With Comment</i>
Z-17-235	TMarZBA	<i>No Position With Comment</i>	Z-17-236	CSyrPB	<i>No Position</i>
Z-17-237	TOnoTB	<i>No Position</i>	Z-17-238	TOnoTB	<i>Disapproval</i>
Z-17-239	VBalZBA	<i>No Position With Comment</i>	Z-17-240	TOnoZBA	<i>No Position With Comment</i>
Z-17-241	TVanPB	<i>Modification</i>	Z-17-242	TVanZBA	<i>No Position With Comment</i>
Z-17-243	TPomZBA	<i>No Position</i>	Z-17-244	TCicPB	<i>Modification</i>
Z-17-245	TCicPB	<i>No Position With Comment</i>	Z-17-246	TDewPB	<i>Modification</i>
Z-17-247	TDewPB	<i>Modification</i>	Z-17-248	TSkaPB	<i>No Position With Comment</i>
Z-17-249	TSkaPB	<i>No Position With Comment</i>			



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 21, 2017

OCPB Case # S-17-40

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SUBDIVISION from the Town of LaFayette Planning Board at the request of Ballweg & Lunsford Funeral Home, Inc. for the property located at 2585 Field Lane; 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 Route 20 and Route 11A, both state highways, and a farm operation located in an Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 8.82-acre parcel into two new lots, Lot 07.1 (5.82 acres) and Lot 07.2 (3.0 acres), in a Business (BS) zoning district; and
- WHEREAS, the site is located in a rural area in the Town of LaFayette; GIS mapping shows that the site and surrounding lands are enrolled in the New York State Agricultural District 1; the site is not currently used as farmland, however, many of the surrounding lots contain active farms; and
- WHEREAS, the submitted Proposed Simple Subdivision Plan dated August 24, 2016 shows that the site is triangular shaped and bounded by Field Lane, a local road, and Route 20 and Route 11A, both state roads; the site consists of an existing one-story masonry building (6,350 sf), Ballweg & Lunsford Funeral Home, and parking lots west and east of the building that provide a total 52 parking spaces; per the Proposed Simple Subdivision Plan, existing access to the site comes from a full access drive at Field Lane; and
- WHEREAS, there are two areas located on the southern side of the site along Route 20 that are denoted on the Proposed Simple Subdivision Plan as “acquired by the New York State Department of Transportation”; and
- WHEREAS, the proposed subdivision will create two new lots; the Proposed Simple Subdivision Plan shows that proposed Lot 07.1 (5.82 acres) will contain the existing funeral home facility and proposed Lot 07.2 (3.0 acres) will consist of lands that are currently undeveloped; and
- WHEREAS, the funeral home is served by an individual well and septic system; no drinking water or wastewater utilities are proposed for proposed Lot 07.2; and
- WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site registry; and

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

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

1. Per the New York State Department of Transportation, all future access to Lot 07.2 must come from Route 11A and may require access and/or work permits. No access will be permitted to Route 20.
2. The New York State Department of Transportation asks that the Department be contacted prior to any future development of Lot 07.2, and advises that a drainage report may be required.
3. The Onondaga County Health Department asks that the Department be contacted early in the planning process for requirements prior to any future development of Lot 07.2.
4. The following requirement is mandated by county, state, or federal law and the Town is advised to ensure that this regulation has been met prior to approving this subdivision:
 - a. Agricultural Data Statement - any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on or within 500 feet of a property within a New York State Certified Agricultural District is required by the New York State Agricultural and Markets Law to include an Agricultural Data Statement.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 21, 2017

OCPB Case # S-17-41

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of Lysander Planning Board at the request of Leo R. Duger for the property located at Plainville 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 Route 370 (West Genesee Road), a state highway, Plainville Road (Route 30), a county highway, and a farm operation located in an Agricultural District; and
- WHEREAS, the applicant is proposing to convey lands from a 48.35-acre parcel to three neighboring parcels to create 4 new lots in an Agricultural (A) zoning district; and
- WHEREAS, the site is located near the intersection of Plainville Road, a county road, and West Genesee Road, a state road, in the rural hamlet of Plainville; GIS mapping shows that the site is adjacent to lands enrolled in the New York State Agricultural District 3 that contain active farms; and
- WHEREAS, the site consists of 4 tax parcels, 034.-01-01.1, 034.-01-01.2, 034.-01-01.3, and 034.-01-02.0, totaling 55.26 acres; aerial imagery shows that parcel 034.-01-01.1, making up 48.35 acres of the site, is primarily agricultural fields and wooded areas; the submitted Final Plan dated May 16, 2016 shows a transmission line and 300' permanent easement running east-west through the northern end of site and a 50' right-of-way for the Empire State Pipeline just south of the easement; and
- WHEREAS, the proposed subdivision will convey lands from parcel 034.-01-01.1 to each of the three smaller frontage parcels and the remainder of the parcel will become Lot 4 (24.57 acres); the Final Plan shows that Lot 4 is to become a flag lot with a majority of the land located at the rear of Lots 2 and 3 and a strip of land, situated between Lots 2 and 3, connecting the parcel to Plainville Road; Lot 4 will have 60' of frontage on Plainville Road; per the Final Plan, there is a "traveled way" running north-south along the shared boundary between Lot 4 and Lots 2 and 3; Lot 4 has existing driveway access from a gravel drive located on the strip of land connecting the parcel to Plainville Road; aerial imagery shows that Lot 4 is primarily agricultural fields and contains an existing pavilion and two sheds; and
- WHEREAS, the Final Plan states that "Lot 4 is not a residential building lot under Onondaga County Health Department regulations and therefore is not approved for residential use. An individual sewage disposal plan must be approved by the Onondaga County Health Department prior to conversion to a residential building lot and issuance of a building permit"; per the Referral Notice, Lot 4 will be retained as recreational land; and
- WHEREAS, per the Final Plan, proposed Lots 1A, 2, and 3 each have frontage on Plainville Road; and

WHEREAS, aerial imagery shows that Lot 1A contains an existing two-story house with attached garage, a detached, two-story two-car garage, a pool, and a shed and will increase from 2.64 acres to 22.11 acres; the lands conveyed from parcel 034.-01-01.1 include the transmission line, permanent easement, and pipeline right-of-way; the Final Plan shows the boundary of a New York State freshwater wetland which is primarily located on and covers most of the conveyed lands; GIS mapping also shows federal wetlands on Lot 1A, covering the northern portion of the proposed lot, and a small area of federal wetlands along Plainville Road in front of the existing house and garage; there is existing driveway access to the lot from a gravel drive at Plainville Road; and

WHEREAS, aerial imagery shows that Lot 2 contains an existing two-story house with attached garage, a pool, and a shed and will increase from 0.86 acres to 3.06 acres; the lands conveyed from parcel 034.-01-01.1 consist of wooded areas; there is existing driveway access to the lot from a u-shaped gravel drive with two access points at Plainville Road; and

WHEREAS, aerial imagery shows that Lot 3 contains an existing one-story house with attached garage, a detached, three-car garage, and a pool and will increase from 0.92 acres to 5.52 acres; the lands conveyed from parcel 034.-01-01.1 include one of the existing agricultural fields; there is existing driveway access to the lot from a paved drive at Plainville Road; and

WHEREAS, each of the 3 houses is served by individual well and septic system, per the Onondaga County Department of Finance Office of Real Property Tax Services; per the Referral Notice, no new wells or septic systems are proposed; and

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

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

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

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

1. The applicant must coordinate with the Onondaga County Department of Transportation on the location of the proposed 60' right-of-way to ensure the availability of sight distance and reflect any required modifications on the subdivision prior to approval by the Town.

The Board also offers the following comments:

1. The Board discourages the creation of flag lots where the majority of a site may only be accessed by a single right-of-way.
2. Any additional access to proposed Lots 2, 3, and 4 must come from the 60' right-of-way. Per the Onondaga County Department of Transportation, no additional direct access to Plainville Road shall be permitted.

3. All existing or proposed access to Plainville Road must meet Onondaga County Department of Transportation requirements and will be determined by the availability of sight distance.

4. The following requirement is mandated by county, state, or federal law and the Town is advised to ensure that this regulation has been met prior to any future development:

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 21, 2017

OCPB Case # S-17-42

- 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 Joe Kiselica for the property located at 2098 Downer Street 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 Downer Street Road (Route 31), a state highway, a state portion of East Sorrell Hill Road (Route 153), and a farm operation located in an Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 25.4-acre parcel into 3 new lots, Lot 1 (22.41 acres), Lot 2 (1.43 acres), and Lot 3 (1.56 acres) in a Residential (R-40) zoning district; and
- WHEREAS, the site is located near the intersection of Downer Street Road and East Sorrell Hill Road, both state roads, just west of the Interstate 690 (I-690) on and off ramps; the site is adjacent to a storage facility and a residential lot and additional surrounding land uses include residential properties to the north and forested and agricultural lands to the south and west; GIS mapping shows that the adjacent parcel south of the site contains lands enrolled in the New York State Agricultural District 3 and an active farm; and
- WHEREAS, the 25.4-acre tax parcel contains an existing two-story frame house with attached garage, a barn with silo, and three chicken coops and a paved driveway at Downer Street Road; and
- WHEREAS, the submitted Preliminary/Final Plan dated June 2, 2017 shows that the proposed project would subdivide this parcel into three new lots; Lot 1 (22.41 acres) and Lot 2 (1.43 acres) consist of partially forested, undeveloped lands and Lot 3 (1.56 acres) will contain the existing structures (i.e., house, barn, and chicken coops) and driveway; and
- WHEREAS, per the Referral Notice, the existing house on proposed Lot 3 is served by private drinking water and septic system; and
- WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the site is located over, or immediately adjoining, primary and principal aquifers; and
- WHEREAS, per the EAF Mapper, the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site registry; and

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

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

1. If proposed Lot 1 and the adjacent storage facility are under common ownership, the Board encourages shared driveway access to both parcels from the existing driveway on Downer Street Road. Shared access should be coordinated with the New York State Department of Transportation.
2. The following requirements are mandated by county, state, or federal law and the Town is advised to ensure that these regulations have been met prior to approving this subdivision:
 - a. Septic System Approval - the Onondaga County Health Department must formally approve a sewage disposal plan for proposed Lot 2 prior to Department endorsement of this subdivision plan.
 - b. State Highway Access and/or Work Permit - any new driveways, sidewalks, walkways, or stairways and improvements to existing driveways, sidewalks, walkways, or stairways within the State right-of-way require a Highway Access and/or Work Permit from the New York State Department of Transportation.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 21, 2017

OCPB Case # S-17-43

- 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 Hinsdale Road Group, LLC (Kevin Eldred) for the property located at Hinsdale Road Township 5; 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, Bennett Road, and Warners Road, all county roads, and NYS Route 5, a state highway; and
- WHEREAS, the applicant is proposing to subdivide a 41.8-acre parcel into 7 new lots in a Planned Use Development (PUD) zoning district; and
- WHEREAS, the Board recently reviewed a Zone Change referral (Z-17-194) proposing to rezone 22 nearby parcels, located east of Township 5 along Hinsdale Road and totaling 8.44 acres, from Residential (R-3) to Limited Business Office (LBO) and amend the Zoning Map in Chapter 30 (Zoning Regulations) of the Town of Camillus ordinance accordingly; in 2016, the Board recommended Modification of a Site Plan referral (Z-16-382) proposing to construct a 98-room hotel on a portion of the subject parcel; and
- WHEREAS, the site, containing the Township 5 development in the Town of Camillus, is bounded by Township Boulevard, a local road, and Route 5, a state road, to the south and has frontage on Hinsdale Road, a county road, to the east; the site surrounds four residential properties located along Hinsdale Road and a separate tax parcel containing the building and associated parking for Costco, which is part of the Township 5 development; and
- WHEREAS, the submitted Amended Subdivision Map of Lot 1 dated May 12, 2017 shows that the proposed subdivision will divide the site (41.8 acres) into 7 new lots, including Lot 1, 1A, 1B, 1C, 1D, 1E, and 3A; no currently proposed development is indicated in the referral related to any proposed lots; and
- WHEREAS, per the map, proposed Lot 1 (32.359 acres) consists of the bulk of the existing Township 5 development contained on the site, including the Movie Tavern, Petco, Pediatric Associates, the Medical Building, Red Robin, Longhorn Steakhouse, 6 buildings containing various commercial and retail spaces, parking lots, and the stormwater management pond at the corner of Township Boulevard and Hinsdale Road; this portion of the site has existing access from two driveways onto Hinsdale Road and four driveways at Township Boulevard; and
- WHEREAS, per the map, proposed Lot 1A (0.344 acres) has frontage on Hinsdale Road, abuts the Costco parcel to the rear, and consists of an existing one-story house with a driveway to Hinsdale Road; this land was included in the recent Zone Change referral (Z-17-194) proposing to rezone 22 parcels from R-3 to LBO; and

WHEREAS, per the map, proposed Lot 1B (0.235 acres) has frontage on Bennet Road and consists of an existing two-story house with a driveway to Bennet Road; Lot 1B is separated from the existing Township 5 development by a parcel owned by Niagara Mohawk Power Corporation that runs east-west through the site; and

WHEREAS, per the map, proposed Lot 1C (1.871 acres) has frontage on Hinsdale Road and abuts the Costo parcel to the rear; the lot consists of vacant lands and does not have any existing access; per the Site Plan referral (Z-16-382), the proposed 98-room hotel will be constructed on this portion of land; and

WHEREAS, per the map, proposed Lot 1D (1.194 acres) is surrounded by Lot 1 and consists of the existing strip of commercial and retail space adjacent to the Movie Tavern; and

WHEREAS, per the map, proposed Lot 1E (1.297 acres) abuts Township Boulevard and is surrounded on the remaining three sides by Lot 1; the lot consists of an existing strip of commercial and retail space; and

WHEREAS, per the map, proposed Lot 3A (4.504 acres) has frontage on Warners Road just north of the intersection with Hinsdale Road and, as with Lot 1B, it is separated from the existing Township 5 development by the parcel owned by Niagara Mohawk Power Corporation; the lot consists of vacant, forested land and does not have any existing access; and

WHEREAS, the Township 5 development and subject residential parcels are served by public drinking water and wastewater and are located in the Metropolitan Wastewater Treatment Plant and Westside Pump Station service areas; the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO) and future development of the site may be subject to offset any additional sanitary flow in excess of the most recent land use; 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 New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project is within 2,000 feet of the Allied Signal Wastebeds site which is listed in the NYS DEC Environmental Site Remediation database (ID: 734076); the site is located over, or immediately adjoining, primary and principal aquifers; 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 the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site registry; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 21, 2017

OCPB Case # S-17-44

- 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 Van Buren Planning Board at the request of Weigand Property for the property located at West Side of Canton Street 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 Canton Street Road (Route 31), a county highway, and a farm operation located in an Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide 8.3 acres from an 83.9-acre parcel in an Agriculture/Residence (AR-80) zoning district; and
- WHEREAS, the site is located in a rural area in the Town of Van Buren; GIS mapping shows that the site and surrounding lands are enrolled in the New York State Agricultural District 3; per the referral materials, the site is not currently used as farmland, however, many of the surrounding lots do contain active farms; and
- WHEREAS, aerial imagery shows that the parcel is undeveloped with several forested areas and fields; and
- WHEREAS, the submitted Sketch Plan dated May 22, 2017 shows that Lot 1 (8.3 acres) will be subdivided from the parcel, creating a flag lot referred to as "Remaining Lands" (75.6 acres); the majority of the "Remaining Lands" lot are located at the rear of four lots, including Lot 1, two residential lots with existing houses, and a farm lot; and
- WHEREAS, per the Sketch Plan, Lot 1 will have frontage on Canton Street Road, a county road, and the "Remaining Lands" lot will have 67' of frontage on Canton Street Road from a strip of land connecting the parcel to the road; per aerial imagery, this strip of land, which would provide the only place for future road access to the lot, is located on a hill; and
- WHEREAS, the site is currently undeveloped and does not have existing drinking water or wastewater service; per the Environmental Assessment Form, proposed Lot 1 is intended for residential use and a drilled well and subsurface sewage disposal are proposed for the lot; and
- WHEREAS, GIS mapping shows that the forested areas of the site contain federal and state wetlands; the location of the wetlands on the "Remaining Lands" lot are such that any future access from the 67' of frontage on Canton Street Road would have to cross the wetlands to reach the majority of the lot; based on the Sketch Plan, Lot 1 appears to include a segment of state wetlands along the rear property line; and
- WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project site

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

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

1. The applicant must coordinate with the Onondaga County Department of Transportation on the location of the proposed 67' right-of-way to ensure the availability of sight distance and reflect any required modifications on the subdivision prior to approval by the Town.

