



Onondaga County Planning Board

June 26, 2019

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

I. ATTENDANCE

MEMBERS PRESENT

James Corbett
Matt Beadnell
Lisa Dell
David Skeval
Marty Voss

STAFF PRESENT

Allison Bodine
Robin Coon

GUESTS PRESENT

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on June 26, 2019.

III. MINUTES & OTHER BUSINESS

Minutes from June 5, 2019 were submitted for approval. Matt Beadnell made a motion to accept the minutes. Marty Voss seconded the motion. The votes were recorded as follows: James Corbett - yes; Matt Beadnell - yes; Lisa Dell - yes; David Skeval - yes; Marty Voss - yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-19-40	TMarPB	No Position	S-19-41	TDewPB	No Position With Comment
S-19-42	TDewPB	No Position	S-19-43	TSkaPB	Approval
S-19-44	TLysPB	No Position With Comment	S-19-45	VSkaPB	No Position
S-19-46	CSyrPB	No Position	Z-19-154	TSkaPB	No Position
Z-19-155	TSkaZBA	No Position	Z-19-156	TClaTB	No Position
Z-19-157	TClaZBA	No Position	Z-19-158	TLafZBA	Modification
Z-19-159	TGedZBA	No Position	Z-19-160	TClaZBA	No Position
Z-19-161	TSalPB	No Position	Z-19-162	TCicZBA	No Position
Z-19-163	TClaPB	No Position With Comment	Z-19-164	TClaZBA	No Position With Comment
Z-19-165	TCicZBA	No Position With Comment	Z-19-166	VManVB	No Position With Comment
Z-19-167	TDewPB	Modification	Z-19-168	TDewPB	No Position
Z-19-169	VNsyPB	Modification	Z-19-170	VNsyZBA	Modification
Z-19-171	TSkaPB	No Position	Z-19-172	TSkaPB	No Position
Z-19-173	VSkaPB	No Position	Z-19-174	VFayPB	No Position With Comment
Z-19-175	VNsyPB	No Position	Z-19-176	VFayZBA	No Position
Z-19-177	VFayPB	No Position With Comment	Z-19-178	CSyrPB	No Position



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 26, 2019

OCPB Case # S-19-40

- 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 PRELIMINARY SUBDIVISION from the Town of Marcellus Planning Board at the request of Michael Rogalia & Sigmund Rogalia for the property located at 2114 Coon Hill Road & 2930 Shamrock 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 Coon Hill Road (Route 27) and Shamrock Road (Route 235), both county highways, the municipal boundary between the Town of Marcellus and the Town of Skaneateles, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicants are proposing a lot line adjustment to convey 5 acres from TM# 021.-04-01.1 to TM# 021.-04-02.0 to create Lot 1 (80.958 acres) and Lot 2 (5.575 acres) in an Agricultural zoning district; and
- WHEREAS, the Board received two referrals from the Town of Marcellus for the proposed subdivision, one for each of the subject parcels, and is reviewing them as one project referral; and
- WHEREAS, the site is located in a rural area in the Town of Marcellus; the site and surrounding lands are enrolled in NYS Agricultural District 2 and appear to contain active farmland; and
- WHEREAS, the submitted subdivision plan dated May 17, 2019 shows the site has frontage on Coon Hill Road and Shamrock Road, both county roads; TM# 021.-04-02.0 contains an existing one-and-a-half story house, a shed, and a driveway on Coon Hill Road; TM# 021.-04-01.1 contains an existing two-story house, a barn, and a driveway on Shamrock Road; the remainder of the parcel appears to be active farmland; the barn is served by a second driveway on Shamrock Road that occurs on an adjacent parcel under common ownership; and
- WHEREAS, per the plan, proposed Lot 2 (5.575 acres) will include TM# 021.-04-02.0 and 5 acres of land conveyed from TM# 021.-04-01.1; the remainder of TM# 021.-04-01.1 will be Lot 1 (80.958 acres); the local applications indicate that the farmland and residences will remain; no development plans are indicated; ADVISORY NOTE: any proposed or future driveways onto Shamrock Road or Coon Hill Road will require highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, the existing houses are each served by their own individual well and septic system; no changes to the existing infrastructure are proposed; and
- WHEREAS, GIS mapping shows the site may contain state and federal wetlands, that primarily occur at the northeast corner of the site in a vegetated area; there is

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

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 26, 2019

OCPB Case # S-19-41

- 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 DeWitt Planning Board at the request of Bobcat of CNY for the property located at 6840 East Taft Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of East Taft Road (Route 18), a county highway, Interstate Route 481, a state highway, and the municipal boundary between the Town of DeWitt and Town of Cicero; and
- WHEREAS, the applicant is proposing to combine four vacant parcels into one 28.4-acre lot as part of a proposed project to construct a 24,000 square foot building for retail sales and service for a Bobcat equipment distributor in an Industrial zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-19-167) as part of the proposed project; the Board recommended modification of a site plan referral (Z-14-393) in 2014 to construct a retail hardscape yard and structure for offices, sales, and garage storage on one of the subject parcels and offered no position with comment for a site plan referral (Z-04-14) in 2004 to construct and maintain a 280 sf moveable storage facility on one of the other subject parcels, neither of which appear to currently exist on the site; and
- WHEREAS, the site consists of four vacant parcels, to be combined into one lot with the proposed subdivision; aerial imagery shows the site has frontage on East Taft Road, a county road to the north, and abuts I-481 to the east, and is almost entirely covered by forest or vegetation; GIS mapping shows the rear of the site may contain state and/or federal wetlands; current FEMA Flood Insurance Rate Maps (FIRM) indicate that the rear of the site is also located in the 100-year floodplain and more restrictive floodway associated with North Branch Ley Creek and one of its tributaries, both of which cross the rear of the parcel; per the EAF Mapper, Ley Creek is listed as a water-quality impaired waterbody; and
- WHEREAS, the submitted Layout Plan dated June 3, 2019 shows a proposed 24,000 sf building at the northeast corner of the site, set back 149' from East Taft Road and 50' from I-481; a covered storage area is shown on the west side of the building and a 5,000 sf future expansion is shown at the rear of the building; the building will be surrounded on three sides by asphalt with a 14-space customer parking lot at the front of the building and a 23-space employee parking lot on the west side of the building; additional banked and future parking spaces (21 spaces total) are shown at the edge of the proposed parking areas; the Layout Plan also shows two display areas at the front of the site and one on the east side of the building, facing I-481, and a dumpster enclosure, a 0.40-acre stone surface area for equipment parking, a

demonstration area, and an island display at the rear of the building; and

WHEREAS, per the Layout Plan, there is a proposed driveway on East Taft Road;
ADVISORY NOTE: the proposed driveway onto East Taft Road requires highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and

WHEREAS, proposed signage is shown to include a 6' tall monument sign (20 sf), to be located at the front of the site along the proposed driveway, and a freestanding directional sign (2 sf) at the front of the building; there will also be two building-mounted signs (16' x 5'-3" each), one on the front of the building and one on the east side facing I-481;
ADVISORY NOTE: per the Onondaga County Department of Transportation, any existing or proposed signage must not obstruct sight distance; and

WHEREAS, proposed lighting is shown to include 13 pole-mounted light fixtures installed at a mounting height of 22' and situated around the edge of the asphalt areas; a lighting plan was included with the referral materials; and