The Board also offers the following comments:

1. The Board encourages the Town to consider the potential long-term effects of subdivisions to create new residential lots in rural areas, including areas containing New York State agricultural district properties and in farm/agricultural zoning districts, as potential conflicts with agricultural operations, changes to the rural character, reduction of open space and farmland, and impacts to road safety and mobility may cumulatively occur.

2. The Board discourages the creation of flag lots, particularly in locations where access to the remainder of the site may be impeded by existing features on the site, in this case, wetlands and forested lands.

3. The Board encourages consideration of an additional easement or right-of-way on proposed Lot 1 to provide access to the "Remaining Lands" lot.

4. All existing or proposed access to Canton Street Road must meet Onondaga County Department of Transportation requirements. Future access to Lot 1 will be determined by the availability of sight distance.

5. The following requirement is mandated by county, state, or federal law and the Town is advised to ensure that this regulation has been met prior to approving this subdivision:

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 21, 2017

OCPB Case # S-17-45

- 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 & FINAL SUBDIVISION from the Town of Cicero Planning Board at the request of Richard Landers & Tia Guidetti for the property located at 7473 Thompson Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Thompson Road, a county highway; and
- WHEREAS, the applicant is proposing to subdivide a 9.2-acre parcel into two new lots (7.21 acres and 1.97 acres) in an Agricultural (AG) zoning district; and
- WHEREAS, the Board recently reviewed an Area Variance referral (Z-17-108) requesting side yard setback and minimum building line reductions to allow for subdivision of a parcel into two new lots for the purpose of building a house; the Board recommended Modification of the project citing coordination with the Onondaga County Department of Transportation on access and permit requirements; the current case for review consists of the proposed subdivision for the project; and
- WHEREAS, the area variance request was brought before the Town of Cicero Zoning Board of Appeals on April 3, 2017; per the meeting minutes, the applicant was instructed to increase the lot size to a minimum of one acre, position the proposed house 10' from the southern property line, and decrease the width of the house by 2.5' to eliminate the need for several of the requested variances; and
- WHEREAS, the site is located on Thompson Road, a county road, in the Town of Cicero; surrounding land uses include the Smith Road Elementary School and various vacant and residential parcels; and
- WHEREAS, the Final Plan dated May 2, 2017 shows that the site (9.2 acres) has frontage on Thompson Road and surrounds a residential lot which also fronts Thompson Road; the plan shows that the site contains an existing frame house on the portion of the property south of the residential lot; there is existing access to the house from a gravel driveway at Thompson Road; and
- WHEREAS, per the Final Plan, the parcel will be subdivided into two lots; Lot 1 (7.21 acres) will consist of the land to the west and south of the residential lot and contain the existing house and driveway; Lot 2 (1.97 acres) will be a long narrow parcel (approximately 70' x 1,250'), intended for a house consisting of the land north of the residential lot; and
- WHEREAS, per the Final Plan, there is a possible sewer main at the rear of the site and a sanitary sewer easement running north-south through the middle of the site; the plan also shows the centerline of a creek near the sanitary sewer easement; and

WHEREAS, the existing house is currently served by municipal water and wastewater utilities; per the Environmental Assessment Form, the proposed house will connect to existing public drinking water and sewer; the site is located in the Oak Orchard Wastewater Treatment Plant service area in the Davis Road Pump Station service area; and

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

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates portions of the 9.2-acre parcel are located in the 100-year floodplain; per the Final Plan, flood zone "AE" (elevations to which floodwater is anticipated to rise during base flood) covers a significant amount, nearly 7.5 acres, of the western portion of the site and does not encroach on the existing or proposed houses; the plan also shows flood zone "X" (areas determined to be outside the 0.2% annual chance floodplain) covering the remainder of the site; 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 Mapper indicates the site contains state and federal wetlands; the boundaries of the state regulated fresh water wetland and 100' wetland buffer are shown on the Final Plan and cover a significant amount of the western portion of the site, approximately the same area as flood zone "AE"; the source of the wetland boundary data in the Final Plan is stated as "record mapping"; GIS mapping shows an additional state wetland area that encroaches on the existing house, but is outside the proposed building area of the new house; GIS mapping also shows that federal wetlands are present along the rear property line and along the creek in the middle of the site; and

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

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 x225 early in the planning process to determine sewer availability and capacity.
2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.
3. The 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 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.

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

a. 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.

b. Offset Plan - The applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer to offset new sanitary flow by the removal of extraneous flow and submit a letter confirming the acceptance of the offset plan to the Onondaga County Department of Water Environment Protection.

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 21, 2017

OCPB Case # S-17-46

- 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 SUBDIVISION from the Town of Skaneateles Planning Board at the request of Martin Dean for the property located at 2472 Benson 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 County Route 117 (Benson Road), a county highway, and a farm operation located in an Agricultural District; and
- WHEREAS, the applicant is proposing a lot line adjustment to increase Lot 1 from 2.6 acres to 5.9 acres (with structures), and decrease Lot 2 from 93.7 acres to 90.4 acres in a Rural & Farm zoning district; and
- WHEREAS, the site is located in a rural area in the Town of Skaneateles; GIS mapping shows that the site and surrounding lands are enrolled in the New York State Agricultural District 2 and contain active farms; an Agricultural Data Statement was not included in the referral materials; and
- WHEREAS, the submitted Final Plan dated December 16, 2016 shows that the sites consists of two tax parcels, 055.-02-11.3 and 055.-02-11.2, totaling 96.3 acres; and
- WHEREAS, per the Final Plan, parcel 055.-02-11.3 (2.6 acres) has frontage on Benson Road, a county road, and is bound to the north, east, and south by the other parcel; the Final Plan also shows that parcel 055.-02-11.3 contains an existing two-story frame house and frame barn; and
- WHEREAS, per the Final Plan, parcel 055.-02-11.2 (93.7 acres) consists of primarily agricultural fields and contains two existing frame barns and a silo; and
- WHEREAS, the site has an existing gravel driveway onto Benson Road which is located on parcel 055.-02-11.3, per the Final Plan; aerial imagery shows that the driveway splits near the house, providing access to both parcels; no additional access is proposed; and
- WHEREAS, the proposed lot line adjustment will increase the size of parcel 055.-02-11.3 to 5.9 acres, shifting the boundaries farther north so the proposed Lot 1 contains all of the existing structures and the entire driveway; with the lot line adjustment, proposed Lot 2 (90.4 acres) will contain the remainder of the site, mostly agricultural fields; and
- WHEREAS, the site is served by individual well and septic system; per the Referral Notice, no changes to the existing services are proposed; and
- WHEREAS, GIS mapping shows that the site contains an area of federal wetlands in the northeastern corner of the site; the wetland area will be contained in proposed Lot 2; and

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

1. Per the Onondaga County Department of Transportation, no additional access to Benson Road for proposed Lot 1 will be permitted.
2. Per the Onondaga County Department of Transportation, any future access to Benson Road for proposed Lot 2 will be determined by the availability of sight distance.
3. The following requirement is mandated by county, state, or federal law and the Town is advised to ensure that this regulation has been met prior to approving this subdivision:
 - a. Agricultural Data Statement - any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on or within 500 feet of a property within a New York State Certified Agricultural District is required by the New York State Agricultural and Markets Law to include an Agricultural Data Statement.
4. Future development of the site may be subject to the following:
 - a. County Highway Access and/or Work Permit - any new driveways, sidewalks, walkways, or stairways and improvements to existing driveways, sidewalks, walkways, or stairways within the County right-of-way require a Highway Access and/or Work Permit from the Onondaga County Department of Transportation.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 21, 2017

OCPB Case # S-17-47

- 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 Skaneateles Planning Board at the request of Robert Sykes & Tom Baker for the property located at 4786 Foster Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of a farm operation located in an Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 48.24-acre parcel into two new lots (Parcel A to be 46.19 acres and Parcel D to be 2.05 acres) in a Rural & Farm zoning district; and
- WHEREAS, the site is a partially-wooded lot with frontage on Foster Road, a local road, in the Town of Skaneateles; GIS mapping shows that the site and surrounding lands are enrolled in the New York State Agricultural District 2; the site is not currently used as farmland, however, some of the surrounding lots do contain active farms; an Agricultural Data Statement was not included in the referral materials; and
- WHEREAS, the submitted Sykes Subdivision plan dated May 23, 2017 shows that the site surrounds three parcels, two residential lots and one vacant, forested lot, that have frontage on Foster Road; per the plan, the site contains an existing two-story frame house, two barns, and four sheds that are located along Foster Road on the portion of land north of the three parcels; existing access to the site is from a u-shaped driveway with two access points on Foster Road; the existing driveway runs between the house and barn; and
- WHEREAS, per the Sykes Subdivision plan, the proposed subdivision will create Parcel D (2.05 acres) from the lands south of the three parcels and Parcel A (46.19) will contain the remaining lands, including all of the existing structures and the existing driveway; proposed Parcel D is intended for a single-family house, which is shown on the plan; no proposed access to Parcel D is indicated; and
- WHEREAS, the site is served by individual well and septic system which will be contained on Parcel A; individual well and septic system are proposed for Parcel D; and
- WHEREAS, GIS mapping shows two streams on the site, one cutting through the northwestern corner of the site and the other originating on the southern half of the site; per the Sykes Subdivision plan, both streams and their associated federal wetlands will be contained on proposed Parcel A and do not appear to encroach on any proposed or existing development; and
- WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the site is located over, or immediately adjoining, a principal aquifer; and

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 recommends increasing the remaining easterly frontage on Foster Road from 50' to 60' to ensure adequate right-of-way for future access to the rear of the lot if ever necessary.
2. The following requirements are mandated by county, state, or federal law and the Town is advised to ensure that these regulations have been met prior to approving this subdivision:
 - a. Septic System Approval - the applicant must have an approved septic plan for proposed Parcel D prior to Onondaga County Health Department endorsement of the subdivision.
 - b. Agricultural Data Statement - any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on or within 500 feet of a property within a New York State Certified Agricultural District is required by the New York State Agricultural and Markets Law to include an Agricultural Data Statement.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 21, 2017

OCPB Case # Z-17-222

- 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 AREA VARIANCE from the City of Syracuse Board of Zoning Appeals at the request of Maxine Adams for the property located 603 Grand 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 Rosamond Gifford Zoo, a county-owned park, and the Harbor Brook / Velasko Road Detention Basin, a county-owned drainage facility; and
- WHEREAS, the applicant is requesting an area variance to allow a residential driveway to be 18 feet wide when a maximum of 12 feet is allowed on a 0.09-acre parcel in a Residential, Class A zoning district; and
- WHEREAS, the site is located near the intersection of Grand Avenue and Holden Street, both local roads, just south of Burnet Park, a city park including Burnet Golf Course, and the Rosamond Gifford Zoo, a county park, in the City of Syracuse's Westside neighborhood; the site is part of a residential neighborhood and abuts residential lots to the east, west, and south; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; according to the ReZone Syracuse draft zoning map dated February 2017, the proposed zoning for this lot is Residential (R-2), which would act to "provide for neighborhoods made up of single-family detached and two-family homes" where "complimentary uses such as parks, open space, schools, places of assembly, minor utilities, and accessory structures may also be allowed"; and
- WHEREAS, the submitted survey map dated August 11, 1988 shows that the site contains an existing two-story frame house with an attached garage, set back approximately 20 feet from the road, and an existing driveway onto Grand Avenue; the existing house is a townhouse-style building and is attached to an existing two-story frame house on the easterly, adjacent lot; and
- WHEREAS, the referral materials indicate that the width of the driveway was extended to 18 feet (where 12 feet is allowed) in 1989; the existing driveway was repaved in the Spring of 2017 and the code violation was realized at that time; the referral materials include an outstanding violation notification from the City of Syracuse Division of Code Enforcement indicating that a building permit is required in accordance with "19 NYCRR Part 1203.3(a)(1)"; and
- WHEREAS, per the submitted Variance Application, the area variance is requested to provide additional parking space in the driveway and safer site accessibility as there is no on-street parking on Grand Avenue and it is a busy street and part of Centro's bus route; and
- WHEREAS, the site is served by municipal drinking water and sanitary sewer and is located in the Metropolitan Wastewater Treatment Plant service area; and

WHEREAS, the site is north of Harbor Brook, which has associated federal wetlands and floodplains, and northeast of the county-owned Harbor Brook / Velasko Road Detention Basin; GIS mapping shows that the site does not encroach on the wetland area and is not located in the 100-year floodplain; 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 Marty Voss and seconded by Bill Fisher. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 21, 2017

OCPB Case # Z-17-224

- 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 SITE PLAN from the Village of Baldwinsville Planning Board at the request of O'Reilly Auto Enterprises, LLC for the property located 49 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Genesee Street (Route 31), and Genesee Street and Salina Street (both Route 370), all state highways; and
- WHEREAS, the applicant is proposing to demolish an existing vacant commercial structure and construct a 7,853 square foot retail store (O'Reilly Auto Parts) with additional site improvements on a 0.46-acre parcel in a Commercial (C) zoning district; and
- WHEREAS, the Board is concurrently reviewing an Area Variance referral (Z-17-239) as part of the proposed project; and
- WHEREAS, the site is located at the corner of East Genesee Street, a state road, and Mechanic Street, a local road, in the Village of Baldwinsville; the stretch of East Genesee Street where the site is located consists of various commercial and professional businesses, including Gino & Joe's Pizza, across East Genesee Street from the site, and Mavis Discount Tire, kitty-corner to the site; and
- WHEREAS, the submitted ALTA/NSPS Land Title Survey dated January 31, 2017 shows that the site has frontage on East Genesee Street and Mechanic Street and contains an existing one-story brick and frame building (3,768 sf), formerly a Burger King, at the front of the site and an existing parking area (19 parking spaces) at the rear of the site, which is part of a shared parking lot with the adjacent lots; the site is located in a small shopping plaza that includes B'Ville Sports Bowl, Village Ace Hardware, and a strip of commercial and professional service offices at the rear; and
- WHEREAS, per the Village of Baldwinsville zoning ordinance, the site is located in the East Genesee Street Overlay District which includes site development regulations intended to blend commercial and residential properties, encourage more density, and sustain the character of the downtown area; area variances sought for the project relate to the following regulations: 1) build-to line standard requiring buildings to be set back between 13 and 15 feet from the curbline along East Genesee Street (18' to 25' is proposed), 2) build-out standard requiring a minimum of 75% build-out, comprised of either the building, wall, or ornamental fence, on the build-to line (0% proposed, 75% requirement satisfied with area variance), and 3) building alignment standards requiring all buildings to be sited so their facades are parallel to the street line (proposed is slightly less than parallel); per the

referral materials, area variances are requested for these regulations because the “NYSDOT is currently installing a new traffic signal pole within the property corner and the building must maintain adequate separation from such pole” and an “easement or additional ROW to NYSDOT may have been granted since completion of survey and is currently being investigated”; and

WHEREAS, per the survey map, there is an adjacent, L-shaped parcel bordering the site to the west and north which contains an existing one-story building (3,475 sf), consisting of the strip of offices in the shopping plaza, and an existing parking lot with 64 parking spaces; a shaded area on the survey map indicates that this adjacent parking lot includes a right-of-way and parking easement to benefit the site; aerial imagery shows that the adjacent parcel has two existing curb cuts at East Genesee Street providing access to the parking areas and an existing drive at Mechanic Street; and

WHEREAS, the submitted Site Development Plan dated May 11, 2017 shows that the existing building will be demolished and a new building (7,853 sf) will be constructed in its place; the proposed project also includes installing a concrete sidewalk along the north, west, and south sides of the proposed building, adding two bike racks and a bench along the existing sidewalk on East Genesee Street, constructing a dumpster enclosure at the rear of the site, and adding a loading dock with handrail at the rear of the building; and

WHEREAS, per the Site Development Plan, the parking area on the site and a portion of the parking area on the adjacent parcel will be restriped to provide 23 parking spaces on the site and 12 parking spaces, including two handicapped-accessible, located on both the site and the adjacent parcel; the Site Development Plan shows that 43 of the existing parking spaces on the adjacent parcel will remain as is; and

WHEREAS, the submitted elevations show that the proposed building will have storefront windows, brick and CMU façade in brown and gray, accent burgundy lap siding, and tan EIFS; proposed lighting includes 24 wall-mounted gooseneck light fixtures spaced around the building; proposed signage includes two externally-lit, wall-mounted signs over the storefront, one facing East Genesee Street and another facing the westerly parking areas, and a third wall-mounted sign facing Mechanic Street; and

WHEREAS, the site is served by municipal drinking water and sewer provided by the Village of Baldwinsville and the site is located in the Baldwinsville-Seneca Knolls Wastewater Treatment Plant service area; and

WHEREAS, the Environmental Assessment Form (EAF) indicates that 0.46 acres of the site are to be disturbed and the existing drainage patterns are anticipated to remain as there is no expected increase in contributing flow; and

WHEREAS, GIS mapping shows that the site is located north of Seneca River and east of Tannery Creek, which each have associated floodplains and federal wetlands; the site does not appear to encroach on the federal wetlands, however, the rear portion of the site does fall in the 100-year floodplain around Tannery Creek, per the submitted survey map; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project is within 2,000 feet of sites listed in the NYS DEC Environmental Site Remediation database (ID: E734114, V00053); site E734114, the Lock Street Public Works Garage, is classified as no further action in the Environmental Restoration Program; site V00053, a former fuel storage facility, is a completed

site in the Voluntary Cleanup Program; the EAF Mapper also indicates that the site is located over, or immediately adjoining, primary and principal aquifers and the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site registry; 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 requires additional project information from the applicant regarding traffic and drainage data, and may require changes to the existing shared driveway to meet commercial driveway standards. Any changes or mitigation required by the New York State Department of Transportation must be reflected on the site plan prior to Village approval.
2. The applicant and Village must coordinate with the New York State Department of Transportation on the required transfer of additional right-of-way to fully accommodate the existing sidewalk along East Genesee Street.

The Board also offers the following comments:

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 x225 early in the planning process to determine sewer availability and capacity.
2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.
3. The applicant is encouraged to provide additional landscaping on site to improve the appearance of the property and capture stormwater and consider planting street trees along Mechanic Street.
4. The applicant is encouraged to include additional windows, ornamentation, or a storefront opening along the Mechanic Street side of the building as it is a primary building face.
5. Additionally, the following requirements are mandated by county, state, or federal law and the Village is advised to ensure that these regulations have been met prior to approving this project:
 - a. 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.
 - b. State Highway Work Permit - any work within the State right-of-way requires a Highway Work Permit from the New York State Department of

Transportation.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 21, 2017

OCPB Case # Z-17-225

- 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 SITE PLAN from the Village of North Syracuse Planning Board at the request of Fit to Reign for the property located at 407-411 North Main 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 North Main Street (Route 11), a state highway, and the municipal boundary between the Village of North Syracuse and the Town of Clay; and
- WHEREAS, the applicant is proposing to operate a fitness and day spa (Fit to Reign) in an existing vacant building on a 0.3-acre lot in a Commercial (C-2) zoning district; and
- WHEREAS, in 2015, the Board recommended Modification of a Site Plan referral (Z-15-205) proposing to operate an auto repair business on the subject site and cited required coordination with the New York State Department of Transportation regarding sidewalks and driveway access; and
- WHEREAS, the site is located at the corner of North Main Street, a state road, and Elm Street, a local road, in the Village of North Syracuse; the stretch of North Main Street where the site is located consists of various commercial and professional businesses, including Sherwin-Williams, Colonial Laundromat, and Nestico's across North Main Street from the site, an office building to the south of the site, and several residence-turned commercial properties to the north; the site abuts a residential lot to the rear; and
- WHEREAS, per the Village of North Syracuse Comprehensive Plan 2025, the site is within the Northern Business Transition Area, an area which the Village has identified as a strategic revitalization area to strengthen the Village's tax base and enhance its character and identity; the following guidelines are outlined in the Village comprehensive plan for this area: front-loaded parking lots should be landscaped where possible, sidewalks should be provided along North Main Street, which are lined with street trees, lots should be consolidated to allow for the development of larger buildings, access to businesses should be managed to control the number of direct connections onto North Main Street, and vegetated buffers should be utilized to shield surrounding residences from commercial uses; and
- WHEREAS, the submitted Site Plan – Existing Features dated February 11, 2015 shows that the site has frontage on Elm Street and North Main Street and contains an existing one-story building, formerly Demario's Automotive, and a large asphalt area at the front of the site; the plan also shows existing concrete sidewalks along Elm Street and North Main Street, an existing driveway to North Main Street at the southerly end of the site, and an existing driveway to Elm Street towards the front of the site; and
- WHEREAS, the submitted Site Plan – Proposed Features dated February 11, 2015 shows

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

E-mail Address: countyplanning@ongov.ne

that the parking area will be restriped to provide 14 parking spaces; no additional changes to the existing building and parking area are shown; and

WHEREAS, per the Site Plan – Existing Features, there is existing brush and trees along the rear property line, buffering portions of the site from the adjacent residential lot; the Site Plan – Proposed Features shows a proposed 6’ stockade fence along the entire rear property line; and

WHEREAS, per the Site Plan – Proposed Features, no new signage, utilities, lighting, grading, or landscaping are proposed; and

WHEREAS, the submitted Site Plan Review and Approval Application dated March 30, 2017 indicates that the proposed project consists of closing in the existing garage doors and various interior modifications, including new insulation, sheetrock, paint, and drop ceilings, all of which have been completed; and

WHEREAS, the referral materials indicate that business services will include personal training, salon services (i.e., hair, makeup, and nails), and pageant coaching and hours of operation will be Monday through Saturday 9 am to 8 pm and Sunday 10 am to 6 pm; the business will employ 3 people to start with a possibility for 5 employees in the future; the anticipated number of customers at one time is 5 with a maximum of 10; and

WHEREAS, the site is served by public water and sewer and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; and

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

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

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

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

1. As this site is within the Northern Business Transition Area identified by the Village of North Syracuse Comprehensive Plan 2025, the applicant and the municipality are encouraged to improve site design and reinforce walkability by incorporating elements outlined in the Village comprehensive plan, such as landscaping along the road frontage and around the parking lot. Specifically, the Board encourages the applicant to consider planting street trees and screening the front parking with landscaping or a low wall and adding landscaping between the sidewalks and building.

2. The applicant is advised to coordinate with the New York State Department of Transportation to ensure that the existing driveway on North Main Street meets Department standards for commercial driveways.

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

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 315-435-2260.

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

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

a. 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.

b. Offset Plan - Unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer to offset new sanitary flow by the removal of extraneous flow and submit a letter confirming the acceptance of the offset plan to the Onondaga County Department of Water Environment Protection.

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 21, 2017

OCPB Case # Z-17-226

- 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 PROJECT SITE REVIEW from the City of Syracuse Zoning Administration at the request of YMCA of Greater Syracuse for the property located at 340 Montgomery Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of the Onondaga County Court House, and John H. Mulroy Civic Center, all county-owned properties, and the Onondaga County Public Library; and
- WHEREAS, the applicant is proposing construction of a sixth floor addition to expand a men's residence facility, and repair and restore the building façade in a Central Business District-Office and Service (CBD-OS) zoning district; and
- WHEREAS, in 2014, the Board recommended No Position on a Project Site Review referral (Z-14-314) proposing to replace the aluminum storefront entrance of the portion of the Downtown YMCA building on an adjacent parcel; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; according to the ReZone Syracuse draft zoning map dated February 2017, the proposed zoning for this lot is Mixed Used Central Business District (MX-5), which would act to "provide for areas of highest-density residential development, maximum building height, minimal parking, and the greatest range and mix of uses"; and
- WHEREAS, the site is located in the Montgomery Street-Columbus Circle Historic District near Columbus Circle, a city park; and
- WHEREAS, the submitted survey map dated December 25, 1995 shows that the site has frontage on Montgomery Street, a local road, and contains an existing 5-6 story masonry building; per the survey map, there is an adjacent front parcel that is bordered by the site to the west and north and contains an existing masonry building; the subject building and adjacent building are attached and comprise the Downtown YMCA which includes a fitness facility and single room occupancy residential component; and
- WHEREAS, the Environmental Assessment Form indicates that the proposed project includes a sixth floor addition (1,905 sf) that will extend the existing sixth floor over the portion of the building that is currently five stories; the proposed addition will provide seven new residential rooms and space for common area services; the existing residential rooms are located on the fourth, fifth, and sixth floors of the existing building; the typical floor plan for residential floors is a rectangle with two light wells in the center of the building and residential rooms around the perimeter of the building and the interior light wells; the floor plan of the proposed addition will follow the typical layout; and
- WHEREAS, no parking is available on the site, however, the building abuts a parking

garage to the rear and on-street parking is available on Montgomery Street and other nearby roads; the building has an existing rear entrance through the parking garage on Warren Street, a local road, located at the rear of the site; the submitted Plans dated March 3, 2017 show that the proposed project includes interior improvements to the existing rear ramp and entrance in the parking garage, consisting of new façade, railing, and aluminum and glass storefront windows and entranceway; and

WHEREAS, per the submitted Elevations dated March 3, 2017, additional improvements to the building façade, as-needed, are proposed, including replacement windows, new aluminum fascia, new aluminum flashing, new metal panel wall finish, new fence and emergency gate, new concrete masonry block finish, and new aluminum gutter; and

WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO) and the project applicant may be required to offset any additional sanitary flow in excess of the most recent land use; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper shows that the building is located in the Syracuse New York State Heritage Area; as the New York State Office of Parks, Recreation & Historic Preservation states, the Heritage Area System is a state-local partnership established to preserve and develop areas that have special significance to New York State; and the EAF Mapper notes that the site is substantially contiguous to the Montgomery Street-Columbus Circle and South Salina Street Downtown Historic Districts and the Central New York Telephone and Telegraph Building and St. Paul's Cathedral and Parish House, which are all listed on, or have been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

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

WHEREAS, the EAF Mapper indicates that the project is within 2,000 feet of an active site, NM – Syracuse Erie Blvd. MGP (ID: 734060), in the State Superfund Program and is listed in the NYS DEC Environmental Site Remediation database; and

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

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

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

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

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

E-mail Address: countyplanning@ongov.ne

Environment Protection at 315-435-2260.

3. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.
4. The municipality is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the SEQR process.
5. The following requirements are mandated by county, state, or federal law and the City is advised to ensure that these regulations have been met prior to project approval:
 - a. 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.
 - b. Offset Plan - Unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer to offset new sanitary flow by the removal of extraneous flow and submit a letter confirming the acceptance of the offset plan to the Onondaga County Department of Water Environment Protection.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 21, 2017

OCPB Case # Z-17-227

- 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 LOCAL LAW from the Village of Fabius Village Board at the request of Village of Fabius for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing a Local Law to repeal the ordinance entitled "The Zoning Ordinance of the Village of Fabius, 1958" and adopt a new Zoning Law; and
- WHEREAS, following receipt of the Local Law referral, a conversation took place with the attorney representing the Village of Fabius; per the conversation, the primary intent of the proposed Local Law is to repeal the Village's existing zoning ordinance, adopted in 1958, which has become outdated, and adopt a more comprehensive zoning ordinance that better aligns with the Town of Fabius zoning laws; and
- WHEREAS, a memorandum was submitted by the attorney representing the Village that provides additional clarification of questions raised during the Local Law review and an outline comparing the two local laws; per the memorandum, "the New Local Law is a major improvement over the Old Local Law for the following reasons: (1) The New Local Law creates a procedure for Site Plan Review (something that the Old Local Law did not mention or require); (2) the New Local Law clearly sets forth a procedure for variances (something that the Old Local Law did not set forth clearly); (3) the New Local Law accounts for a wider variety of uses in the Village; (4) the New Local Law accounts for and requires SEQOR review as well as more stringent building requirements in flood plains; and (5) the New Local Law is similar in structure, form and substance to the Town of Fabius' Zoning Code, which, will make administration easier and more efficient (the Village uses the Town's Code Enforcement Officer)"; and
- WHEREAS, per the memorandum, there are no significant changes in the content of Articles I, III, VIII, IX, X, and XII of the Local Law, though there have been significant changes to the structure and formatting of the Local Law as a whole; and
- WHEREAS, per the Local Law, Article II Section 2. Definitions now includes definitions for accessory building, adult residential care facility, agriculture (production), agriculture (services), appeal, bed and breakfast, buffer strip, cabin or cottage, church or other place of worship, communication tower, community services, convalescent home, convenience (mini) mart, drive-thru, dwelling (double-wide manufactured home), dwelling (factory manufactured), dwelling (multi-family), family, farm, flood (flooding), garage (service or repair), greenhouse (plant nursery), kennel, land use activity, lot, lot coverage, lot (flag), mobile home, non-conforming building, non-conforming lot, occupational (seasonal),

open space, parking space, professional service business, retirement housing, roadside stand, school, sign, sign (outdoor advertising billboard), site plan, special conditions, special use permit, stable (commercial), telecommunications tower, variance, variance (area), variance (use), and vehicle (inoperable or wrecked); the following definitions are available in the existing code, but are no longer included in the proposed Local Law: dwelling (multiple), farms, farming, farm use or occupancy, full value, garage (filling station and service pumps), lot (width of), migrant camp, tenement house, and trailer camp; and

WHEREAS, per the Local Law, Article IV and Article V set forth the specific regulations for each of the zoning districts which now includes a more extensive list of land uses in Schedule I. Land Uses and Activities; one of the most notable changes to the proposed Local Law is the addition of uses permitted with Special Conditions, which are designated in Article VI; and

WHEREAS, per the Local Law, Article VI Section 8. Supplementary Regulations includes the following: (A) General Provisions regarding non-conforming lots and buildings, lots in two zoning districts, buildings containing two uses, undersized lots, drainage ways, flood plains, wetlands, excavations or deposits, height limitations, and SEQR requirements; (B) the purpose, standards, requirements, and procedure for Site Plan Review; (C) the purpose and applicability of Special Conditions and regulations for applicable land uses; and (D) the purpose of Special Use Permits and general and specific requirements for applicable land uses; changes to Article VI include the following: (A) all of the General Provisions, with the exception of excavations, are new additions; (B) Site Plan Review is a new section; (C) all of the Special Conditions, with the exception of roadside stands in all districts, home occupation or business in all districts, gas filling stations in C-1 Districts, and signs in C-1 and C-2 Districts, are new additions; and (D) the specific requirements for Special Use Permits are new additions; and

WHEREAS, per the Local Law, Article VII Section 9. Special Regulations includes specific provisions for utilities, visibility at intersections, off-street parking requirements, and tractor trailers; per the memorandum, tractor trailer provisions are new to the proposed Local Law and all other provisions correspond with the existing code; and

WHEREAS, per the Local Law, Schedule II indicates that the minimum lot area for all 1 and 2-family dwellings and other uses in all districts is 1 acre and the minimum lot area for multi-family dwellings in all districts is 15,000 sf per designated unit; the following question was raised during the Local Law review, "Will requiring 1 acre minimum lot areas in the Village Districts create numerous non-conforming lots?", and the response in the memorandum is as follows: "Probably. Therefore, the Board will consider adjusting the minimum lot areas set forth in Schedule II downward to comport with the minimum lot sizes (width X depth) set forth in Schedule II. Once these adjustments are made, the minimum lot areas under the New Village Law will be substantially similar to the minimum lot areas under Old Village Law."; and

WHEREAS, per the Local Law, land uses designated as "permitted with Special Conditions" have additional regulations set forth in Article VI, with the exception of convenient (mini) mart and telecommunication tower, pipeline, transmission line, and other utilities uses; the following question was raised during the Local Law review, "Whether the failure to include Special Conditions for certain uses (i.e., Telecommunications, Minimarts) will result in

confusion for applicants?”, and the response in the memorandum is as follows: “Yes, the Local Law should be amended to clear up this confusion. The Board will discuss Special Conditions as applicable.”; and

WHEREAS, the following question was raised during the Local Law review, “Whether the dimensional requirements set forth as Special Conditions trump the dimensional requirements set forth in Schedule II?”, and the response in the memorandum is as follows: “Yes. “A note should be added to Schedule I clarifying this. The Board will discuss appropriate language.”; and

WHEREAS, per the Local Law, there are no proposed changes to the Village of Fabius zoning map; the following question was raised during the Local Law review, “Whether the failure to designate zoning (i.e., R-1, R-2, R-3, C-1, or C-2) for the area on the zoning map surrounding the Fabius Central School property will result in confusion for applicants?”, and the response in the memorandum is as follows: “While some confusion may result, the chances of confusion are mitigated by the following: (i) this zoning map has been in existence since 1958 and there have been no complaints (in recent memory) regarding classification of this area; and (ii) the zoning map does state that this area is to be treated as “residential” (i.e., within an R-1, R-2, or R-3 district). Nevertheless, the Board will probably consider adopting an updated zoning map in the future.”; 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 commends the Village for updating its zoning regulations, particularly in incorporating standards and procedures for Site Plan and Special Permit reviews, SEQR, and restrictions on development within a flood plain. The Board, however, encourages the Village to continue preliminary review of the proposed law prior to Village Board adoption, to address questions posed during SOCPA staff review, particularly regarding the creation of non-conforming lots, definition of special conditions, and procedure, noted herein. SOCPA staff also offers to work with Village staff to convert the Village zoning map to a digital format, to increase clarity and ease of updating.
2. The Town is encouraged to consult with the New York State Department of Agriculture & Markets prior to enactment to ensure against any conflicts with New York State Agricultural Districts Law for certified properties in or near the Village.
3. The Town is encouraged to give notice to all adjacent municipalities of the public hearing on the proposed changes in accordance with General Municipal Law.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 21, 2017