WHEREAS, the submitted Existing Conditions Plan dated June 3, 2019 shows a wetland boundary and 100' buffer on the site labeled "Wetland Assessment Summary Prepared by: Ambient Environmental, Inc"; it is not clear if the wetland is under state or federal jurisdiction or if the boundaries have been confirmed by the U.S. Army Corps of Engineers or NYS Department of Environmental Conservation; the Layout Plan indicates the proposed development will be located entirely outside of the site's wetland, wetland buffer, floodplain, and floodway areas;
ADVISORY NOTES: the Town is advised to ensure that the delineated wetland boundaries have been confirmed by the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated June 3, 2019, 4.8 acres of the site will be disturbed by the proposed project; a proposed stormwater bioretention area is shown at the rear of the developed area; the site is located in an Onondaga County Drainage District for Bear Trap and Ley Creek, which is maintained by the Department of Water Environment Protection in this area;
ADVISORY NOTES: per the Onondaga County Department of Transportation, additional stormwater runoff into the county's drainage system is prohibited; any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, per the EAF, a new connection to public drinking water is proposed; wastewater treatment will be handled on site by a proposed individual septic system, which is shown in the Layout Plan to occur northwest of the building and parking area;
ADVISORY NOTE: the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements,

and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; the Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to municipal approval of the site plan; and

WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the aerial imagery it appears that some significant wooded areas on site will be removed;

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

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

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

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

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

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

While the Board offers no position with regards to the proposed subdivision, the following comments are reiterated for the project as a whole:

1. The Onondaga County Department of Transportation has determined that the municipality and the applicant are required to coordinate East Taft Road access plans with the Department. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval.

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

stormwater runoff into the county's and/or state's right-of-way or drainage system will be prohibited.

3. The Onondaga County Department of Transportation has determined that the municipality and applicant must contact the Department to discuss any required traffic data for the proposed project. Any modifications required by the Department must be reflected on the project plans prior to municipal approval.

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

5. Given the proximity of the development to North Branch Ley Creek and one of its tributaries, the applicant is encouraged to retain as much as existing tree cover as possible and reduce stormwater runoff and improve stormwater quality by reducing impermeable surfaces and utilizing green infrastructure (roof gardens, rain gardens, etc.) wherever possible. For more information on stormwater management and opportunities to incorporate green infrastructure elements into project plans, contact the Onondaga County Save the Rain program at 315-435-2260 or visit <http://savetherain.us>.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 26, 2019

OCPB Case # S-19-42

- 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 FINAL SUBDIVISION from the Town of DeWitt Planning Board at the request of Michael R. Goodfellow for the property located at Woodchuck Hill Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Jamesville Road (Route 7), a county highway, and Interstate Route 481, a state highway; and
- WHEREAS, the applicant is proposing a lot line adjustment to convey 0.503 acres of land from TM# 076.-06-03.1 to TM# 076.-06-02.1, a 1.169-acre parcel in an Office and Profession (O&P) zoning district; and
- WHEREAS, in 2016, the Board recommended modification of a preliminary subdivision referral (S-16-46) to subdivide three parcels, including one of the subject parcels, and a right-of-way to create three reconfigured lots, citing traffic data and drainage requirements for full build out of the three parcels; the referral materials indicated the site was generally proposed to include three new commercial buildings, each with their own parking, access off Old Woodchuck Road, and stormwater accommodations; and
- WHEREAS, the site is located just south of I-481 near the Jamesville Quarry; the submitted Lot Line Adjustment Map dated February 28, 2019 shows the westerly parcel, TM# 076.-06-02.1, to be vacant, with frontage on Old Woodchuck Hill Road, a privately owned right-of-way; the easterly parcel, TM# 076.-06-03.1, has frontage on Woodchuck Hill Road, a local road, and Old Woodchuck Hill Road; the parcel is owned by Niagara Mohawk Power Corporation and contains existing overhead utility lines; and
- WHEREAS, per the local application, the lot line adjustment will convey an irregular-shaped strip of land (0.503 acres) from TM# 076.-06-03.1 to TM# 076.-06-02.1 pursuant to a purchase agreement between the two property owners; the westerly parcel will increase in lot area from 1.169 acres to 1.672 acres and the easterly parcel will be reduced in size from 6.194 acres to 5.691 acres; no new lots will be created; and
- WHEREAS, the site is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area and has access to public drinking water; no drinking water or wastewater services are proposed as part of the project; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and
- WHEREAS, the site may contain the Indiana bat or Northern long-eared bat, or their associated habitats, which have been listed by the state or federal government

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

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 Matt Beadnell and seconded by Lisa Dell. The votes were
recorded as follows: James Corbett - yes; Matt Beadnell - yes; Lisa Dell - yes; David
Skeval - yes; Marty Voss - yes.**



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 26, 2019

OCPB Case # S-19-43

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 1, 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 R. Renner Family Trust / Tara Renner for the property located at 2900 West Lake 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 West Lake Road (Route 41A), a state highway, a New York State recreational facility (NYS DEC Boat Launch), and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 26.3-acre parcel into two new lots, Lot 1 (3.2 acres) and Lot 2 (23.1 acres), in Rural and Farming (RF) and Lake Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, in 2011, the Board recommended modification of concurrent site plan (Z-11-313) and special permit (Z-11-314) referrals to stabilize the Skaneateles Lake shoreline on the subject parcel, citing permitting requirements with the City of Syracuse Department of Water and NYS Department of Environmental Conservation (DEC); and
- WHEREAS, the site is located in a rural area on the west side of Skaneateles Lake; lands west of the site are enrolled in NYS Agricultural District 2 and appear to contain active farmland; the site abuts a NYS DEC boat launch to the south; and
- WHEREAS, the submitted subdivision plan dated June 4, 2019 shows the site has frontage on West Lake Road, a state road, and rear frontage on Skaneateles Lake; the site contains an existing camp and pole barn located near the shoreline and a barn structure at the front of the site; aerial imagery shows the remainder of the site is undeveloped, open space; and
- WHEREAS, the site contains a private drive, Fire Lane 15, that serves the existing barn at the front of the site and the camp near the shoreline, as well as an adjacent, residential lot; there is an additional private drive and an associated 65' right-of-way along the southern lot line of the site that serves the DEC boat launch; and
- WHEREAS, per the subdivision plan, proposed Lot 1 (3.2 acres) will be a landlocked parcel and contain the house and pole barn; Lot 2 (23.1 acres) will contain the barn structure and remaining lands; the plan shows 222.6' of shoreline will go to Lot 1 and the remaining 87.1' will go to Lot 2; a proposed 60' right-of-way is shown along Fire Lane 15, providing Lot 1 access to West Lake Road through Lot 2; and
- WHEREAS, the local application indicates that Lot 2 is intended for a conservation easement with the Finger Lakes Land Trust; the subdivision plan shows

proposed Lot 2 divided into two areas, an agricultural/field management zone (7 acres) and a wildlife habitat zone (16.1 acres); and

WHEREAS, the site is served by an individual septic system and draws drinking water directly from Skaneateles Lake; no changes to the existing infrastructure are proposed; and

WHEREAS, the site is located in the Skaneateles Lake watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; impervious surface coverage is currently 9.8% on Lot 1 and 4.2% on Lot 2, and will remain as such; and

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

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

The Board commends the applicant on implementation of a conservation easement for long term protection of habitats, water quality and scenic landscape, consistent with local and regional planning goals.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 26, 2019