OCPB Case # Z-17-228

- 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 TEXT AMENDMENT from the Town of Camillus Town Board at the request of Town of Camillus for the property located at 4801 West Genesee Street & adjacent parcel; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing to amend Chapter 30-Zoning, §1503-Amendments to the Zoning Map, to change the zoning classification of 4801 West Genesee Street (TM# 057.-01-06.1) and West Genesee Street (TM# 057.-01-05.1) from R-4 to either GBO or LBO; and
- WHEREAS, the two parcels proposed for rezoning contain an existing church (Fairmount Community Church) on 2.5 acres and adjacent vacant land (3.5 acres); the site has significant frontage on West Genesee Street, just west of Whedon Road; this section of West Genesee Street is situated between two highly commercialized sections of retail development approximately one-half mile to the east and west; land uses surrounding the site are predominantly apartments and single-family residential; and
- WHEREAS, the Board recently recommended No Position With Comment on related text amendment and zone change referrals (Z-17-172 and 173) which included amending the allowable uses within the Limited Business Office (LBO) district to remove apartments, and rezoning one of the current subject parcels (057.-01-05.1) from Residential (R-4) to General Business Office (GBO); the Board encouraged the Town to consider mixed-use zoning to allow for a mix of small scale apartment development in combination with office and retail uses along commercial corridors; and
- WHEREAS, per the Town of Camillus zoning ordinance, the current zoning of the parcels is R-4, “designed to accommodate single-family detached dwellings as well as higher density multiple-family buildings,” the Town Board is considering changing the zoning of the two parcels to either LBO (Limited Business Office) or , GBO (General Business Office), but has not yet decided; in an effort to expedite review, the Town is requesting the County Planning Board review both options as part of its review; the referral materials did not include narrative or reasoning for the proposed zone change; OCPB staff requested an extension or withdrawal from the Town until a decision was made on a preferred approach prior to OCPB referral, and has not received a response to date; and
- WHEREAS, per the ordinance, “The Limited Business Office (LBO) District is designed to accommodate a mixture of residential uses and relatively low-intensity office and professional or service uses. It is intended that this zoning classification be applied primarily in areas that no longer are viable as single-family

residential areas because of high traffic volumes on adjacent streets or because of other market factors, but remain viable as locations for multiple family building developments or offices. Such areas will also generally constitute transition or buffer zones between major arterial or more intensively developed commercial areas and residential districts. The dimensional restrictions in the zone are designed in appropriate areas to encourage the renovation for commercial purposes of buildings that formerly were single-family detached dwellings.”; minimum lot size is 20,000 square feet, with a 40’ maximum building height (3-4 stories); the Town Board is considering whether to remove apartments from the allowable uses in the district; and

WHEREAS, per the ordinance, “The General Business Office (GBO) District is designed to accommodate a mixture of administrative office uses and personal or professional services which uses are not of a general retail shopping nature. The business conducted in such a district shall typically occur Monday through Friday during daylight hours, with perhaps limited hours on Saturday and customarily closed on Sunday.”; residential uses are not allowed; minimum lot size is 1 acre, with a 50’ maximum building height; and

WHEREAS, per recent Camillus Planning Board minutes, a developer advised it has been in discussion with the Town regarding a proposed 96-unit apartment project on the site, and possibly some modifications to the church; the representative noted the proposed apartments may be up to four stories, with elevators to accommodate seniors if needed, and allowing for additional land uses on the site, such as medical offices or day care; if the Town rezones the parcel to LBO (with proposed prohibition of apartments) or GBO, apartments would not be an allowable use; and

WHEREAS, per the Planning Board minutes, in its recommendations to the Town Board regarding the possible rezoning of the vacant parcel to GBO, the Planning Board acknowledged the recently updated Camillus Comprehensive Plan which noted the saturation of apartments in various areas of the Town; three of five Planning Board members ultimately recommended to the Town Board that retention of the R-4 zoning is appropriate for the site and the other two members indicated either zoning classification (R-4 or GBO) would be appropriate; the Town Board has not yet acted on the proposal; per conversation with the Town attorney, the Town Board is in discussion with the developer regarding its proposed development, including possible assurances that apartments would accommodate senior residents, which may affect the ultimate zoning decision of the Town Board; and

WHEREAS, the church has an existing large parking lot at the rear of the site, which is primarily accessed via Whedon Road, a local road; a driveway also occurs from the parking lot to West Genesee Street, a county road, and a small driveway crosses the front of the church between the West Genesee Street driveway and Whedon Road; any existing or proposed access from West Genesee Street must meet the requirements of the Onondaga County Department of Transportation; and

WHEREAS, the church has existing access to public drinking water and wastewater infrastructure, and the site is located in the Metropolitan Wastewater Treatment Plant and West Side Pump Station service area; and

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

Combined Sewer Overflow (CSO) and future development of the site may be subject to offset any additional sanitary flow in excess of the most recent land use; and

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

1. The Board discourages the referral of actions to the County Planning Board made prior to a local decision on the nature of the action being proposed, and notes that acceptance of this case does not establish precedent in receiving cases in this manner. The local board should determine whether it is to entertain a proposed action prior to County Planning Board referral, and the referral should be accompanied by a narrative explaining the need and nature of the proposal.
2. The Board reiterates its prior comments to the Town regarding the potential zone changes and elimination of apartments from the LBO district, in encouraging the Town to consider incorporation of zoning which would allow for appropriately scaled residential/apartment projects to be incorporated into mixed-use developments, particularly along commercial corridors and in transitional areas between single-family neighborhoods and commercial zones. Mixed-use developments can have various benefits over single-use developments, particularly in accommodating housing options at varying scales, and maximizing land use and value of land in strategic development areas such as this.
3. The Onondaga County Department of Transportation asks that the Department be contacted prior to any future development of the two parcels, and advises that development will require a permit for any proposed driveways and prior to any proposed work within the county road right-of-way.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 21, 2017

OCPB Case # Z-17-229

- 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 OTHER AUTHORIZATION from the City of Syracuse Planning Commission at the request of Park Outdoor for the property located at 991 Canal Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law the site is located within 500 feet of I-690, a state highway; and
- WHEREAS, the applicant is proposing to install a two-sided static billboard to replace an existing billboard that must be permanently removed as a result of I-690 construction project in an Industrial, Class A zoning district; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; according to the ReZone Syracuse draft zoning map dated February 2017, the proposed zoning for this lot is Light Industrial (LI), which would act to “provide areas appropriate for low-intensity industrial uses...and to protect these areas, to the extent feasible, from the disruption and competition for space from unrelated retail uses, primary offices, and general industrial uses”; and
- WHEREAS, the site is located near the intersection of Canal Street and Teall Avenue, both local roads, in the City of Syracuse; the site abuts Interstate 690 (I-690), a state highway, to the rear and is in close proximity to the I-690 on and off ramps at Teall Avenue (Exit 14); surrounding land uses include Industrial Medical Associates, P.C. and U-Haul, located on adjacent properties, and Rauilli & Sons, across Canal Street from the site; and
- WHEREAS, the submitted survey map shows that the site has frontage on Canal Street and contains an existing one-story metal building, Deadline Solutions, Inc, with an existing blacktop parking lot on the eastern side of the building and existing access onto Canal Street; per the survey map, there is an existing billboard sign with base at the rear of the building along I-690; the map also shows an existing slope easement to the People of N.Y.S. through the rear of the property along I-690, a drainage easement through the blacktop parking lot, and the location of the former Winton Street (now abandoned); and
- WHEREAS, per the New York State Department of Transportation (NYS DOT), a reconstruction project is underway that will reconstruct a 3/4-mile stretch of I-690 from Beech Street to Teall Avenue, replacing the 1,500-foot viaduct spanning Beech Street, replacing the bridge over Teall Avenue, and improving the Teall Avenue interchange; and
- WHEREAS, the Environmental Assessment Form states that the existing two-sided static billboard sign will be “taken” by the NYS DOT for the I-690 reconstruction project; a new, two-sided static billboard (30’ x 10’6” x 40’, 43’ above grade) is proposed to replace the removed sign; per the survey map, the new sign will

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

E-mail Address: countyplanning@ongov.ne

be constructed on the northeastern corner of the site, 120 feet east of its current location; and

WHEREAS, a submitted letter from the applicant dated May 24, 2017, included in the referral materials, indicates that the NYS DOT will transfer the current State sign permit to the new sign; and

WHEREAS, off-premises signs and those that are located within 660 feet of the edge of the State right-of-way or are otherwise intended to be visible from the highway must be registered with the New York State Department of Transportation, in compliance with the Federal 1965 Highway Beautification Act and Part 150 of the Official Compilation of Codes, Rules and Regulations of the State of New York; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project is within 2,000 feet of sites listed in the NYS DEC Environmental Site Remediation database (ID: B00075, B00146, C734090, 734047); sites B00075 (Zip Zip Mini Market Site) and B00146 (Former Syracuse Rigging Property) are active sites in the Environmental Restoration Program; site C734090, Carbacio Auto, is a completed site in the Brownfield Cleanup Program; site 734047, Peter Winkelman Company, Inc, is a closed site in the State Superfund Program that requires continued site management; and

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

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

The applicant and City are advised to ensure the appropriate approvals are obtained from the New York State Department of Transportation for the proposed billboard.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 21, 2017

OCPB Case # Z-17-230

- 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 SITE PLAN from the Town of Onondaga Town Board at the request of Jason R. Sheldon for the property located at 4849 West Seneca Turnpike; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of West Seneca Turnpike (Route 175) and Onondaga Road (Route 173), both state highways; and
- WHEREAS, the applicant is proposing to convert a residential building to an office building, and add signage and parking on a 0.75-acre parcel in an Onondaga Hill Business (OHB) zoning district; and
- WHEREAS, the Board recently recommended No Position with Comment on a Local Law (Z-17-68) referral to amend the Town of Onondaga Zoning Code and create a new Onondaga Hill Business District (OHB); the Town has since rezoned the site to the new OHB district; the Board has recently reviewed other projects in the new OHB district, including Site Plan (Z-17-205) and Special Permit (Z-17-206) referrals proposing to demolish an existing building just west of the site and construct a 5,920 sf convenience store/gas station (Byrne Dairy) and a Site Plan referral (Z-17-159) proposing to demolish a single-family house about half a mile east of the site and construct a 2,800 sf dental office; and
- WHEREAS, the site is located in the Onondaga Hill hamlet near the intersection of West Seneca Turnpike and Onondaga Road, both state roads; aerial imagery shows the parcels adjacent to the site consist of the United Methodist Church to the west, a two-family residence to the east, and three single-family residences at the rear of the site; and
- WHEREAS, the submitted Site Plan dated May 22, 2017 shows that the site has frontage on West Seneca Turnpike and the western half of the site contains an existing two-story house, of which 1,000 sf of the first floor will be utilized for the proposed office, and an existing one-car garage at the rear of the house; there are existing trees buffering the site from the church property to the west and the eastern half of the site is an undeveloped, grass area; and
- WHEREAS, the site is accessed by an existing gravel driveway onto West Seneca Turnpike that runs along the western property line, per the Site Plan, and 5 parking spaces are shown in the gravel parking lot between the garage and the house; the Site Plan also shows space for a future deck at the rear of the house and 3 future parking spaces along the driveway at the front of the house; and
- WHEREAS, the Site Plan shows an existing 15' sewer easement at the front of the site along West Seneca Turnpike; and
- WHEREAS, per the Site Plan, the proposed signage for the project will include a light brown, pressure-treated wood frame (7' tall) with a 32 sf sign panel, to be

located on the eastern side of the driveway and set 20 feet back from the property line along West Seneca Turnpike; and

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

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

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

WHEREAS, the EAF Mapper notes the site is substantially contiguous to Easton Storehouse which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

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

1. Per the New York State Department of Transportation, the applicant must contact the Department for requirements to bring the existing driveway to commercial driveway standards. Any required driveway changes must be reflected on the site plan prior to Town approval.

The Board also offers the following comments:

1. The Board encourages all parking to be located to the side or rear of the building, and be screened from view along West Seneca Turnpike, to retain the tradition and character along the corridor.

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

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 315-435-2260.

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

5. Additionally, the following requirements are mandated by county, state, or federal law and the Town is advised to ensure that these regulations have

been met prior to site plan approval:

a. 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.

b. Offset Plan - Unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer to offset new sanitary flow by the removal of extraneous flow and submit a letter confirming the acceptance of the offset plan to the Onondaga County Department of Water Environment Protection.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 21, 2017

OCPB Case # Z-17-231

- 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 SPECIAL PERMIT from the Town of Clay Town Board at the request of Empower Federal Credit Union for the property located at 7670 Morgan 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 Morgan Road and Buckley Road, both county roads; and
- WHEREAS, the applicant is proposing installation of three new drive-thru ATM's and a 633 square foot addition to an existing credit union building on a 2.06-acre parcel in Neighborhood Commercial (NC-1) and Industrial (I-1) zoning districts; and
- WHEREAS, in 2004, the Board recommended Modification of a Site Plan referral (Z-04-215) proposing an expansion of the existing credit union building, including drive-thru facilities; the submitted survey map dated November 16, 2005 states that an area variance was granted in 2004 to reduce the front yard arterial highway setback on Morgan Road from 140 to 110 feet for the proposed addition and an area variance was previously granted, in 1986, reducing the front yard setback on Morgan Road from 80 to 55 feet; and
- WHEREAS, the site is located at the intersection of Morgan Road and Buckley Road, both county roads, in the Town of Clay; surrounding land uses include Stewart's convenience store and gas station, Sunoco, and Family Video, also located at the intersection, various industrial sites, and several residential lots to the east of the site; and
- WHEREAS, the survey map shows the site contains an existing one-story masonry building (Empower Federal Credit Union) with a five lane drive-thru and canopy on the northern side of the building; per the survey map, the existing parking areas, located on the eastern, western, and southern sides of the credit union, provide space for 42 vehicles; there are adjacent parcels to the east (0.33 acres), on which a portion of the parking lot and driveway fall, and vacant land to the north (1.76 acres) that are also owned by Empower Federal Credit Union; and
- WHEREAS, per the survey map, there is an existing drainage easement along Morgan Road north of the existing driveway and an existing sewer easement east of the credit union facility, along the eastern boundary of the adjacent credit union parcel; and
- WHEREAS, the submitted site plan dated May 23, 2017 shows the proposed office addition will be constructed on the eastern side of the building, in an area that is currently grass; the proposed drive-thru lanes will be separate from the existing drive-thru lanes and added north of the credit union facility on an undeveloped portion of the site; per the site plan, the proposed drive-thru

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lanes will be connected to the existing parking area by a paved drive that will have 8 parking spaces along it; and

WHEREAS, the site plan shows the credit union facility has two existing driveways, one full access drive with dual exit lanes at Morgan Road and one right-in, right-out drive at Buckley Road, located on the adjacent credit union parcel; a second, full access drive with dual exit lanes is proposed at Morgan Road, north of the existing drive, to provide access to the new drive-thru area; and

WHEREAS, the site is served by public drinking water and sanitary sewer and is located in the Wetzel Road Wastewater Treatment Plant service area; the Environmental Assessment Form (EAF) states that no new plumbing is proposed for the project; and

WHEREAS, per the EAF, 0.49 acres of the site are to be disturbed and stormwater discharge will be directed to the existing catch basins on site which are shown in the site plan to be located along Morgan Road and Buckley Road and throughout the parking area; per the site plan, there is also an existing stormwater management facility (0.479 acre-foot capacity) between the existing building and parking area and the proposed drive-thru lanes; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project is within 2,000 feet of an active site, Lipe-Rollaway (ID: V00202), in the Voluntary Cleanup Program and is listed in the NYS DEC Environmental Site Remediation database; and

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

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board 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 requires additional project information from the applicant regarding traffic and drainage data, and may require changes to the proposed or existing driveways to meet commercial driveway standards. Any changes or mitigation required by the Onondaga County Department of Transportation must be reflected on the site plan prior to Town approval.

The Board also offers the following comments:

1. The applicant is encouraged to provide additional landscape, including trees along frontage, to minimize the visual effect of the expanse of paved areas.
2. The following requirements are mandated by county, state, or federal law and the Town is advised to ensure that these regulations have been met prior to approving this special permit:
 - a. County Highway Access and/or Work Permit - any new driveways, sidewalks, walkways, or stairways and improvements to existing driveways, sidewalks, walkways, or stairways within the County right-of-way require a Highway Access and/or Work Permit from the Onondaga County Department

of Transportation.

b. 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.

Bill Fisher disclosed an employee has a family relation employed at Empower Federal Credit Union. It was determined by the Chairman that Mr. Fisher has no direct financial stake in the proposal and as such would not be required to recuse himself from voting. The motion was made by Daniel Cupoli and seconded by Bill Fisher. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 21, 2017

OCPB Case # Z-17-232

- 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 Clay Town Board at the request of Rerob, LLC for the property located at Southwest Corner of New York State Route 31 & Lawton Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of New York State Route 31 and the municipal boundary between the Town of Clay and the Town of Cicero; and
- WHEREAS, the applicant is proposing a zone change on 3.70 acres of a 9.57-acre parcel from Highway Commercial (HC-1) to Limited Use for Gasoline Services (LuC-1) in order to build an ExpressMart gasoline service station, convenience store and car wash, and also proposing a zone change on an additional 2.0 acres of the same 9.57-acre parcel from Highway Commercial (HC-1) to Neighborhood Commercial (NC-1), with no immediate development plans; and
- WHEREAS, the Board is concurrently reviewing a Special Permit referral (Z-17-233) to allow for drive-in service as part of the proposed project; the Board recently recommend No Position with Comment on a Zone Change referral (Z-17-96) which proposed the same 3.70-acre zone change (HC-1 to LuC-1) that is requested for this project; the proposed zone change from Z-17-96 was to facilitate the construction of an ExpressMart, which appears to match the plans included with this referral; and
- WHEREAS, the site is located at the corner of Route 31, a state road, and Lawton Road, a local road, at the Town of Clay and Cicero boundary; surrounding land uses are primarily residential subdivisions, Tocco Villaggio planned community, Lucille Manor apartments, U.S. Post Office, and various roadside commercial; a portion of the site is currently used for stormwater drainage for the Lawton Valley neighborhood; and
- WHEREAS, per Town of Clay zoning ordinances, Limited Used for Gasoline Services (LuC-1) is intended to augment commercial districts and allow for the inclusion of motor vehicle and gasoline service facilities to serve the surrounding area; the site is also in a highway overlay district (Type A) which requires additional standards for vehicular access points, and lot width, depth and setbacks; Neighborhood Commercial (NC-1) is intended for commercial areas near residential neighborhoods where the intensity and scale of use should be compatible with the nearby residential areas; and
- WHEREAS, the Environmental Assessment Form states that the project includes the construction of three structures and 48 parking spaces; the largest proposed structure will be 30 feet in height and 50 feet wide by 140 feet long, totaling 7,000 square feet; and
- WHEREAS, the Concept Plan dated May 17, 2017 shows the site will have a convenience

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store (ExpressMart), to include an additional tenant space and rear tenant drive-thru lane, a fuel dispensing canopy with 12 fuel pumps, served by underground gasoline storage and containment tanks, and a car wash; and

WHEREAS, the Concept Plan shows that the site has frontage on Route 31 and Lawton Road; per the EAF, new full driveway access is proposed to the site at Lawton Road and an existing curb cut will be improved to provide full access at Route 31; any existing or proposed access on Route 31 must meet the requirements of the New York State Department of Transportation; and

WHEREAS, the Conveyance Plan dated November 29, 2010 shows approximate bounds of Crabtree Lane abandonment and Lawton Road reconstruction, and areas labeled as temporary drainage easement acquisition to be permanently defined upon future development of commercial area; and

WHEREAS, the EAF states that the lot, totaling 9.6 acres, will be subdivided into two lots, 2.0 and 7.6 acres in size; two proposed driveway connects will join the two lots, per the Concept Plan; the requested zone change (HC-1 to LuC-1) and special permit is for 3.7 acres of the 7.6-acre lot; the additional 3.9 acres will remain R-7.5 as an existing stormwater management basin; the other requested change (HC-1 to NC-1) is for the proposed 2.0-acre lot which has no immediate development plans; and

WHEREAS, the EAF states that 3.5 acres of the site will be disturbed; the project will create 1.7 acres of impervious area and will have sheet flow and piped outfalls; the EAF states that runoff from the site will be directed to new on-site green infrastructure and then to the existing adjacent stormwater pond; the submitted Concept Plan does not indicate the nature of green infrastructure accommodations; and

WHEREAS, per the EAF, the project will connect to public water and sewer; the site is located in the Onondaga County Water Authority service area and the Onondaga County Sanitary District and will be served by the Oak Orchard Sewage Treatment Plant; a 400-foot extension of the existing sewer is required to serve to the proposed building; and

WHEREAS, the EAF states that lighting at the site will include pole mounted light figures, building mounted light figures, and fuel island canopy lighting; a lighting plan will be prepared as part of the Site Plan process; and

WHEREAS, the Concept Plan shows proposed landscape berms west and south of the proposed ExpressMart, separating the 3.7-acre portion of the site from the existing stormwater management basin and the adjacent, undeveloped 2.0-acre area of the site; the Concept Plan shows an additional landscape berm along the western boundary of the site; and

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

The Board continues to encourage the Town to limit the spread of strip retail development into lower-density areas along New York State Route 31.

While the Board offers no position regarding the requested zone changes, the Town is advised of the overall project requirements and comments from the Board for the accompanying Special Permit referral:

1. The New York State Department of Transportation requires additional project information from the applicant regarding traffic and drainage data, and may require changes to the proposed driveways to meet commercial driveway standards. Any changes or mitigation required by the New York State Department of Transportation must be reflected on the concept plan prior to Town approval.
2. The applicant must submit a lighting plan to be approved by the New York State Department of Transportation and the Town to ensure there is no glare or spillover onto adjacent properties or the State right-of-way.
3. Per New York State Department of Transportation, any future access for the 2.0-acre parcel to be created must occur from a shared access at the proposed gas station site. No additional access to Route 31 will be permitted.
4. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 x225 early in the planning process to determine sewer availability and capacity, and any applicable offset requirements.
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. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.
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. As the stormwater management area on the remaining acreage primarily serves the large subdivision to the west, the Town, landowner, and applicant are advised to identify the most appropriate entity for long-term ownership and maintenance of the detention pond, such as the Lawton Valley Homeowners Association or Town of Clay, and accordingly the property be further subdivided to reflect proposed arrangements.
8. The Board further encourages the concept plan be revised to allow for two way traffic to the 2-acre site along the southern parcel line, rather than circuitously through the gas station, which could create vehicular conflict points within the site and at the proposed Route 31 access.
9. The applicant is also encouraged to consider options to align the proposed driveway access at Lawton Road with Crabtree Lane.
10. The Board recommends revising the site design, specifically the proposed westerly landscape berm, to encourage pedestrian access to the site from the portion of the lot fronting Wyandra Drive in the Lawton Valley subdivision.

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

a. State Highway Access and/or Work Permit - any new driveways, sidewalks, walkways, or stairways and improvements to existing driveways, sidewalks, walkways, or stairways within the State right-of-way require Highway Access and/or Work Permits from the New York State Department of Transportation. Granting of permits will be subject to meeting the required modifications.

b. 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.

c. State Pollutant Discharge Elimination System (SPDES) Permit - any project that cumulatively disturbs one acre or more of land, must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity. The applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the New York State Department of Environmental Conservation Bureau of Water Permits.

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

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 21, 2017

OCPB Case # Z-17-233

- 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 Rerob, LLC for the property located at Southwest Corner of New York State Route 31 & Lawton 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 New York State Route 31 and the municipal boundary between the Town of Clay and the Town of Cicero; and
- WHEREAS, the applicant is requesting a special permit to allow for a drive thru on east end of proposed convenience store on a 9.57-acre parcel in a Highway Commercial (HC-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Zone Change referral (Z-17-232) as part of the proposed project; the Board recently recommend No Position with Comment on a Zone Change referral (Z-17-96) which proposed the same 3.70-acre zone change (HC-1 to LuC-1) that is requested for this project; the proposed zone change from Z-17-96 was to facilitate the construction of an ExpressMart, which appears to match the plans included with this referral; and
- WHEREAS, the site is located at the corner of Route 31, a state road, and Lawton Road, a local road, at the Town of Clay and Cicero boundary; surrounding land uses are primarily residential subdivisions, Tocco Villaggio planned community, Lucille Manor apartments, U.S. Post Office, and various roadside commercial; a portion of the site is currently used for stormwater drainage for the Lawton Valley neighborhood; and
- WHEREAS, per Town of Clay zoning ordinances, Limited Used for Gasoline Services (LuC-1) is intended to augment commercial districts and allow for the inclusion of motor vehicle and gasoline service facilities to serve the surrounding area; the site is also in a highway overlay district (Type A) which requires additional standards for vehicular access points, and lot width, depth and setbacks; Neighborhood Commercial (NC-1) is intended for commercial areas near residential neighborhoods where the intensity and scale of use should be compatible with the nearby residential areas; and
- WHEREAS, the Environmental Assessment Form states that the project includes the construction of three structures and 48 parking spaces; the largest proposed structure will be 30 feet in height and 50 feet wide by 140 feet long, totaling 7,000 square feet; and
- WHEREAS, the Concept Plan dated May 17, 2017 shows the site will have a convenience store (ExpressMart), to include an additional tenant space and rear tenant drive-thru lane, a fuel dispensing canopy with 12 fuel pumps, served by underground gasoline storage and containment tanks, and a car wash; and

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WHEREAS, the Concept Plan shows that the site has frontage on Route 31 and Lawton Road; per the EAF, new full driveway access is proposed to the site at Lawton Road and an existing curb cut will be improved to provide full access at Route 31; any existing or proposed access on Route 31 must meet the requirements of the New York State Department of Transportation; and

WHEREAS, the Conveyance Plan dated November 29, 2010 shows approximate bounds of Crabtree Lane abandonment and Lawton Road reconstruction, and areas labeled as temporary drainage easement acquisition to be permanently defined upon future development of commercial area; and

WHEREAS, the EAF states that the lot, totaling 9.6 acres, will be subdivided into two lots, 2.0 and 7.6 acres in size; two proposed driveway connects will join the two lots, per the Concept Plan; the requested zone change (HC-1 to LuC-1) and special permit is for 3.7 acres of the 7.6-acre lot; the additional 3.9 acres will remain R-7.5 as an existing stormwater management basin; the other requested change (HC-1 to NC-1) is for the proposed 2.0-acre lot which has no immediate development plans; and

WHEREAS, the EAF states that 3.5 acres of the site will be disturbed; the project will create 1.7 acres of impervious area and will have sheet flow and piped outfalls; the EAF states that runoff from the site will be directed to new on-site green infrastructure and then to the existing adjacent stormwater pond; the submitted Concept Plan does not indicate the nature of green infrastructure accommodations; and

WHEREAS, per the EAF, the project will connect to public water and sewer; the site is located in the Onondaga County Water Authority service area and the Onondaga County Sanitary District and will be served by the Oak Orchard Sewage Treatment Plant; a 400-foot extension of the existing sewer is required to serve to the proposed building; and

WHEREAS, the EAF states that lighting at the site will include pole mounted light figures, building mounted light figures, and fuel island canopy lighting; a lighting plan will be prepared as part of the Site Plan process; and

WHEREAS, the Concept Plan shows proposed landscape berms west and south of the proposed ExpressMart, separating the 3.7-acre portion of the site from the existing stormwater management basin and the adjacent, undeveloped 2.0-acre area of the site; the Concept Plan shows an additional landscape berm along the western boundary 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 New York State Department of Transportation requires additional project information from the applicant regarding traffic and drainage data, and may require changes to the proposed driveways to meet commercial driveway standards. Any changes or mitigation required by the New York State Department of Transportation must be reflected on the concept plan prior to Town approval.
2. The applicant must submit a lighting plan to be approved by the New York State Department of Transportation and the Town to ensure there is no glare or spillover onto adjacent properties or the State right-of-way.

The Board also offers the following comments:

1. The Board continues to encourage the Town to limit the spread of strip retail development into lower-density areas along New York State Route 31.
2. Per New York State Department of Transportation, any future access for the 2.0-acre parcel to be created must occur from a shared access at the proposed gas station site. No additional access to Route 31 will be permitted.
3. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 x225 early in the planning process to determine sewer availability and capacity, and any applicable offset requirements.
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 315-435-2260.
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. As the stormwater management area on the remaining acreage primarily serves the large subdivision to the west, the Town, landowner, and applicant are advised to identify the most appropriate entity for long-term ownership and maintenance of the detention pond, such as the Lawton Valley Homeowners Association or Town of Clay, and accordingly the property be further subdivided to reflect proposed arrangements.
7. The Board further encourages the concept plan be revised to allow for two way traffic to the 2-acre site along the southern parcel line, rather than circuitously through the gas station, which could create vehicular conflict points within the site and at the proposed Route 31 access.
8. The applicant is also encouraged to consider options to align the proposed driveway access at Lawton Road with Crabtree Lane.
9. The Board recommends revising the site design, specifically the proposed westerly landscape berm, to encourage pedestrian access to the site from the portion of the lot fronting Wyandra Drive in the Lawton Valley subdivision.
10. Additionally, the following requirements are mandated by county, state, or federal law and the Town is advised to ensure that these regulations have been met prior to approving this project:
 - a. State Highway Access and/or Work Permit - any new driveways, sidewalks, walkways, or stairways and improvements to existing driveways,

sidewalks, walkways, or stairways within the State right-of-way require Highway Access and/or Work Permits from the New York State Department of Transportation. Granting of permits will be subject to meeting the required modifications.

b. 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.

c. State Pollutant Discharge Elimination System (SPDES) Permit - any project that cumulatively disturbs one acre or more of land, must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity. The applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the New York State Department of Environmental Conservation Bureau of Water Permits.

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

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 21, 2017

OCPB Case # Z-17-234

- 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 City of Syracuse Planning Commission at the request of Raymond C. Faigle for the property located at 731-733 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 Health Science Center; and
- WHEREAS, the applicant is requesting a special permit to operate a restaurant / bar (Orange Crate) on a 0.167-acre parcel in a Business, Class A zoning district; and
- WHEREAS, the Board recently recommended No Position with Comment on a Project Site Review referral (Z-16-443) on an adjacent site proposing to demolish two commercial structures and construct an 8-story, 160,000 square foot mixed-use building with 168 dwelling units and 6 storefronts just north of the subject site in the current Campus Plaza; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; according to the ReZone Syracuse draft zoning map dated February 2017, the proposed zoning for this lot is Mixed Use Urban Core (MX-4), which would act to “provide for pedestrian-friendly areas of higher-density residential development and a well-integrated mix of nonresidential uses”; and
- WHEREAS, the site is located near the 100 block of Marshall Street, a local road, in the University Hill neighborhood of Syracuse; surrounding land uses include various retail shops and restaurants along Marshall Street, Syracuse University campus, and several local hospitals; and
- WHEREAS, the submitted survey map dated September 10, 1981 shows the site has frontage on South Crouse Avenue, a local road, and contains an existing one-story masonry and steel frame building (formerly Bruegger’s Bagels); per the survey map, there is an existing drive at South Crouse Avenue along the southern property line and a parking lot at the rear of the building; and
- WHEREAS, aerial imagery shows a private road/alleyway along the northern side of the site that will provide access to Campus Plaza, with retail and apartment access, and that ends at Marshall Square Mall; and
- WHEREAS, the submitted special permit application dated May 26, 2017 states that the proposed project consists of interior renovations to the existing building, to include removing the drop ceiling, updating and expanding the bathrooms, updating the kitchen, installing a larger grease trap, updating the electrical fixtures and wiring, reconfiguring the hood and duct work, installing a sound booth, and installing a bar and service area, and exterior improvements, to

include painting, installing signs, and developing a courtyard and outdoor greenspace; and

WHEREAS, the submitted Site Plan dated January 19, 2017 shows that the proposed courtyard and greenspace addition will take the place of the existing, rear parking lot and include arborvitae trees set in planters along the rear property line, honey locust trees set in planters along the north property line, wood stockade fencing around the perimeter, a moveable serving bar, a dumpster and enclosure, and tables and chairs for outdoor seating; and

WHEREAS, proposed signage includes two internally-illuminated LED cabinet signs (3' x 9'), one mounted to the roof over the front entrance and another mounted to the roof over the north facing wall, and a non-illuminated metal sign (36" x 36") wall-mounted on the front of the building; and

WHEREAS, the referral materials includes a Justification of Waivers indicating that no parking will be available on site, particularly following the addition of the proposed courtyard and greenspace area which will replace the existing parking lot; however, the site is located in a high pedestrian traffic area due to its proximity to college campuses and local hospitals and has access to on-street parking and parking garages nearby; and