OCPB Case # S-19-44

- 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 FINAL SUBDIVISION from the Town of Lysander Planning Board at the request of Richard W. Schader for the property located at 7235 Cross Lake 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 Cross Lake Road (Route 210), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 26.981-acre parcel into two new lots, Lot 1 (24.982 acres) and Lot 2 (1.999 acres), in an Agriculture zoning district; and
- WHEREAS, the site is located in a rural area in the Town of Lysander; the site and surrounding lands are enrolled in NYS Agricultural District 3 and appear to contain active farmland; and
- WHEREAS, the submitted subdivision plan dated June 7, 2019 shows the site has frontage on Cross Lake Road, a county road, and contains an existing 1½-story house and two barn structures; aerial imagery shows the remainder of the site to be agricultural land and forest land; and
- WHEREAS, there are two existing driveways on Cross Lake Road, one serving the house and the other serving the barns;
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Cross Lake Road must meet Department requirements; and
- WHEREAS, per the subdivision plan, Lot 1 (24.982 acres) will contain the barn structures, one of the driveways, and most of the existing farmland; the local application indicates this lot will remain agriculture; Lot 2 (1.999 acres) is shown to contain the house and other driveway;
ADVISORY NOTE: any proposed or future driveways onto Cross Lake Road will require highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, the site is served by an individual well and septic system; no changes to the existing infrastructure are proposed; and
- WHEREAS, GIS mapping shows the northern, forested areas of the site may contain federal wetlands; and
- WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as

sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 26, 2019

OCPB Case # S-19-45

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Village of Skaneateles Planning Board at the request of Patrick & Jennifer Shaw for the property located at 62 East Lake Street; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of East Lake Street (Route 41), a state highway; and
- WHEREAS, the applicant is proposing to subdivide a 2.4-acre parcel into two new lots, Lot A (59,148 sf) and Lot B (45,119 sf), in a Residential (A-1) zoning district; and
- WHEREAS, the site is located northeast of Skaneateles Lake in a residential area; the submitted survey map dated May 8, 2019 shows the site has frontage on East Lake Street, a state road, and contains an existing two-story house and a detached garage; there is an existing u-shaped driveway serving the garage; the driveway has two access points on East Lake Street, one of which occurs on an adjacent parcel to the north and has a 15' right-of-way; and
- WHEREAS, the submitted Site Plan dated May 14, 2019 shows proposed Lot A (59,128 sf) will contain the existing house and Lot B (45,119 sf) will contain the garage and driveway; a proposed driveway onto East Lake Street is shown for Lot A; no additional changes are proposed at this time; the submitted narrative indicates any future development of Lot B will be subject to site plan review at that time;
- ADVISORY NOTE: the proposed driveway onto East Lake Street requires a residential driveway permit from the NYS Department of Transportation Onondaga West Residency office; and
- WHEREAS, the site is served by public drinking water and Village sewers; no changes to the existing infrastructure are proposed; and
- WHEREAS, the site is located in the Skaneateles Lake watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; lot coverage on Lot A will increase to 3.7% with the proposed driveway; lot coverage on Lot B is 1.7% and will remain as such; and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board 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 Matt Beadnell and seconded by Lisa Dell. The votes were recorded as follows: James Corbett - yes; Matt Beadnell - yes; Lisa Dell - yes; David Skeval - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 26, 2019

OCPB Case # S-19-46

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the City of Syracuse Planning Commission at the request of Elmcrest Children's Center for the property located at 218 & 228 Lafayette 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 Interstate Route 81, a state highway; and
- WHEREAS, the applicant is proposing to combine to parcels in order to expand on-site parking for Casey's Place on 5.112 acres in a Residential (RA-1) zoning district; and
- WHEREAS, in 2018, the Board offered no position for a project site review referral (Z-18-174) to construct a 2,110 sf addition to an existing residential facility, which was approved locally; and
- WHEREAS, the site is located along a city-owned portion of Lafayette Road in the City's Valley neighborhood; the site is separated from I-81 to the west by a vacant, forested parcel; land uses in the immediate area are a mix of residential, including single-family houses and the Nob Hill Apartments; other surrounding land uses include parcels to the southeast containing the vacant LaFayette Hills Golf and Country Club and various commercial/office uses to the north; and
- WHEREAS, aerial imagery shows the southern lot has additional frontage on Saturn Drive, a local dead end road serving single-family houses to the south, and contains an existing building (Casey's Place Residence) with an attached garage and parking lot (14 spaces) both situated at the front of the building, rear deck and playground, and an existing driveway onto Lafayette Road; northern lot is shown to contain an existing house, attached garage, and driveway on Lafayette Road; and
- WHEREAS, per the submitted Environmental Assessment Form dated May 20, 2019, the existing residential facility is owned and operated by Elmcrest Children's Center and provides short-term respite services to CNY youth with developmental disabilities and/or medical conditions; and
- WHEREAS, the submitted resubdivision plan dated May 1, 2019 shows proposed Lot 1A (5.112 acres) will be the combination of the two existing parcels; the local application indicates the proposed subdivision is intended to provide space to expand on-site parking for Casey's Place, which will be under a separate application to the City and subject to project site review at that time; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; per the Onondaga County Department of

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

WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse draft zoning map dated June 2019, the proposed zoning for this lot is Residential (R-4), which would act to "provide for neighborhoods with medium-density residential development, consisting of a mixture of single-, two-, three- and four-family dwellings, live/work units, and apartment houses that preserve, to the greatest extent feasible, the residential amenities and environment associated with single- and two-family residential development"; and

WHEREAS, the site may contain the Indiana bat or Northern long-eared bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); and

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

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 26, 2019

OCPB Case # Z-19-154

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Skaneateles Planning Board at the request of LLC Jordan Road Town Homes / Chris Graham for the property located at 4331 Jordan Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Jordan Road (Route 22) and Vinegar Hill Road (Route 142), both county roads; and
- WHEREAS, the applicant is proposing to demolish an existing 890 sf detached garage and construct a new 1,271sf detached garage on two lots totaling 6.37 acres in a Rural Residential (RR) zoning district; and
- WHEREAS, the Board is concurrently reviewing an area variance referral (Z-19-155) to reduce the front yard setback from 60' to 31' as part of the proposed project; and
- WHEREAS, in 2018, the Board reviewed concurrent local law (Z-18-237) and special permit (Z-18-248) referrals to change the zoning of the subject site from Rural Residential to Hamlet and construct 16 apartments, citing traffic and drainage data requirements; the zone change was disapproved locally; in 2017, the Board offered no position with comment for concurrent area variance (Z-17-196) and special permit (Z-17-219) referrals to reduce front yard setback requirements and allow a mixed-use development to include construction of a two-story office and storage building on the site, urging coordination with all applicable agencies to ensure wastewater and access accommodations prior to local approval as the lot is limited by size, roads on all sides, and a major water line easement; construction of the office and storage building has not begun, and the referral indicates the Town's area variance approval for the office use has since expired; and
- WHEREAS, the site is located north of the Mottville hamlet area in the Town of Skaneateles; the submitted survey map dated July 3, 2018 shows the site consists of two tax parcels generally occurring between Jordan Road and Vinegar Hill Road, both county roads, and Sheldon Road and Railroad Street, both local roads; the submitted Narrative dated May 28, 2019 indicates the two parcels are one deed split by Jordan Road; surrounding land uses include low density residential and tracts of forested and agricultural land, transitioning to higher density residential in the hamlet area; and
- WHEREAS, the survey map shows the site contains an existing two-story, two-family house, a detached garage, and an existing gravel driveway on Jordan Road, all occurring on the northern side of the site, west of Jordan Road; the remainder of the site, including the 0.5-acre, triangular-shaped on the east side of Jordan Road, is undeveloped; aerial imagery shows over 4 acres of forest cover on the southern portion of the site; per the survey map, there is an existing

City of Syracuse water line easement that runs through the site with the existing house and forest cover falling on either side of it; a portion of the existing driveway appears to fall in the easement; and

WHEREAS, the submitted Site Plan dated March 22, 2019 shows the existing garage (890 sf) will be removed and a proposed 4-car garage (1,271 sf) will be constructed perpendicular to the house; the new garage will occur 20' from the house; the existing gravel area between the house and existing garage will be reconfigured to better suit the new garage location; no changes to the existing Jordan Road access are proposed;

ADVISORY NOTES: per the Onondaga County Department of Transportation, all existing or proposed driveways on Jordan Road must meet Department requirements; any future driveways onto Jordan Road will require highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and