WHEREAS, the proposed business will operate 7 days a week 11 am to 2 am and will have a maximum of 15 employees on premises at one time; and

WHEREAS, the site is served by public drinking water and sanitary sewer and is located in the Metropolitan Wastewater Treatment Plant service area; the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO) and the project applicant may be required to offset any additional sanitary flow in excess of the most recent land use; and

WHEREAS, per the Environmental Assessment Form (EAF), there are existing gutters and storm drains on the property that will continue to be utilized for conveying stormwater discharge on the site; and

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

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

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 x225 early in the planning process to determine sewer availability and capacity.
2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.
3. The following requirements are mandated by county, state, or federal law and the City is advised to ensure that these regulations have been met prior to approving this project:

a. 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.

b. Offset Plan - Unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer to offset new sanitary flow by the removal of extraneous flow and submit a letter confirming the acceptance of the offset plan to the Onondaga County Department of Water Environment Protection.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 21, 2017

OCPB Case # Z-17-235

- 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 Marcellus Zoning Board of Appeals at the request of David Gardner for the property located at 2866 Rose 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 Rose Hill Road and Coon Hill Road, both county highways, and a farm operation located in an Agricultural District; and
- WHEREAS, the applicant is requesting an area variance to reduce the front yard setback to 25 feet (where 35 feet is required) to allow for the construction of a front porch on an existing residence on a 4.1-acre parcel in an Agricultural zoning district; and
- WHEREAS, the site is located at the intersection of Rose Hill Road and Coon Hill Road, both county roads, in a rural area of the Town of Marcellus; GIS mapping shows that the site and surrounding lands are enrolled in the New York State Agricultural District 2; the site is not currently used as farmland, however, many of the surrounding lots do contain active farms; and
- WHEREAS, the submitted survey map dated July 24, 2007 shows that the site has frontage on Rose Hill Road and Coon Hill Road and contains an existing two-story frame house with a rear porch; the survey map shows that the site also contains two existing garages, one (24.4' x 24.4') located at the southeastern corner of the house and the other (32.4' x 28.3') set back 192' from Rose Hill Road near the southern property line, and two existing sheds; and
- WHEREAS, per the survey map, existing access to the site is from two existing gravel drives at Rose Hill Road; the northerly drive provides access to the existing house and garage and the southerly drive provides access to the existing standalone garage; and
- WHEREAS, the survey map shows that the proposed porch (10' x 36') will be constructed on the front of the existing house; the existing house is set back from Rose Hill Road the minimum distance required (35'), requiring an area variance to reduce the front yard setback requirement to 25' to allow for the proposed porch; and
- WHEREAS, the site is served by individual well and septic system and no changes are proposed to drinking water or wastewater services; and
- WHEREAS, GIS mapping shows that there is a stream at the rear of the site that has a small area of associated federal wetlands; the proposed porch does not appear to encroach on the wetland area; and
- WHEREAS, per the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper, the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological

sites on the New York State Historic Preservation Office archaeological site registry; and

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

1. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2, of the New York State Education Law.
2. All existing or proposed access to Rose Hill Road and Coon Hill Road must meet Onondaga County Department of Transportation requirements.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 21, 2017

OCPB Case # Z-17-236

- 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 THREE-MILE LIMIT from the City of Syracuse Planning Commission at the request of Zbigniew Krol for the property located at 6650 Kirkville Road; and
- WHEREAS, the site is located within three miles of the City of Syracuse and subject to the extra-territorial jurisdiction of the City of Syracuse under the three-mile limit rule and the site is located within 500 feet of Kirkville road and Fly Road, both county highways; and
- WHEREAS, the applicant is proposing to subdivide a 14.01-acre parcel into two new lots (Lot A to be 4.06 acres and Lot B to be 9.70 acres) in a Hi-Tech zoning district; and
- WHEREAS, the Board recently recommended No Position with Comment for the Preliminary Subdivision referral (S-17-16) relating to this 3-mile limit review and stated that the "Onondaga County Department of Transportation advises that no future access to Kirkville Road shall be permitted from Lot B, and all access to Lot A shall occur from the 60 foot right-of-way easement, or via the Raymond parcel"; the Board also reviewed an Area Variance referral (Z-17-183) relating to the full project and recommended Modification; and
- WHEREAS, the site is located just north of the Village of East Syracuse, and just west of an Interstate-481 interchange; surrounding land uses are varied, to include commercial, industrial and office properties, a school, and nearby residential neighborhoods; and
- WHEREAS, the 14 acre parcel is currently vacant and largely wooded land; an existing 60' right-of-way easement to Fly Road with an existing road serving an adjacent parcel is labeled in GIS mapping as Swanka Blvd.; and
- WHEREAS, the Preliminary Plan for the Krol Zbigniew subdivision shows Lot B (9.7 acres) to include the northeast portion of the site and would include all frontage along Kirkville Road and Fly Road, both county highways, as well as contain the 60' ROW easement; any existing or proposed access onto Kirkville or Fly Roads must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, per the plan, Lot A would be 4.06 acres, at the southwest corner, and contains a note "Proposed conveyance to The Raymond Corporation", which is the owner of a 6-acre parcel just west of the current parcel, and has frontage along Kirkville Road; Lot A also appears to show access to the 60' ROW easement to Fly Road as well; and
- WHEREAS, a narrow strip of land along Fly Road is labeled "County Highway Easement 40' from Centerline (deed)"; and
- WHEREAS, the EAF notes the site proposes connection to public water supply and wastewater utilities, and the site is located just inside the boundary of the

Metropolitan Wastewater Treatment Plant service area and Onondaga County Sanitary District; and

WHEREAS, a corner of Lot A is shown to contain areas of potential New York State regulated 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 100-foot wetland buffers on site; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 21, 2017

OCPB Case # Z-17-237

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Onondaga Town Board at the request of Van Duyn for the property located at 5075 West Seneca Turnpike; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of West Seneca Turnpike (NYS Route 173), a state highway, Broad Road (Route 62), a county road, and the municipal boundary between the Town of Onondaga and the City of Syracuse; and
- WHEREAS, the applicant is proposing site renovations and construction of a 4,187 square foot addition to an existing seven-story building (Van Duyn Center for Rehabilitation and Nursing) on a 71.88-acre parcel in a R-1 zoning district; and
- WHEREAS, the Board recently recommended No Position on a Special Permit referral (Z-17-207) for this project; and
- WHEREAS, the site is located near the municipal boundary between the Town of Onondaga and the City of Syracuse, has frontage on West Seneca Turnpike, and abuts numerous residential lots to the east, St. Agnes Cemetery to the north, and Upstate University Hospital – Community Campus to the west; and
- WHEREAS, the submitted ALTA/ACSM Lands Title Survey map dated December 3, 2012 shows that the eastern portion of the site is wooded and overgrown, providing a significant buffer area between the adjacent residential lots and the site; additional wooded areas are along the other boundaries of the site and screen it from West Seneca Turnpike and the adjacent hospital and cemetery; and
- WHEREAS, per the survey map, Medical Parkway, a local road, provides access to the site and the adjacent hospital site at West Seneca Turnpike; from Medical Parkway there is an access drive that runs through the developed portion of the site; the survey map also shows that the site contains an existing seven-story building (Van Duyn Center for Rehabilitation and Nursing), bisected into north and south wings by the existing drop-off/drive-thru area beneath the second floor, and an existing four-story brick powerhouse; there are two large existing parking lots on site, one south of the seven-story building and one north of it; towards the entrance to the site at Medical Parkway, there are two existing two-story houses; and
- WHEREAS, the site contains a steam line easement, a water line easement, and a gas line easement, per the survey map; and
- WHEREAS, the proposed project includes a 4,187 square foot addition, which will connect the two wings of the existing seven-story building at the ground floor where the existing drop-off/drive-thru area is currently located, plus 2,000 square feet of interior renovations to the ground floor areas adjacent to the proposed addition; and

WHEREAS, per the submitted Overall Floor Plan dated March 24, 2017 the proposed addition and interior renovations will provide two vestibules, a unified lobby/reception area, two parlors, an admissions office, a family meeting room, a service kitchen, a service area, and a café; the proposed project will also include two new drop-off circles at the west and east entrances created by the addition, as well as an 1,800 square foot canopy structure over the east drop-off entrance; and

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

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

WHEREAS, the Environmental Assessment Form states that 0.65 acres of the site is to be disturbed; and

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

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

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 21, 2017

OCPB Case # Z-17-238

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Onondaga Town Board at the request of Town of Onondaga Town Board for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing Local Law C-2017 titled "A Local Law to Amend Chapter 285 (Zoning) of the Code of the Town of Onondaga to Add a New Section Regulating Solar Power and Energy Systems in the Town"; and
- WHEREAS, the proposed local law will “amend the Zoning Code of the Town of Onondaga to permit and regulate the construction of solar energy systems in the Town of Onondaga in a manner that preserves the health, safety and welfare of the Town while also facilitating the production of renewable energy”; and
- WHEREAS, per the local law, Chapter 285, § 285-4 (“Definitions”) of the Town zoning ordinance will be amended to include the following new definitions: net-metering, qualified solar installer, solar access, solar collector, solar energy system, solar farms, solar panel, solar skyspace, and solar storage battery; and
- WHEREAS, per the local law, a new § 285-36.1 titled, “Solar Energy Systems”, will be added to the Town zoning ordinance and shall apply to all solar energy systems installed or modified after the effective date; and
- WHEREAS, per the local law, building-integrated solar energy systems, defined as a “Solar Energy System incorporated into and becoming part of the overall architecture, design and structure of a building in manner that the Solar Energy System is a permanent and integral part of the building structure”, and rooftop-mounted solar energy systems, defined as a “ Solar Energy System in which Solar Collectors/Panels are mounted on the roof of a building or structure either as a flush-mounted system or as panels fixed to frames which can be tilted to maximize solar collection” will be permissible in all zoning districts; both building-integrated and rooftop-mounted solar energy systems will be subject to the issuance of a building permit; and
- WHEREAS, per the local law, “Ground-Mounted Solar Energy Systems. (subject to the granting of special use permit; see § 285-36.1)” will be added to the list of permitted accessory uses in Residential and Country (R-C), Commercial (CD), Professional and Commercial Office (PCO), Light Industrial (LI), and Planned Economic (P-E) zoning districts; per the new proposed definitions, ground-mounted solar energy systems are defined as a “Solar Energy System that is affixed to the ground either directly or by mounting devices and which is not attached or affixed to a building or structure”; and
- WHEREAS, per the local law, “Solar Farms. (See § 285-36.1)” will be added to the list of special permit uses in the Light Industrial (LI) zoning district; per the new

proposed definitions, solar farms are defined as a “Solar Energy System or collection of Solar Energy Systems or area of land principally used to convert solar energy to electricity, whether by photovoltaics, concentrating solar thermal devices or various experimental solar technologies, with the primary purpose of supplying electricity to a utility grid for wholesale or retail sales of electricity to the general public or utility provider”; and

WHEREAS, per the local law, coordinated special use permit and site plan review will be taken by the Zoning Board of Appeals and Planning Board, respectively; and

WHEREAS, the Town recognizes that solar energy systems may be perceived as aesthetically detrimental to surrounding properties so regulations have been set forth requiring that any solar energy system must be consistent in size and use with the character of the surrounding neighborhood and shall have neutral paint colors, materials, and textures, to the extent practicable; ground-mounted solar energy systems are prohibited in front yards, must be on lots 20,000 sf or larger, and shall not exceed 15’ in height from the ground; solar farms must be on lots 15 acres or larger with a 250 feet front yard setback, shall not be located in scenic viewsheds, and shall not exceed 20’ in average height from the ground; and

WHEREAS, in reviewing the applicability of solar farms in the Town, only 4 parcels in the Town meet zoning and the minimum required lot size of 15 acres of the prescribed new district; several other municipalities in Onondaga County regulate the installation of solar energy systems allowing for broader application of large-scale systems; in these municipalities, agricultural areas appear to be among the districts where large-scale solar energy systems are permitted; per the Town of Onondaga zoning ordinance, agricultural uses are permitted primarily in One-Family Residential (R-1) and Residential and Country (R-C) districts which will not allow for solar farms in the proposed regulations; and

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

The Board does not endorse overly restrictive application of solar farms and uses as they may discourage the adoption of new technologies and opportunities for economic growth, particularly in rural areas. While solar farming is discouraged on highly productive farmland, there may be other options to allow for solar farm projects on other rural lands within much of the Town, which may benefit the farming community. The Board encourages the Town to consult with the CNY RPDB Energy Management office (315-422-8276), NYSEDA and NYS Uniform Solar Permit guidance, and/or the NYS Department of Agriculture & Markets regarding best practices for regulating solar energy systems, prior to enacting the proposed regulations.

The Board also offers the following comments:

1. The Town is also encouraged to consult with the New York State Department of Agriculture and Markets prior to enactment of any local laws which may affect farmland, to ensure against conflicts with New York State Agricultural District law for certified properties in the Town.

2. The Town is advised that any access to proposed commercial solar farms located on state or county roads must meet the commercial driveway

requirements of the New York State or Onondaga County Department of Transportation, respectively.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 21, 2017

OCPB Case # Z-17-239

- 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 Village of Baldwinsville Zoning Board of Appeals at the request of O'Reilly Auto Enterprises, LLC for the property located at 49 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of East Genesee Street (Route 31), and Genesee Street and Salina Street (both Route 370), all state highways; and
- WHEREAS, the applicant is requesting an area variance to allow a 7,853 square foot retail store (O'Reilly Auto Parts) to be constructed outside the required build-to zone and not parallel to the road front, as required, on a 0.46-acre parcel in a Commercial © zoning district; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-17-224) as part of the proposed project; and
- WHEREAS, the site is located at the corner of East Genesee Street, a state road, and Mechanic Street, a local road, in the Village of Baldwinsville; the stretch of East Genesee Street where the site is located consists of various commercial and professional businesses, including Gino & Joe's Pizza, across East Genesee Street from the site, and Mavis Discount Tire, kitty-corner to the site; and
- WHEREAS, the submitted ALTA/NSPS Land Title Survey dated January 31, 2017 shows that the site has frontage on East Genesee Street and Mechanic Street and contains an existing one-story brick and frame building (3,768 sf), formerly a Burger King, at the front of the site and an existing parking area (19 parking spaces) at the rear of the site, which is part of a shared parking lot with the adjacent lots; the site is located in a small shopping plaza that includes B'Ville Sports Bowl, Village Ace Hardware, and a strip of commercial and professional service offices at the rear; and
- WHEREAS, per the Village of Baldwinsville zoning ordinance, the site is located in the East Genesee Street Overlay District which includes site development regulations intended to blend commercial and residential properties, encourage more density, and sustain the character of the downtown area; area variances sought for the project relate to the following regulations: 1) build-to line standard requiring buildings to be set back between 13 and 15 feet from the curbline along East Genesee Street (18' to 25' is proposed), 2) build-out standard requiring a minimum of 75% build-out, comprised of either the building, wall, or ornamental fence, on the build-to line (0% proposed, 75% requirement satisfied with area variance), and 3) building alignment standards requiring all buildings to be sited so their facades are parallel to the street line (proposed is slightly less than parallel); per the

referral materials, area variances are requested for these regulations because the “NYSDOT is currently installing a new traffic signal pole within the property corner and the building must maintain adequate separation from such pole” and an “easement or additional ROW to NYSDOT may have been granted since completion of survey and is currently being investigated”; and

WHEREAS, per the survey map, there is an adjacent, L-shaped parcel bordering the site to the west and north which contains an existing one-story building (3,475 sf), consisting of the strip of offices in the shopping plaza, and an existing parking lot with 64 parking spaces; a shaded area on the survey map indicates that this adjacent parking lot includes a right-of-way and parking easement to benefit the site; aerial imagery shows that the adjacent parcel has two existing curb cuts at East Genesee Street providing access to the parking areas and an existing drive at Mechanic Street; and

WHEREAS, the submitted Site Development Plan dated May 11, 2017 shows that the existing building will be demolished and a new building (7,853 sf) will be constructed in its place; the proposed project also includes installing a concrete sidewalk along the north, west, and south sides of the proposed building, adding two bike racks and a bench along the existing sidewalk on East Genesee Street, constructing a dumpster enclosure at the rear of the site, and adding a loading dock with handrail at the rear of the building; and

WHEREAS, per the Site Development Plan, the parking area on the site and a portion of the parking area on the adjacent parcel will be restriped to provide 23 parking spaces on the site and 12 parking spaces, including two handicapped-accessible, located on both the site and the adjacent parcel; the Site Development Plan shows that 43 of the existing parking spaces on the adjacent parcel will remain as is; and

WHEREAS, the submitted elevations show that the proposed building will have storefront windows, brick and CMU façade in brown and gray, accent burgundy lap siding, and tan EIFS; proposed lighting includes 24 wall-mounted gooseneck light fixtures spaced around the building; proposed signage includes two externally-lit, wall-mounted signs over the storefront, one facing East Genesee Street and another facing the westerly parking areas, and a third wall-mounted sign facing Mechanic Street; and

WHEREAS, the site is served by municipal drinking water and sewer provided by the Village of Baldwinsville and the site is located in the Baldwinsville-Seneca Knolls Wastewater Treatment Plant service area; and

WHEREAS, the Environmental Assessment Form (EAF) indicates that 0.46 acres of the site are to be disturbed and the existing drainage patterns are anticipated to remain as there is no expected increase in contributing flow; and

WHEREAS, GIS mapping shows that the site is located north of Seneca River and east of Tannery Creek, which each have associated floodplains and federal wetlands; the site does not appear to encroach on the federal wetlands, however, the rear portion of the site does fall in the 100-year floodplain around Tannery Creek, per the submitted survey map; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project is within 2,000 feet of sites listed in the NYS DEC Environmental Site Remediation database (ID: E734114, V00053); site E734114, the Lock Street Public Works Garage, is classified as no further action in the Environmental Restoration Program; site V00053, a former fuel storage facility, is a completed

site in the Voluntary Cleanup Program; the EAF Mapper also indicates that the site is located over, or immediately adjoining, primary and principal aquifers and the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site registry; and

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

While the Board offers no position regarding the requested area variance, the Village is advised of the overall project requirements and comments from the Board for the accompanying Site Plan referral:

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

2. The applicant and Village must coordinate with the New York State Department of Transportation on the required transfer of additional right-of-way to fully accommodate the existing sidewalk along East Genesee Street.