WHEREAS, the existing house is served by public drinking water and an individual septic system shown in the Site Plan to be located on the north side of the house; and

WHEREAS, GIS mapping shows that Skaneateles Creek is west of the site across from Railroad Street and corresponds to a small area of federal wetlands and 100-year floodplains; the site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper); the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board 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 Matt Beadnell and seconded by Lisa Dell. The votes were recorded as follows: James Corbett - yes; Matt Beadnell - yes; Lisa Dell - yes; David Skeval - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 26, 2019

OCPB Case # Z-19-155

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Skaneateles ZBA at the request of LLC Jordan Road Town Homes / Chris Graham for the property located at 4331 Jordan Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Jordan Road (Route 22) and Vinegar Hill Road (Route 142), both county roads; and
- WHEREAS, the applicant is requesting an area variance to reduce the front yard setback from 60 feet to 31 feet to allow for construction of a 1,271 sf detached garage on two lots totaling 6.37 acres in a Rural Residential (RR) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-19-154) as part of the proposed project; and
- WHEREAS, in 2018, the Board reviewed concurrent local law (Z-18-237) and special permit (Z-18-248) referrals to change the zoning of the subject site from Rural Residential to Hamlet and construct 16 apartments, citing traffic and drainage data requirements; the zone change was disapproved locally; in 2017, the Board offered no position with comment for concurrent area variance (Z-17-196) and special permit (Z-17-219) referrals to reduce front yard setback requirements and allow a mixed-use development to include construction of a two-story office and storage building on the site, urging coordination with all applicable agencies to ensure wastewater and access accommodations prior to local approval as the lot is limited by size, roads on all sides, and a major water line easement; construction of the office and storage building has not begun, and the referral indicates the Town's area variance approval for the office use has since expired; and
- WHEREAS, the site is located north of the Mottville hamlet area in the Town of Skaneateles; the submitted survey map dated July 3, 2018 shows the site consists of two tax parcels generally occurring between Jordan Road and Vinegar Hill Road, both county roads, and Sheldon Road and Railroad Street, both local roads; the submitted Narrative dated May 28, 2019 indicates the two parcels are one deed split by Jordan Road; surrounding land uses include low density residential and tracts of forested and agricultural land, transitioning to higher density residential in the hamlet area; and
- WHEREAS, the survey map shows the site contains an existing two-story, two-family house, a detached garage, and an existing gravel driveway on Jordan Road, all occurring on the northern side of the site, west of Jordan Road; the remainder of the site, including the 0.5-acre, triangular-shaped on the east side of Jordan Road, is undeveloped; aerial imagery shows over 4 acres of forest cover on the southern portion of the site; per the survey map, there is an existing

City of Syracuse water line easement that runs through the site with the existing house and forest cover falling on either side of it; a portion of the existing driveway appears to fall in the easement; and

WHEREAS, the submitted Site Plan dated March 22, 2019 shows the existing garage (890 sf) will be removed and a proposed 4-car garage (1,271 sf) will be constructed perpendicular to the house; the new garage will occur 20' from the house; the existing gravel area between the house and existing garage will be reconfigured to better suit the new garage location; no changes to the existing Jordan Road access are proposed;

ADVISORY NOTES: per the Onondaga County Department of Transportation, all existing or proposed driveways on Jordan Road must meet Department requirements; any future driveways onto Jordan Road will require highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and

WHEREAS, the existing house is served by public drinking water and an individual septic system shown in the Site Plan to be located on the north side of the house; and

WHEREAS, GIS mapping shows that Skaneateles Creek is west of the site across from Railroad Street and corresponds to a small area of federal wetlands and 100-year floodplains; the site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper); the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board 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 Matt Beadnell and seconded by Lisa Dell. The votes were recorded as follows: James Corbett - yes; Matt Beadnell - yes; Lisa Dell - yes; David Skeval - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 26, 2019

OCPB Case # Z-19-156

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Clay Town Board at the request of Semper Fortis LLC / dba Dream Drive Exotics for the property located at Sears Parking Lot, Great Northern Mall (4155 State Route 31); and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Route 481 and Route 31, both state highways; and
- WHEREAS, the applicant is requesting a special permit to allow for an Autocross Driving Experience course on a portion of the Great Northern Mall parking lot in a Regional Commercial (RC-1) zoning district; and
- WHEREAS, the Board recently offered no position for a special permit referral (Z-19-40) to allow for motor vehicle sales and rentals on a portion of the Great Northern Mall parcel; and
- WHEREAS, the full parcel, including Great Northern Mall, has frontage on NYS Route 31 and VerPlank and Morgan Roads, both county roads, with surrounding land uses being primarily commercial; the site abuts I-481 to the west; aerial imagery shows the site contains a large one-story building, Great Northern Mall, surrounded on all sides by a large asphalt parking lot; there is an existing outbuilding, a vacant Toys-R-Us, on the western side of the site with parking on the south side and at the front of the building; and
- WHEREAS, a phone conversation with the Town of Clay, indicated that the proposed Autocross Driving Experience event will be a one-time or temporary use of the space; a submitted aerial image shows the course will be contained in the former Sears parking lot at the southeast corner of the site; the course area will be blocked off for the event; per the Town zoning code, "outdoor recreation: participant" and "outdoor recreation: spectator" are special permit uses in the Regional Commercial (RC-1) zoning district; and
- WHEREAS, the site has two full access driveways onto Route 31, each occurring at a traffic signal; there is an additional driveway onto Morgan Road to the west; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and

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 Matt Beadnell and seconded by Lisa Dell. The votes were recorded as follows: James Corbett - yes; Matt Beadnell - yes; Lisa Dell - yes; David Skeval - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 26, 2019

OCPB Case # Z-19-157

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of Jen Wilderman for the property located at 7628 Anne Terrace; 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 Bear Road (Route 191) and Allen Road (Route 205), both county highways; and
- WHEREAS, the applicant is requesting area variances to allow for construction of a new shed and to replace an existing stockade fence on a 0.299-acre parcel in a Residential (R-10) zoning district; and
- WHEREAS, the site is located at the intersection of Bear Road, a county road, and Anne Terrace, a local road, with surrounding land uses being residential; and
- WHEREAS, the submitted Variance Map dated May 9, 2019 shows the site contains an existing house and 10' x 10' shed, to be relocated; there is an existing driveway on Anne Terrace;
ADVISORY NOTE: per the Onondaga County Department of Transportation, no access to Bear Road will be permitted; all access must come from Anne Terrace as shown; and
- WHEREAS, per the Variance Map, an area variance is required to reduce the front yard setback from 25' to 7' for the proposed shed (20' x 16'), which is shown to occur in the front yard setback along Bear Road; per the Town zoning code, Bear Road is a designated highway that is also subject to Overlay Zone District requirements, including a 65' setback from the centerline of Bear Road; another area variance is requested to reduce the 65' setback to 38.2'; and
- WHEREAS, per the Variance Map, the rear yard of the site is enclosed by an existing 6' tall stockade fence, a portion of which falls in the Bear Road front yard setback; an area variance is requested to reduce the front yard setback from 25' to 0' to allow for the existing fence to be replaced; the proposed stockade fence will also be 6' tall, requiring another area variance to increase the maximum height permitted in the front yard from 2 ½' to 6'; and
- WHEREAS, the house is served by public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; no changes to the existing infrastructure are proposed; and
- WHEREAS, the site may contain the pied-billed grebe, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office

archaeological site inventory (per EAF Mapper); and

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 Matt Beadnell and seconded by Lisa Dell. The votes were recorded as follows: James Corbett - yes; Matt Beadnell - yes; Lisa Dell - yes; David Skeval - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 26, 2019

OCPB Case # Z-19-158

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of LaFayette Zoning Board of Appeals at the request of Stewart Shute for the property located at 5247 Route 20; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Route 20, a state highway, Tully Farms Road (Route 234), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting an area variance to reduce the side yard setback from 25 feet to 3 feet to construct a 14' x 75' storage building on a 1.38-acre parcel in a Business zoning district; and
- WHEREAS, in 2015, the Board offered no position with comment for a zone change referral (Z-15-131) to change the zoning of the subject parcel and an adjacent lot from Agricultural-Residential (AR) to Business (B) to allow for establishment of a woodstove retail business; and
- WHEREAS, the site is located in a rural area in the Town of LaFayette with surrounding land uses including low density residential and agricultural operations, and large forested areas; the site and surrounding lands are enrolled in NYS Agricultural District 1; the adjacent parcel to the north appears to contain active farmland; and
- WHEREAS, aerial imagery shows the site has frontage on Tully Farms Road, a county road, and NYS Route 20 and contains an existing one-story building surrounded by asphalt and gravel on three sides; a majority of the parcel appears to be enclosed by a fence; there is an existing driveway onto Tully Farms Road;
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Tully Farms Road must meet Department requirements; per the New York State and Onondaga County Departments of Transportation, fencing is not permitted in a state or county right-of-way; and
- WHEREAS, the submitted plan shows the proposed storage building to be constructed along the northern lot line of the site; an area along the side of the existing building is labeled "Future Building #3" and there are two existing bulk storage areas shown at the rear of the lot; per the plan, there is a water diversion ditch and open water area on the north side of the site; and
- WHEREAS, per the referral notice, the site is served by an individual well and septic system; no changes to the existing infrastructure are proposed; and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

Prior to granting the requested area variance, the applicant must contact the Onondaga County Health Department's Bureau of Public Health Engineering to confirm the location of the existing sewage disposal system to ensure it will not be impacted by the proposed storage building.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 26, 2019

OCPB Case # Z-19-159

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Geddes Zoning Board of Appeals at the request of Bodycote Thermal Processing for the property located at 8 Dwight Park Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Onondaga Lake Park, a county-owned park; and
- WHEREAS, the applicant is requesting to amend the conditions of a previously-granted area variance to allow for use of an existing vacant facility for a heat-treating plant on a 3.19-acre parcel in an Industrial B zoning district; and
- WHEREAS, the site is located at the northwest corner of Onondaga Lake, in a pocket of industrial uses south of the NYS Thruway (I-90); the site abuts a parcel owned by Niagara Mohawk Power Corp., containing overhead utility lines, and is in close proximity to Onondaga County parklands; and
- WHEREAS, aerial imagery shows the site has frontage on Dwight Park Drive, a local road, and contains a large vacant building that occupies the southern half of the parcel; there is an existing u-shaped driveway with two access points on Dwight Park Drive that serves three small parking areas at the front of the building; and
- WHEREAS, a letter to the Town of Geddes from the applicant, dated March 20, 2019, indicates that Bodycote Thermal Processing is proposing to purchase the subject parcel and renovate the existing building for a thermal processing facility; structural improvements will include a new roof, exterior siding, offices, landscaping, and an upgrade of the existing electrical services to 3000 Amps/480 volts and gas services to accommodate 5 Psi; the new facility will employ up to 30 employees initially, with the opportunity to add more positions in the future; and
- WHEREAS, a letter from the Zoning Board of Appeals indicates that the site has two existing area variances that were granted on May 14, 2003 and allowed for an increase in lot coverage from 60% to 65.64% and a reduction of the rear yard setback from 10' to 2'-8"; three conditions of the 2003 area variance approval were 1) the applicant must bring into compliance, previous findings to the maximum extent possible before any building permits are issued for the new project, 2) new areas will not be utilized for manufacturing, only storage will be conducted in the new additions, and 3) drainage for storm water runoff must be approved by the Town Engineer; and
- WHEREAS, the application currently under review is intended to waive condition #2 of the previous area variance approvals and allow for Bodycote Thermal Processing to utilize the entire building for manufacturing; and

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

WHEREAS, the project is within 2,000 feet of a site (ID: 734030) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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

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

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board 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 Matt Beadnell and seconded by Lisa Dell. The votes were recorded as follows: James Corbett - yes; Matt Beadnell - yes; Lisa Dell - yes; David Skeval - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 26, 2019

OCPB Case # Z-19-160

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of Bahrudin Mujic for the property located at 7860 Oswego Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Oswego Road (Route 91); a county highway; and
- WHEREAS, the applicant is requesting an area variance to reduce the front yard highway overlay from the required 140 feet to 77 feet to construct a covered front porch in a Residential (R-7.5) zoning district; and
- WHEREAS, the site is located along Oswego Road, a county road, with commercial land uses primarily located along this corridor and residential neighborhoods to the east; and
- WHEREAS, aerial imagery shows the site has rear frontage on Birchwood Drive, a local road, and contains an existing house; there is an existing driveway on Oswego Road;
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Oswego Road must meet Department requirements; and
- WHEREAS, per the Town zoning code, Oswego Road is a designated highway that is subject to Overlay Zone District requirements, including a 140' setback from the centerline of Oswego Road; the submitted survey shows the house is roughly 35' from the county right-of-way and thus already located in the setback of the Overlay Zone District; the proposed covered porch will extend an additional 8' from the front of the house, requiring an area variance to further reduce the 140' setback; and
- WHEREAS, the house is served by public drinking water and sewers and is located in the Wetzel Road Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); and
- WHEREAS, the site may contain the Northern long-eared bat, Indiana bat, or bald eagle, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that no trees on the site will be impacted; 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 Matt Beadnell and seconded by Lisa Dell. The votes were recorded as follows: James Corbett - yes; Matt Beadnell - yes; Lisa Dell - yes; David Skeval - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 26, 2019

OCPB Case # Z-19-161

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Salina Planning Board at the request of National Car Rental / Enterprise for the property located at 137 Constellation Way; 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 municipal boundaries between the Town of Salina and the Towns of DeWitt and Cicero; and
- WHEREAS, the applicant is proposing construction of a 42' x 72' vacuum garage for an Enterprise Rent-A-Car facility on a 47.49-acre parcel in an O-2 zoning district; and
- WHEREAS, in 2018, the Board offered no position with comment for a site plan referral (Z-18-37) to expand an existing parking lot for the Enterprise Rent-A-Car maintenance facility on the subject parcel, which was ultimately withdrawn; and
- WHEREAS, the site consists of a parcel contributing to the Syracuse Hancock International Airport, which is located on Col. Eileen Collins Boulevard and composed of multiple parcels across three municipalities, the Towns of Salina, Cicero, and DeWitt; aerial imagery shows the subject parcel is located in Salina and contains portions of a former runway, a hotel (Best Western), a police station, and three parking lots serving rental car agencies for the airport; and
- WHEREAS, the submitted Site Plan dated March 28, 2019 shows the existing Enterprise Rent-A-Car facility includes an existing maintenance building surrounded on all sides by an asphalt storage lot, a concrete pad and canopy at the front of the building, and a chain link fence enclosing the entire facility; there are two gated driveways onto Constellation Way North, a local road serving the airport; the proposed vacuum garage is shown just northeast of the maintenance building within the enclosed area; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; per the submitted Environmental Assessment Form (EAF) dated May 29, 2019, the proposed building will not have drinking water or wastewater services; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and
- WHEREAS, the site is located in an Onondaga County Drainage District for Bear Trap and Ley Creek, which are maintained by the Department of Water Environment Protection in this area; and

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

WHEREAS, the site may contain the Northern harrier or upland sandpiper, or their associated habitats, which have been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); and