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

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 315-435-2260.

5. The applicant is encouraged to provide additional landscaping on site to improve the appearance of the property and capture stormwater and consider planting street trees along Mechanic Street.

6. The applicant is encouraged to include additional windows, ornamentation, or a storefront opening along the Mechanic Street side of the building as it is a primary building face.

7. Additionally, the following requirements are mandated by county, state, or federal law and the Village is advised to ensure that these regulations have been met prior to approving this project:

a. 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.

b. State Highway Work Permit - any work within the State right-of-way requires a Highway Work Permit from the New York State Department of Transportation.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 21, 2017

OCPB Case # Z-17-240

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Onondaga Zoning Board of Appeals at the request of Sonbyrne Sales, Inc. for the property located 4815 & 4821 West Seneca Turnpike & 4848 East 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 West Seneca Turnpike (NYS Route 175), a state highway, and Velasko Road, a county road; and
- WHEREAS, the applicant is requesting an area variance to construct a 108' x 24' fuel canopy 113' 6" from the centerline of West Seneca Turnpike instead of the 140 feet required on a 2.59-acre parcel in Onondaga Hill Business (OHB) zoning district; and
- WHEREAS, the Board recently reviewed Site Plan (Z-17-205) and Special Permit (Z-17-206) referrals for the project; per the Town of Onondaga zoning ordinance, the project site is located on an "arterial" road requiring a 140' setback from the center line; an area variance is requested for the project as the proposed fuel canopy encroaches on the arterial setback; and
- WHEREAS, in 2013, the Board recommended No Position With Comment on a Zone Change referral (Z-13-74) proposing to rezone the subject parcels, and two adjacent parcels, from Professional Commercial Office (PCO) to Neighborhood Shopping (NS) to allow for the construction of an expanded convenience store with gas pumps; the Town of Onondaga Planning Board recommended to the Town Board to decline the application as a form of spot zoning and the case was later withdrawn by the applicant; the Board recently recommended No Position With Comment on a Local Law referral (Z-17-68) to amend the Town of Onondaga Zoning Code and create a new Onondaga Hill Business District (OHB); the Town has since rezoned the subject parcels to the new OHB district; and
- WHEREAS, the site consists of three tax parcels, 022.-05-22.1, 021-05-24.1, and 021.-05-20.1, located at the intersection of West Seneca Turnpike, a state road, and Velasko Road, a county road, in the Town of Onondaga; surrounding land uses include various churches, commercial and professional offices, and residential lots, including several abutting the rear of the site, along the stretch of Onondaga Road and West Seneca Turnpike between Onondaga Community College and the municipal boundary with the City of Syracuse; and
- WHEREAS, the submitted Boundary Survey dated March 15, 2016 shows that the site has 306 feet of frontage on West Seneca Turnpike and 230 feet of frontage along Velasko Road and contains an existing one-story 2,400 square foot convenience store (Byrne Dairy) with existing asphalt parking areas at the

front and rear of the building; East Avenue, a dead end, local road, runs north-south through the site on the westerly side of the existing building and has four access points to the existing parking areas; there is an existing drive onto West Seneca Turnpike from the parking area at the front of the existing building and there is an additional drive onto West Seneca Turnpike on the eastern portion of the site that accesses an existing asphalt area; per the Boundary Survey, there is a 20-foot sanitary easement along East Avenue that is “proposed to” and “reserved by” the Town of Onondaga; and

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

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

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

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

WHEREAS, the site is served by public drinking water and wastewater and is located in the Metropolitan Wastewater Treatment Plant service area; a letter from the Onondaga County Health Department included in the referral materials

indicates that the Department has no objection to the proposed design flow for the project and advises the applicant to work with the Onondaga County Department of Water Environment Protection to confirm that there is adequate downstream capacity in the sewer system; per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and

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

WHEREAS, the EAF states that 2.54 acres of the site is to be disturbed and stormwater runoff shall be collected in catch basins and conveyed by pipe to a stormwater management area just north of the building, which shall impound up to 27,743 cubic feet of stormwater; per the EAF, stormwater shall be impounded within the stormwater management area and released to the municipal system at East Avenue at no greater rate than existing peak flow at the 1, 10, and 100 year storm events; a letter from Appel Osborne Landscape Architecture included in the referral materials indicates that the SWPPP plan will be completed and a Notice of Intent will be filed with the New York State Department of Environmental Conservation once the site plans for the project have been finalized; and

WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site registry; a letter from the New York State Office of Parks, Recreation, and Historic Preservation included in the referral materials indicates that the “project will have no impact on archaeological and/or historic resources listed in or eligible for the New York State and National Registers of Historic Places”; and

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

While the Board offers no position regarding the requested area variance, the Town is advised of the prior overall project comments from the Board:

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 x225 early in the planning process to determine sewer availability and capacity.
2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces

and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.

3. The Onondaga County Department of Transportation requests a copy of the lighting plan to ensure there is no glare or spillover onto adjacent properties or the county right-of-way and to be approved by the Onondaga County Department of Transportation.

4. Per the Onondaga County Department of Transportation, proposed landscaping and signage cannot obstruct sight distance.

5. The Onondaga County Department of Transportation requests a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies be submitted to the Department for review.

6. The following requirement is mandated by county, state, or federal law and the Town is advised to ensure that this regulation has been met prior to project approval:

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 21, 2017

OCPB Case # Z-17-241

- 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 G&C Foods / James Basile for the property located at 3407 Walters Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of the New York State Thruway (I-90), a state highway, Walters Road (Route 221) and Winchell Road (Route 162), both county highways, and a farm operation located in an Agricultural District; and
- WHEREAS, the applicant is proposing construction of a 69,000 square foot addition to existing storage warehouse on two parcels totaling 51.85 acres in an Industrial (IND-A) zoning district; and
- WHEREAS, the site is located near the municipal boundary between the Town of Van Buren and the Town of Camillus and abuts the New York State Thruway (I-90) to the north; GIS mapping shows that the site is north of lands enrolled in the New York State Agricultural District 3 that contain active farms; and
- WHEREAS, the site consists of two parcels, 055.-03-05.1 (51.85 acres) and 055.-03-07.0 (3.34 acres), and has frontage on Walters Road, a county road; the submitted Existing Site Conditions plan dated June 2, 2016 shows that the site contains an existing 260,000 sf one-story metal-sided building (G&C Food Distributors); and
- WHEREAS, aerial imagery shows that the existing building is surrounded by parking lots on the northern and southern sides of the building, a large parking and loading area along the eastern side of the building, and an interior private road to the west; per aerial imagery, there is another large existing parking and loading area near the southeastern corner of the site which contains an another existing building; the Existing Site Conditions plan shows that the site has existing access from a driveway at Walters Road that includes an existing security building; per the plan, the site also has an existing water tower; and
- WHEREAS, the submitted Site Plan dated June 2, 2017 shows that the proposed project includes a 69,000 sf warehouse addition to be constructed on the southern side of the existing building (260,000 sf); the proposed addition will replace a small existing parking lot and a grassy, undeveloped area and be used for indoor storage; and
- WHEREAS, per the Site Plan, the interior private road will be rerouted to provide additional space for the expansion and a stretch of u-shaped drive with 5 parking spaces will be added west of the security building; a concrete sidewalk and crosswalk striping will be added, connecting the parking area to the security building; the plan shows two proposed bioretention areas south of the addition, one dry swale east of the rerouted private road, and a second

dry swale west of the existing driveway at Walters Road; and

WHEREAS, proposed lighting for the addition is shown in the Site Plan and includes 9 building-mounted light fixtures spaced around the warehouse addition and 4 light poles to be relocated from their existing locations to line the new roadways; and

WHEREAS, the site is served by public drinking water and sewer and located in the Baldwinsville-Seneca Knolls Wastewater Treatment Plant service area and is tributary to the Metropolitan Wastewater Treatment Plant; and

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

WHEREAS, the Environmental Assessment Form states that 2.0 acres of the site is to be disturbed and storm water discharge will be directed to established conveyance systems; and

WHEREAS, GIS mapping shows that the southwestern corner of the site contains federal wetlands; the area of wetlands is forested and does not appear to encroach on the proposed or existing development on the site; and

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

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

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

1. A drainage and grading plan must be provided to the New York State Thruway Authority for review, and the Town and applicant are advised that no increase to the amount of site drainage entering onto the Thruway as a result of this construction will be permitted.
2. The Onondaga County Department of Transportation has determined that the municipality and applicant must contact the Department at (315) 435-3205 to discuss required traffic data for the proposed project. Any modifications to the Site Plan required by the Department must be reflected on a revised Site Plan prior to municipal approval.
3. 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.
4. The applicant must submit a lighting plan to be approved by the Onondaga County Department of Transportation to ensure there is no glare or spillover onto adjacent properties or the county right-of-way.

5. The applicant must submit a copy of the drainage and grading plan to the Onondaga County Department of Transportation for review.

The Board also offers the following comments:

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

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

3. All existing or proposed access to Walters Road must meet Onondaga County Department of Transportation requirements.

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

a. Offset Plan - Unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer to offset new sanitary flow by the removal of extraneous flow and submit a letter confirming the acceptance of the offset plan to the Onondaga County Department of Water Environment Protection.

b. State Pollutant Discharge Elimination System (SPDES) Permit - any project that cumulatively disturbs one acre or more of land, must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity. The applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the New York State Department of Environmental Conservation Bureau of Water Permits.

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

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

e. 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.

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

g. Threatened or Endangered Species – A permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if a local species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 21, 2017

OCPB Case # Z-17-242

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Van Buren Zoning Board of Appeals at the request of Rebecca Webb for the property located at 7646 Maple 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 Maple Road (Route 48), a state highway; and
- WHEREAS, the applicant is requesting a special permit to operate a home processing bakery (with all items to be sold at festivals and farm markets only) in a Residential (R-40) zoning district; and
- WHEREAS, the site is located in a residential area west of Seneca River and north of Foxfire Golf Course and the Village Green community in the Town of Van Buren; and
- WHEREAS, aerial imagery shows that the site has frontage on Maple Road, a state road, abuts a wooded, residential lot to the rear, and is adjacent to residential lots to the east and west; the site contains an existing one and a half-story house, detached three-car garage, and swimming pool; and
- WHEREAS, per the Town of Van Buren zoning ordinance, residents are permitted “to conduct certain secondary business activities within their homes (principal structure) while not altering the primary use or appearance of the property as a residential dwelling” subject to the issuance of a special use permit; and
- WHEREAS, there is existing access to the site from a paved driveway at Maple Road; no changes to the driveway are proposed; and
- WHEREAS, per the Onondaga County Department of Finance Office of Real Property Tax Services, the site is served by public drinking water and private septic system; per the Referral Notice, wastewater service provided by public sewer is pending approval; and
- WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the site is located over, or immediately adjoining, primary and principal aquifers; and
- WHEREAS, the EAF Mapper notes that the site is substantially contiguous to the Enlarged Erie Barge Canal (Seneca River) which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and
- WHEREAS, per the EAF Mapper, the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site registry; and

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

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

E-mail Address: countyplanning@ongov.ne

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 following requirement is mandated by county, state, or federal law and the Town is advised to ensure that this regulation has been met prior to granting this special permit:

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 21, 2017

OCPB Case # Z-17-243

- 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 Brian M. Stone for the property located at 2741 Brennan 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 NYS Route 91, a state highway, and a farm operation located in an Agricultural District; and
- WHEREAS, the applicant is requesting an area variance to construct a detached 22' x 28' garage with a front yard setback of 13 feet where 50 feet is required on a 3.94-acre parcel in a Farm zoning district; and
- WHEREAS, in 2010, the Board recommended No Position with Comment on a Subdivision referral (S-10-76) involving the subject parcel; and
- WHEREAS, the site is located near the intersection of Brennan Road, a local road, and Jamesville-Pompey Road, a state road, in a rural area in the Town of Pompey; GIS mapping shows that the site and surrounding lands are enrolled in the New York State Agricultural District 2; the site is not currently used as farmland, however, many of the surrounding lots do contain active farms; and
- WHEREAS, per the submitted survey map, the site has frontage on Brennan Road and contains an existing one and a half-story frame house with a two-car garage and existing driveway access to Brennan Road; and
- WHEREAS, the proposed project includes constructing a detached garage (22' x 28') for automobile parking and storage on the western side of the driveway and set back 13 feet from the right-of-way; per the Town of Pompey zoning ordinance, a front yard setback of 50 feet is required; and
- WHEREAS, it is unclear if the proposed garage will connect to the existing driveway or if a new driveway onto Brennan Road will be proposed; and
- WHEREAS, the submitted Application for Variance states that a building permit was filed for the proposed garage and the applicant began site work for the construction; the applicant was notified following completion of the site work that the location did not meet setback requirements and the structure would need to be constructed elsewhere; per the referral materials, the proposed location was determined by the location of the existing house, a large mature tree, and existing hardscaping, which would make it difficult to construct the proposed garage elsewhere, and removing the site work that has been completed would incur an added expense to the applicant; and
- WHEREAS, the site is served by private drinking water and septic system; no additional plumbing fixtures are proposed for the garage; 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 Marty Voss and seconded by Bill Fisher. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 21, 2017

OCPB Case # Z-17-244

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Richard Congel (Congel Boats) for the property located at 8873 Brewerton Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Brewerton Road (Route 11), a state highway, and the municipal boundary between the Town of Cicero and the Town of Clay; and
- WHEREAS, the applicant is proposing construction of a 13,880 square foot building with outdoor storage and display on 14.02 acres of a 54-acre parcel in a General Commercial zoning district; and
- WHEREAS, the Board recently recommended No Position with Comment on a Site Plan referral (Z-17-178) proposing construction of a 13,880 sf commercial boat sales and service building for Congel Boats on a 3-acre parcel just south of the subject site on the east side of Brewerton Road; both of the commercial boat sales facilities proposed in the Z-17-178 referral and in this case were on the Town of Cicero Planning Board agenda for the June 12, 2017 meeting; and
- WHEREAS, the site is located in the Town of Cicero west of I-81 with surrounding land uses that include mostly vacant parcels and commercial sales operations; the municipal boundary between the Town of Cicero and the Town of Clay runs along the rear property line of the site; another RC Congel boat sales and storage facility currently operates on approximately 15 acres less than a mile south of the site; the submitted Site Plan – Existing Features dated February 20, 2017 shows that the vacant, partially-wooded site has frontage on Brewerton Road and surrounds two frontage parcels, one vacant and one commercial that both have frontage on Brewerton Road; and
- WHEREAS, per the Site Plan – Existing Features, the proposed project area is the front 14.02 acres at the southeastern corner of the larger 54-acre site (tax parcel 120.-01-02.0); and
- WHEREAS, the proposed project includes the construction of a new metal building (13,880 sf) to accommodate a commercial boat dealership (Congel Boats); the submitted Site Plan – Proposed Features dated February 20, 2017 shows that the proposed project will include a large gravel area for boat storage to be located at the rear of the building and along the southern side; the building will be accessed by a proposed asphalt driveway at Brewerton Road and a small parking lot (15 parking spaces) will be situated at the front of the building; and
- WHEREAS, proposed lighting includes 5 12” full cutoff wall packs direct-mounted to the building at the front entrance and over the overhead doors; and
- WHEREAS, proposed signage for the facility includes a free-standing sign in front of the

building, next to a proposed grass display area, and a wall-mounted sign over the front entrance; and

WHEREAS, the submitted Grading Plan dated May 24, 2017 shows a proposed stormwater management basin at the rear of the gravel boat storage area and dry and bypass swales along the southern property line; and

WHEREAS, the site does not have existing drinking water or wastewater utilities; proposed drinking water service will be provided by public infrastructure and proposed wastewater service will be provided by an individual septic system; and

WHEREAS, GIS mapping shows that Youngs Creek runs east-west through the rear portion of the site and includes associated federal wetlands, also shown on the Site Plan – Existing Features; the proposed project does not appear to encroach on the creek or wetlands; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; 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 New York State Department of Transportation drainage report to the Department early in the planning process for approval and any required mitigation must be reflected on the approved site plan.

The Board also offers the following comments:

1. 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.

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

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

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

c. Threatened or Endangered Species – A permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if a local species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat.

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 21, 2017

OCPB Case # Z-17-245

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Vincenzo Alcaras for the property located at 8454 Brewerton Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Brewerton Road (Route 11), a state highway; and
- WHEREAS, the applicant is proposing to convert an existing building for use as a hair replacement salon on a 0.210-acre parcel in a General Commercial (GC) zoning district; and
- WHEREAS, the site is located on Brewerton Road, north of New York State Route 31, in the Town of Cicero west of I-81 with surrounding land uses that include mostly commercial sales operations; the submitted survey map dated September 2, 1998 shows that the site contains an existing one-story wood frame building and has 10 parking spaces located at the rear of the building and a paved connection to a larger parking lot on the adjacent lot at the rear of the property; and
- WHEREAS, per the survey map, there is existing access to the site from a paved driveway at Brewerton Road; and
- WHEREAS, the proposed hair salon will operate Monday through Friday from 9 am to 6 pm and Saturday from 9 am to 3 pm and employ 4 people; and
- WHEREAS, per the survey map, there are no proposed changes to the footprint of the building, access to the building, or site lighting or landscaping; the building will be painted and a proposed sign (2' x 6') will be located in front of the building and illuminated with a gooseneck light fixture; and
- WHEREAS, the site is served by public drinking water and sanitary sewer and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; per the Referral Notice, no changes to the existing services are proposed (formerly a dentist office); and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO) and the project applicant may be required to offset any additional sanitary flow in excess of the most recent land use; 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 coordinate with the New York State Department of Transportation to ensure that the existing driveway on Brewerton Road meets Department standards for commercial driveways.
2. The applicant is advised to coordinate with the New York State Department of Transportation on the proposed sign location. Per the Departments, no signs, fences, etc. will be permitted in the State right-of-way.
3. The following requirements are mandated by county, state, or federal law and the Town is advised to ensure that these regulations have been met prior to site plan approval:
 - a. 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.
 - b. Offset Plan - Unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer to offset new sanitary flow by the removal of extraneous flow and submit a letter confirming the acceptance of the offset plan to the Onondaga County Department of Water Environment Protection.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 21, 2017

OCPB Case # Z-17-246

- 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 Midler Court Realty, LLC / Pepsi Co. for the property located at 6010 Tarbell Road & 6600 Deere 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 298, a state highway, and Ley Creek, a county drainage channel; and
- WHEREAS, the applicant is proposing to expand and renovate an existing warehouse, renovate the existing parking lot, and make additional site improvements on two lots totaling 8.33 acres in an Industrial zoning district as part of the Pepsi Warehouse Redevelopment Project; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-17-247) to develop an 88-space employee parking lot on an adjacent parcel as part of the Pepsi Warehouse Redevelopment Project; in 2014, the Board recommended No Position with Comment on a Site Plan referral (Z-14-237) proposing to add two new loading ramps to a warehouse on the subject site; and
- WHEREAS, the site is located south of the New York State Thruway (I-90) at the intersection of Tarbell Road and Deere Road, both local roads, in the Town of DeWitt; the site abuts New York State Route 298 to the south; surrounding land uses include various industrial and commercial properties along Tarbell Road; and
- WHEREAS, the submitted Site Preparation Plan dated May 26, 2017 shows that the site consists of two tax parcels, 023.-03-01.1 and 023.-03-03.0, and contains existing buildings A (28,000 sf) and B (84,700 sf) which are part of the Pepsi Co. facility; the site has existing access from three driveways on Deere Road and one driveway on Tarbell Road; there are existing curb cuts on Deere Road providing direct access to parking spaces on the western sides of the buildings and there is an existing curb cut at Tarbell Road that provides direct access to parking spaces, including loading doors, on the northern side of building B; per the Site Preparation Plan, the buildings are mostly surrounded by existing associated parking and loading areas; and
- WHEREAS, per the submitted survey map dated November 3, 2016, there is an existing drainage easement area (1.334 acres) at the southeastern corner of the site and a right-of-way and easement to the Town of DeWitt running north-south through the parking area east of the buildings; and
- WHEREAS, the proposed project consists of constructing a 13,475 sf addition that will connect buildings A and B, reinstalling chain link fencing around the perimeter of the site, and various parking lot and loading area improvements, including restriping and paving, installing loading dock walls and railings, and

installing wall-mounted bike racks; and

WHEREAS, the submitted Overall Plan dated May 26, 2017 shows that parking along the western and southern side of building A will be removed, eliminating one of the curb cuts on Deere Road; and

WHEREAS, per the submitted Pepsi – Site Lighting packet dated May 24, 2017, the proposed lighting for the entire Pepsi Warehouse Redevelopment Project includes 19 Voltaire architectural area light fixtures mounted on square non-tapered steel poles and 19 wall-mounted, Voltaire architectural wall pack light fixtures; a photometric plan was included in the referral materials and shows minimal light reaching the surrounding roads and adjacent properties; and

WHEREAS, the site is served by municipal drinking water and sanitary sewer and is located in the Metropolitan Wastewater Treatment Plant and Brooklawn Pump Station, which is tributary to the Ley Creek Pump Station, service area; and

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

WHEREAS, an Environmental Assessment Form (EAF) was included in the referral materials that assesses the Pepsi Warehouse Redevelopment project, including the proposed addition and site improvements reviewed in this referral, the parking lot proposed in Z-17-246, and a re-subdivision that has not been referred to the Board; the EAF indicates that a combined 4.5 acres will be disturbed and that the main campus will be reconstructed to discharge storm runoff to the existing outflow storm drainage system; and

WHEREAS, GIS mapping shows that the site is within 800 feet of the 100-year floodplain and near federal wetlands associated with Ley Creek running west and north of the site; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project is within 2,000 feet of sites listed in the NYS DEC Environmental Site Remediation database (ID: C734113, 734070); site C734113, the Court Street – Building B Site, is classified as no further action in the Brownfield Cleanup Program and site 734070, the Former G.E. Court Street Plant 5, is a closed site that requires continued site management in the State Superfund Program; and

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

1. The New York State Department of Transportation has determined that the applicant must complete a Traffic Impact Study (TIS) for full build out to meet Department requirements and is required to contact the Department to determine the scope of the study; the applicant must submit the traffic study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.

2. The municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the New

York State Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department.

3. The applicant must submit a copy of the lighting plan to be approved by the New York State Department of Transportation to ensure there is no glare or spillover onto adjacent properties or the State right-of-way.

4. If the proposed expansion project includes any additional activities that will increase the concentration of biochemical oxygen demand (BOD) in the facility's wastewater, the applicant must contact the Onondaga County Department of Water Environment Protection to coordinate appropriate disposal plans.

The Board also offers the following comments:

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

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

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

a. 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.

B. Offset Plan - Unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer to offset new sanitary flow by the removal of extraneous flow and submit a letter confirming the acceptance of the offset plan to the Onondaga County Department of Water Environment Protection.

C. State Pollutant Discharge Elimination System (SPDES) Permit - any

project that cumulatively disturbs one acre or more of land, must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity. The applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the New York State Department of Environmental Conservation Bureau of Water Permits.

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 21, 2017

OCPB Case # Z-17-247

- 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 Midler Court Realty, LLC / Pepsi Co. for the property located at 5995 Tarbell Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of the New York State Thruway (Route 90), a state highway, and Ley Creek, a county drainage channel; and
- WHEREAS, the applicant is proposing to develop an 88-space employee parking lot on a vacant 2.03-acre parcel in an Industrial zoning district as part of the Pepsi Warehouse Dededvelopment Project; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-17-246) to construct a 13,475 sf addition and make some site improvement on two adjacent parcels as part of the Pepsi Warehouse Redevelopment Project; in 2014, the Board recommended No Position with Comment on a Site Plan referral (Z-14-237) proposing to add two new loading ramps to a warehouse on the adjacent site; and
- WHEREAS, the site is located north of New York State Route 298 at the intersection of Tarbell Road and Deere Road, both local roads, in the Town of DeWitt; the site is a partially-wooded, vacant lot that abuts the New York State Thruway (I-90) to the north; surrounding land uses include various industrial and commercial properties along Tarbell Road; and
- WHEREAS, the submitted Grading, Drainage, and Utility Plan dated May 26, 2017 shows the proposed 88-space parking lot situated at the front of the site with a proposed infiltration basin and forebay at the rear of the site; the plan shows woods along the western boundary of the site and a proposed sidewalk parallel to Tarbell Road; access to the site will come from a proposed driveway at Tarbell Road that aligns with the intersection with Deere Road; and
- WHEREAS, per the submitted Pepsi – Site Lighting packet dated May 24, 2017, the proposed lighting for the entire Pepsi Warehouse Redevelopment Project includes 19 Voltaire architectural area light fixtures mounted on square non-tapered steel poles and 19 wall-mounted, Voltaire architectural wall pack light fixtures; and
- WHEREAS, the site has access to municipal drinking water and sanitary sewer and is located in the Metropolitan Wastewater Treatment Plant and Brooklawn Pump Station service area; however, no plumbing fixtures are proposed for the parking lot expansion; and
- WHEREAS, an Environmental Assessment Form (EAF) was included in the referral materials that assesses the Pepsi Warehouse Redevelopment project, including the proposed parking lot reviewed in this referral, the addition and

site improvements, the parking lot proposed in Z-17-246, and a re-subdivision that has not been referred to the Board; the EAF indicates that a combined 4.5 acres will be disturbed and that an infiltration basin will be constructed on the parking lot site; and

WHEREAS, GIS mapping shows that the northwestern corner of site is in the 100-year floodplain and the site is in close proximity to federal wetlands associated with the North Branch of Ley Creek; a letter from Environmental Solutions & Innovations, Inc. dated May 22, 2017, included in the referral materials, states that an aquatic resource delineation was completed on the site and no wetland areas were identified; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project is within 2,000 feet of sites listed in the NYS DEC Environmental Site Remediation database (ID: C734113, 734070); site C734113, the Court Street – Building B Site, is classified as no further action in the Brownfield Cleanup Program and site 734070, the Former G.E. Court Street Plant 5, is a closed site that requires continued site management in the State Superfund Program; and

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

1. A drainage and grading plan must be provided to the New York State Thruway Authority for review, and the Town and applicant are advised that no increase to the amount of site drainage entering onto the Thruway as a result of this construction will be permitted. Any requirements of the New York State Thruway Authority must be reflected on the approved site plan.
2. A site lighting plan must be provided to the New York State Thruway Authority for review, and site lighting must be designed so as not to affect Thruway patrons.

The Board also offers the following comments:

1. The applicant is encouraged to provide a landscape buffer along Ley Creek at the northwestern corner of the parcel for habitat and water quality.
2. The following requirements are mandated by county, state, or federal law and the Town is advised to ensure that these regulations have been met prior to site plan approval:
 - a. State Pollutant Discharge Elimination System (SPDES) Permit - any project that cumulatively disturbs one acre or more of land, must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity. The applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the New York State Department of Environmental Conservation Bureau of Water Permits.
 - b. Projects located within a designated municipal storm sewer system (MS4) municipality must consult with the municipal engineer to ensure conformance

with the municipality's Storm Water Management Plan (SWMP) and the applicant must submit a MS4 Stormwater Pollution Prevention Plan (SWPPP) Acceptance Form signed by the municipality to the New York State Department of Environmental Conservation Bureau of Water Permits.

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 21, 2017

OCPB Case # Z-17-248

- 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 James & Michelle Norstad for the property located at 1594 Van Camp 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 Old Seneca Turnpike (Route 133), a county highway, and a farm operation located in an Agricultural District; and
- WHEREAS, the applicant is requesting a special permit to construct a 42' x 64' pole barn with a 32' x 14' overhang on a vacant 15.4-acre parcel in a Rural & Farm zoning district; and
- WHEREAS, the site is a partially-wooded lot with frontage on Van Camp Road, a local road, and Old Seneca Turnpike, a county road, in the Town of Skaneateles; GIS mapping shows that the site and surrounding lands are enrolled in the New York State Agricultural District 2; the site is not currently used as farmland, however, some of the surrounding lots do contain active farms; an Agricultural Data Statement was not included in the referral materials; and
- WHEREAS, the submitted Parcel of Land plan dated May 30, 2017 shows that the site has a clearing in the center of the lot and existing access via a gravel driveway onto Van Camp Road; and
- WHEREAS, per the plan, the proposed pole barn (2,688 sf), to be used for personal storage, will be constructed in the clearing and the gravel driveway will be extended to reach the barn; additional gravel will be laid on the northern and western sides of the barn; no additional access to the site is proposed; and
- WHEREAS, a letter from the applicant dated May 31, 2017, included in the referral materials, states that the pole barn will be 28 feet at its highest point with sheet metal and wood siding; no exterior lighting is proposed at this time; and
- WHEREAS, per the Referral Notice, the site does not have existing drinking water or wastewater service and no new services are proposed; and
- WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the site is located over, or immediately adjoining, a principal aquifer; and
- WHEREAS, GIS mapping shows a stream running north-south through lands west of the site; state and federal wetlands associated with the stream and the 100-year floodplain are also shown in the GIS mapping, however, none of the water features are located on the site; and

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

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

1. Per the Onondaga County Department of Transportation, no access to Old Seneca Turnpike will be permitted.
2. The following requirement is mandated by county, state, or federal law and the Town is advised to ensure that this regulation has been met prior to granting this special permit:
 - a. Agricultural Data Statement - any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on or within 500 feet of a property within a New York State Certified Agricultural District is required by the New York State Agricultural and Markets Law to include an Agricultural Data Statement.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 21, 2017

OCPB Case # Z-17-249

- 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 RJ Cunningham, Jr. for the property located at Giles 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 a farm operation located in an Agricultural District; and
- WHEREAS, the applicant is requesting a special permit to construct a 104' x 50' pole barn on a 40.74-acre parcel in a Rural & Farm zoning district; and
- WHEREAS, the site is a vacant, partially-wooded lot with agricultural fields and a pond; it has frontage on Giles Road, a local road, in the Town of Skaneateles; GIS mapping shows that the site and surrounding lands are enrolled in the New York State Agricultural District 2; aerial imagery shows that the site appears to have active farmland, as do many of the surrounding lots; an Agricultural Data Statement was not included in the referral materials; and
- WHEREAS, aerial imagery shows that the site has two existing drives at Giles Road; one of the driveways accesses a southerly agricultural field and the other accesses the forested area north of the field; and
- WHEREAS, per the submitted survey map dated April 30, 2017, the proposed pole barn (5,200 sf), to be used for personal storage, will be set back 187' from Giles Road and include a gravel pad (70' x 60') on the northern side of the barn; the survey map also shows a proposed gravel drive, to replace one of the existing drives, at Giles Road, leading to the gravel pad; and
- WHEREAS, the proposed location of the structure appears to be in a small cleared area of the forested portion of the site, per aerial imagery, which does not interfere with the existing agricultural fields; and
- WHEREAS, the site is located in the Skaneateles Lake watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; and
- WHEREAS, per the Referral Notice, the site does not have existing drinking water or wastewater service and no new services are proposed; and
- WHEREAS, GIS mapping shows that the pond, located at the southeastern corner of the site, includes associated federal wetlands; per the survey map, the proposed barn does not appear to encroach on the wetland 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. The Board has offered the following COMMENT(S) in regards to the above referral:

The following requirement is mandated by county, state, or federal law and the Town is advised to ensure that this regulation has been met prior to granting this special permit:

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

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