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

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 26, 2019

OCPB Case # Z-19-162

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Cicero Zoning Board of Appeals at the request of Terrance Mayo for the property located at 6228 East Taft 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 East Taft Road (Route 19), a county highway; and
- WHEREAS, the applicant is requesting an area variance to expand a non-conforming residential use and construct a 24' x 36' private accessory garage on a 0.65-acre parcel in a General Commercial zoning district; and
- WHEREAS, in 2006, the Board recommended disapproval of a site plan referral (Z-06-107) to construct a 1,672 sf building, including office and garage space, on the subject parcel, opposing allowances for two primary uses on a single parcel and the expansion of an existing nonconforming structure and use; and
- WHEREAS, the site is located along East Taft Road, a county road, with surrounding commercial and light industrial land uses; and
- WHEREAS, the submitted survey map shows the site contains an existing 1- to 2-story house, a pergola, a shed, and a metal trailer; there is an existing driveway on East Taft Road;
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on East Taft Road must meet Department requirements; and
- WHEREAS, per the survey map, the metal trailer is shown to occur at a rear corner of the site; the local application indicates the trailer will be moved during construction to allow space for the proposed 24' x 36' garage and then removed once construction is complete; the new garage is intended for cold storage of vehicles and equipment; and
- WHEREAS, per Local Law 10 of 2019, the Town zoning code was recently amended to allow for improvement of a nonconforming structure or use, provided that such improvement does not expand the property's non-conformity; the existing residential use is non-conforming, requiring an area variance for the proposed garage; a referral was not received by the County Planning Board for the local law; and
- WHEREAS, the site is served by public drinking water and an individual septic system; per the submitted Environmental Assessment Form (EAF) dated May 3, 2019, the proposed project will not be connected to drinking water or wastewater services; the site is within an area generally served by public sewers and is located in the Oak Orchard and Davis Road Pump Station service areas; and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office

archaeological site inventory (per EAF Mapper); and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board 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 Matt Beadnell and seconded by Lisa Dell. The votes were recorded as follows: James Corbett - yes; Matt Beadnell - yes; Lisa Dell - yes; David Skeval - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 26, 2019

OCPB Case # Z-19-163

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of NOVA Ambulance - John Marko for the property located at 4425 Buckley Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Buckley Road, Morgan Road and John Glenn Boulevard, all county highways; and
- WHEREAS, the applicant is proposing to construct two additions to an existing ambulance facility on a 1.6-acre parcel in an Apartment (R-APT) zoning district; and
- WHEREAS, the Board is concurrently reviewing an area variance referral (Z-19-164) as part of the proposed project; the Board recently offered no position with comment for a special permit referral (Z-19-3) to allow for an electronic message sign on the existing building; in 2014, the Board recommended modification of a site plan referral (Z-14-128) to construct two additions to the existing building, a subsurface stormwater management facility, proposed utility coordination, and a parking lot expansion on the subject site, citing drainage and traffic requirements, a project screening to determine the presence of rare plants or animals, and prohibiting additional access to Buckley Road; and
- WHEREAS, the site is located along Buckley Road, a county road, between the intersections of two other county roads, John Glenn Boulevard to the south and Morgan Road to the east; surrounding land uses include the Bayberry residential neighborhood to the west and a mix of industrial, commercial, and multi-family residential to the east; and
- WHEREAS, the submitted Site Layout Plan dated June 20, 2019 and aerial imagery show the site contains a large existing building (9,600 sf) for NOVA Ambulance; the building is surrounded by parking at the front and sides providing 56 parking spaces; there is a drainage easement to the rear of the building which appears to include a drainage ditch; and
- WHEREAS, the Site Layout Plan shows a proposed 225 sf addition to be constructed on the west side of the building and a proposed 2,400 sf addition on the east side of the building; per the submitted floor plans, the additions will provide a new apparatus bay and new vestibule, office, reception, and waiting areas; a proposed oil/water separator tank is shown at the front of the 2,400 sf addition and will serve the new vehicle garage bays; the Site Layout Plan shows one of the additions to occur 29'-6" from the east lot line where 40' is required, necessitating an area variance for the project; and
- WHEREAS, per the Site Layout Plan, the existing parking on the east side of the building will be relocated closer to the east lot line and reduced by 5 spaces; the Site Preparation Plan shows a sewer line crossing the eastern side of the site with an associated 10' private sanitary lateral easement; the proposed parking

improvements appear to overlie the sewer line and easement; and

WHEREAS, per the Site Preparation Plan, there is an existing driveway on Buckley Road near the eastern side of the parcel; a portion of the pavement in the county right-of-way will be sawcut and replaced as part of the project; no other changes to the driveway are shown;

ADVISORY NOTES: per the Onondaga County Department of Transportation, all existing or proposed driveways on Buckley Road must meet Department requirements; the proposed pavement work in the county right-of-way is subject to a work permit from the Onondaga County Department of Transportation; and

WHEREAS, a letter to the Town from a representative for the applicant, dated June 7, 2019, indicates that NOVA Ambulance has 23 full time and 30 part time employees and does not anticipate adding additional staff after construction of the proposed work; shift times for employees are staggered with 2 employees working during one shift and a maximum of 20 people working at one given time; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Wetzel Road Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed;
ADVISORY NOTE: the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, the project is within 2,000 feet of a site (ID: V00202) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); the site, owned by American Granby, is located south of the project along Morgan Road, a county road, and is an active site in the Voluntary Cleanup Program; and

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

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

1. The Town is advised to ensure the applicant has obtained any necessary permissions for development in the private sanitary lateral easement.
2. The applicant and municipality are encouraged to consider the use of green infrastructure, such as permeable pavement, rain gardens, etc., to further reduce stormwater runoff and improve stormwater quality.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 26, 2019

OCPB Case # Z-19-164

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of NOVA Ambulance - John Marko for the property located at 4425 Buckley 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 Buckley Road, Morgan Road and John Glenn Boulevard, all county highways; and
- WHEREAS, the applicant is requesting an area variance to reduce the side yard setback from 40 feet to 29.5 feet to allow for two additions to an existing ambulance facility on a 1.6-acre parcel in an Apartment (R-APT) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-19-163) as part of the proposed project; the Board recently offered no position with comment for a special permit referral (Z-19-3) to allow for an electronic message sign on the existing building; in 2014, the Board recommended modification of a site plan referral (Z-14-128) to construct two additions to the existing building, a subsurface stormwater management facility, proposed utility coordination, and a parking lot expansion on the subject site, citing drainage and traffic requirements, a project screening to determine the presence of rare plants or animals, and prohibiting additional access to Buckley Road; and
- WHEREAS, the site is located along Buckley Road, a county road, between the intersections of two other county roads, John Glenn Boulevard to the south and Morgan Road to the east; surrounding land uses include the Bayberry residential neighborhood to the west and a mix of industrial, commercial, and multi-family residential to the east; and
- WHEREAS, the submitted Site Layout Plan dated June 20, 2019 and aerial imagery show the site contains a large existing building (9,600 sf) for NOVA Ambulance; the building is surrounded by parking at the front and sides providing 56 parking spaces; there is a drainage easement to the rear of the building which appears to include a drainage ditch; and
- WHEREAS, the Site Layout Plan shows a proposed 225 sf addition to be constructed on the west side of the building and a proposed 2,400 sf addition on the east side of the building; per the submitted floor plans, the additions will provide a new apparatus bay and new vestibule, office, reception, and waiting areas; a proposed oil/water separator tank is shown at the front of the 2,400 sf addition and will serve the new vehicle garage bays; the Site Layout Plan shows one of the additions to occur 29'-6" from the east lot line where 40' is required, necessitating an area variance for the project; and
- WHEREAS, per the Site Layout Plan, the existing parking on the east side of the building will be relocated closer to the east lot line and reduced by 5 spaces; the Site

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Preparation Plan shows a sewer line crossing the eastern side of the site with an associated 10' private sanitary lateral easement; the proposed parking improvements appear to overlie the sewer line and easement; and

WHEREAS, per the Site Preparation Plan, there is an existing driveway on Buckley Road near the eastern side of the parcel; a portion of the pavement in the county right-of-way will be sawcut and replaced as part of the project; no other changes to the driveway are shown;

ADVISORY NOTES: per the Onondaga County Department of Transportation, all existing or proposed driveways on Buckley Road must meet Department requirements; the proposed pavement work in the county right-of-way is subject to a work permit from the Onondaga County Department of Transportation; and

WHEREAS, a letter to the Town from a representative for the applicant, dated June 7, 2019, indicates that NOVA Ambulance has 23 full time and 30 part time employees and does not anticipate adding additional staff after construction of the proposed work; shift times for employees are staggered with 2 employees working during one shift and a maximum of 20 people working at one given time; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Wetzel Road Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed;
ADVISORY NOTE: the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, the project is within 2,000 feet of a site (ID: V00202) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); the site, owned by American Granby, is located south of the project along Morgan Road, a county road, and is an active site in the Voluntary Cleanup Program; and

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

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

1. The Town is advised to ensure the applicant has obtained any necessary permissions for development in the private sanitary lateral easement.
2. The applicant and municipality are encouraged to consider the use of green infrastructure, such as permeable pavement, rain gardens, etc., to further reduce stormwater runoff and improve stormwater quality.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 26, 2019

OCPB Case # Z-19-165

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Cicero Zoning Board of Appeals at the request of Peter Giordano for the property located at 9011 Beach Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of the municipal boundary between the Town of Cicero and the Town of Constantia and the boundary between Onondaga County and Oswego County; and
- WHEREAS, the applicant is requesting area variances for side yard setbacks and lot coverage to remove an existing 18' x 34' garage and construct a new 24' x 36' garage on a 0.076-acre parcel in a Residential (R-10) zoning district; and
- WHEREAS, in 2018, the Board offered no position with comment for a previous area variance referral (Z-18-320) for the proposed garage; at that time, variances were requested for the front yard, side yard, total side yard, and lot coverage requirements to allow for construction of a 24' x 36' garage; the Town of Cicero Zoning Board of Appeals Meeting Minutes indicate that the previous area variance application was considered by the local board on October 29, 2018 and area variances were approved to reduce the front yard setback from 30' to 26', reduce the side yard setback from 6' to 3', and reduce the total side yard setback from 15' to 9' to allow for construction of a smaller, 24' x 32' garage; the request to increase the maximum lot coverage from 25% to 26% was no longer required after the applicant agreed to reduce the size of the garage; and
- WHEREAS, the site is located along Beach Road, a local road, just southwest of Oneida Lake; aerial imagery shows the site contains an existing one-story garage, to be demolished, and a front asphalt parking lot with unrestricted access onto Beach Road; and
- WHEREAS, the area variance request currently under review appears to be intended to allow for the proposed garage to be 24' x 36', as originally proposed; the submitted tract map dated May 21, 2019 shows the proposed garage to be located farther north on the site than originally proposed, requiring area variances to 1) reduce the side yard setback (one side minimum) from 6' to 3', 2) reduce the side yard setback (total) from 15' to 9', and 3) increase the maximum lot coverage from 25% to 26%; a variance for the front yard setback is no longer required; and
- WHEREAS, the local application indicates that the siting of the garage is intended to allow space for access to a doorway on one side of the garage and to get supplies to the back of the property by car/truck; additionally, providing a 6' setback on one side of the garage means only one side would need to be fire rated; the submitted plan shows the proposed garage to provide first floor space for two cars and a second floor storage area; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Brewerton Wastewater Treatment Plant service area; drinking water and wastewater accommodations are intended for the proposed garage to allow for future bathroom installation; per the Onondaga County Department of Water Environment Protection, there is an existing County-owned trunk sewer line along the front of the site which would require coordination with the Department for any additional connections directly to this sewer infrastructure; and

WHEREAS, ADVISORY NOTES: per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects, and the applicant must contact Plumbing Control to ensure appropriate permits are obtained; the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; the applicant is advised to contact OCWA's Engineering Department 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; and

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that the entirety of the site is located within the 100-year floodplain, which may require elevation of structures and other mitigation; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, the Town of Cicero has established a Floodplain Zone overlay "to allow Oneida Lake and streams and tributaries flowing into said lake to carry abnormal flows of water in times of flood, to prevent encroachments into the floodplains of these waterways which will unduly increase flood heights and damage, and to prevent excessive property damage as well as a potential threat to the health and safety in the area of greatest flood hazard"; and

WHEREAS, GIS mapping shows the rear half of the site may contain federal wetlands, which appears to encroach on the existing and proposed garage; ADVISORY NOTE: the applicant is advised to conduct a formal wetland delineation to determine the presence and location of any federal wetlands on the site; any delineated wetlands must be confirmed by the U.S. Army Corps of Engineers and shown on the plans for the site; the applicant is also advised to obtain any necessary permits from the Corps for any proposed development or placement of fill in a federal wetland, or drainage of federal wetlands on site; and

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

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

1. The Board strongly discourages the granting of area variances on a site in

the 100-year floodplain and which may contain federal wetlands. The applicant is encouraged to consider reducing the scale of the proposed garage to better meet the Town's zoning requirements.

2. The Board encourages the Town to minimize runoff and allow for greater stormwater infiltration on the site by strictly adhering to the Floodplain Zone overlay restrictions and minimizing exposure to damage from natural hazards, 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. The Town is advised to ensure any permitting requirements for development in the floodplain are satisfied prior to municipal approval of the project.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 26, 2019

OCPB Case # Z-19-166

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Village of Manlius Village Board at the request of Village of Manlius for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing Local Law No. 7 of 2019 to create a new chapter in the Code of the Village of Manlius, Chapter 92 "Small Cell Wireless Deployment Requirements"; and
- WHEREAS, in September 2018, the FCC issued an Order to facilitate installation of small cells for 4G and 5G wireless service by implementing rules and interpretations that limit the impact of local zoning regulations on such installations; the Board recently reviewed local law referrals from other municipalities, the Village of Fayetteville (Z-19-91) and Town of Manlius (Z-19-93), for local regulations relating to small cell wireless installations; and
- WHEREAS, proposed Chapter 92 is intended to regulate the placement of wireless Communications Facilities in the Village of Manlius and “provide objective, technically feasible criteria applied in a non-discriminatory manner that reasonably match the aesthetics and character of the immediate area”; a Communications Facility is defined in the Chapter as the collective equipment, including radio transceivers, antennas, coaxial, fiber-optic or other cabling, power supply, and comparable equipment, that enables cable service, information service or broadband, or telecommunications service; and
- WHEREAS, per the local law, “[t]his Chapter applies to the Public ROW but does not restrict the Village’s right to regulate Communication Facilities on non-Village owned property or outside of the Public ROW under the same terms and conditions set forth herein”; in the Chapter’s definitions, it states that the term Public ROW “does not include a federal interstate highway or other areas that are not within the legal jurisdiction, ownership or control of the Village”; and
- WHEREAS, per the Onondaga County and New York State Departments of Transportation, any work in the county or state right-of-way relating to the construction, installation or maintenance of wireless communications facilities will be subject to a work permit; approvals from other service providers or infrastructure owners in the right-of-way may be required as a condition of work permit approval; and
- WHEREAS, per the local law, “[p]rior to installing any Communications Facility in a Public ROW, or any Pole built for the sole or primary purpose of supporting a Communications Facility, or any Tower, a Person shall enter into a Right of Way Agreement (“ROW Agreement”) with the Village expressly authorizing use of the Public Right of Way for the Communications Facility, Pole or Tower

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proposed to be installed”; terms will be annual and renew automatically unless terminated by the Village upon 90 days written notice; the service provider shall keep and maintain \$1 million in liability insurance for each incident and a \$5 million umbrella policy; and

WHEREAS, per the local law, a ROW permit will be required for any construction, maintenance or performance of any work in the Public ROW related to Communications Facilities; ROW permits will not be issued without a ROW agreement; the “permit does not authorize attachment to or use of existing Poles, Towers, Support Structures or other structures in the Public ROW; a Permittee or Provider must obtain all necessary approvals and pay all necessary fees from the owner of any Pole, Tower, Support Structure or other structure prior to any attachment or use”; and

WHEREAS, the proposed Chapter outlines the fees associated with installation of a Communications Facility; there is a \$500 Permit application fee for each application (up to 5) for a co-location of a Small Wireless Facility and \$100 for each additional facility; there is a \$1,000 permit application fee for a new pole; additional fees include, a ROW agreement fee (\$340), ROW use fee (\$270 per year) for a Small Wireless Facility, and an attachment fee (\$500) for Small Wireless Facilities attached to property owned by the Village; per the local law, applicants may simultaneously submit up to 5 permit applications, or may file a single, consolidated application covering a batch of up to 20 facilities of a similar nature; no applicant will be permitted to submit more than one consolidated application over a 6-month period; and

WHEREAS, per the local law, the following uses will be permitted in the Public ROW, subject to administrative review by the Village: (i) Collocation of a Small Wireless Facility, (ii) Modification of a Pole, Tower or Support Structure or Replacement of a Pole for Collocation of a Communications Facility, (iii) Construction of a new Decorative Pole or a monopole Tower to be used for a Small Wireless Facility, (iv) Construction of a Communications Facility, and (v) Collocation of a Small Wireless Facility on a Pole, Tower, Support Structure or building that is in the Federal, State or County Right of Way or on private property; administrative reviews will not be available for consolidated applications or simultaneous permit applications for more than 5 Communication Facilities; and

WHEREAS, per the local law, other uses within the Public ROW or on private property that do not fall under the purview of administrative review will be subject to discretionary review and site plan approval by the Village Planning Board; as part of the site plan review process, the Planning Board shall consider: (i) the established design standards; (ii) the compatibility of further deployments and their potential impact on the surrounding neighborhood; (iii) the potential for Collocation of other Provider’s Communication Facilities; and (iv) the density fulfillment needs of the neighborhood; and

WHEREAS, the proposed local law will also establish Standards and General Guidelines relating to the placement of small cell wireless facilities in the Village; the proposed guidelines outline requirements to install service lines underground in areas where other utilities are also underground and to house all wiring and cables within the steel or other metal support structure pole, or to protect and cover wiring and cables in the case of non-steel or solid support structures; lighting and signage will be prohibited; and

WHEREAS, per the proposed guidelines, collocation of Communication Facilities is encouraged; where antennas are collocated at the top of an existing wireless

support structure, the antenna may not increase the height by more than 5 feet or a total of 35 feet; location requirements for new Wireless Poles, Towers, or Support Structures include aligning the centerline of a new Pole, Tower or Support Structure with existing street trees or other poles along the right-of-way, locating new Poles, Towers or Support Structures at least 6 feet from any permanent object in the right-of-way, providing a minimum of 300 linear feet between Poles, Towers or Support Structures, and aligning new or replacement Poles, Towers or Support Structures with property lines and not in direct line of site from the front of a house; maximum height restrictions for new Wireless Poles, Towers, or Support Structures limit structures to 35 feet; and

WHEREAS, the proposed guidelines also outline location, size, and design criteria for antenna installations, small wireless facilities installed on wireless support structures, and ground mounted small cell facilities; antenna installations may not exceed 6 cubic feet in volume, entirely contained, or 12 cubic feet for antennas with exposed elements, and must be cylindrical in shape and match the color of the Pole, Tower or Support Structure; small wireless facilities may not cumulatively exceed 28 cubic feet in volume, including all wireless equipment, extend more than 10 inches beyond the Pole, Tower or Support Structure, or be wider than the maximum diameter of the support structure; ground mounted small cell facilities must be located at least 6 feet from any permanent object, may not exceed 28 cubic feet in volume or 2.5 feet in height, and must be screened by evergreen plant material; and

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

As local regulations relating to small cell wireless installations are implemented throughout the state, municipalities may wish to work with neighboring communities to identify best practices for local standards.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 26, 2019

OCPB Case # Z-19-167

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Bobcat of CNY for the property located at 6840 East Taft Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Taft Road (Route 18), a county highway, Interstate Route 481, a state highway, and the municipal boundary between the Town of DeWitt and Town of Cicero; and
- WHEREAS, the applicant is proposing to construct a 24,000 square foot building for retail sales and service for a Bobcat equipment distributor on a vacant, proposed 28.4-acre parcel in an Industrial zoning district; and
- WHEREAS, the Board is concurrently reviewing a final subdivision referral (S-19-41) as part of the proposed project; the Board recommended modification of a site plan referral (Z-14-393) in 2014 to construct a retail hardscape yard and structure for offices, sales, and garage storage on one of the subject parcels and offered no position with comment for a site plan referral (Z-04-14) in 2004 to construct and maintain a 280 sf moveable storage facility on one of the other subject parcels, neither of which appear to currently exist on the site; and
- WHEREAS, the site consists of four vacant parcels, to be combined into one lot with the proposed subdivision; aerial imagery shows the site has frontage on East Taft Road, a county road to the north, and abuts I-481 to the east, and is almost entirely covered by forest or vegetation; GIS mapping shows the rear of the site may contain state and/or federal wetlands; current FEMA Flood Insurance Rate Maps (FIRM) indicate that the rear of the site is also located in the 100-year floodplain and more restrictive floodway associated with North Branch Ley Creek and one of its tributaries, both of which cross the rear of the parcel; per the EAF Mapper, Ley Creek is listed as a water-quality impaired waterbody; and
- WHEREAS, the submitted Layout Plan dated June 3, 2019 shows a proposed 24,000 sf building at the northeast corner of the site, set back 149' from East Taft Road and 50' from I-481; a covered storage area is shown on the west side of the building and a 5,000 sf future expansion is shown at the rear of the building; the building will be surrounded on three sides by asphalt with a 14-space customer parking lot at the front of the building and a 23-space employee parking lot on the west side of the building; additional banked and future parking spaces (21 spaces total) are shown at the edge of the proposed parking areas; the Layout Plan also shows two display areas at the front of the site and one on the east side of the building, facing I-481, and a dumpster enclosure, a 0.40-acre stone surface area for equipment parking, a

demonstration area, and an island display at the rear of the building; and

WHEREAS, per the Layout Plan, there is a proposed driveway on East Taft Road;
ADVISORY NOTE: the proposed driveway onto East Taft Road requires highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and

WHEREAS, proposed signage is shown to include a 6' tall monument sign (20 sf), to be located at the front of the site along the proposed driveway, and a freestanding directional sign (2 sf) at the front of the building; there will also be two building-mounted signs (16' x 5'-3" each), one on the front of the building and one on the east side facing I-481;
ADVISORY NOTE: per the Onondaga County Department of Transportation, any existing or proposed signage must not obstruct sight distance; and

WHEREAS, proposed lighting is shown to include 13 pole-mounted light fixtures installed at a mounting height of 22' and situated around the edge of the asphalt areas; a lighting plan was included with the referral materials; and

WHEREAS, the submitted Existing Conditions Plan dated June 3, 2019 shows a wetland boundary and 100' buffer on the site labeled "Wetland Assessment Summary Prepared by: Ambient Environmental, Inc"; it is not clear if the wetland is under state or federal jurisdiction or if the boundaries have been confirmed by the U.S. Army Corps of Engineers or NYS Department of Environmental Conservation; the Layout Plan indicates the proposed development will be located entirely outside of the site's wetland, wetland buffer, floodplain, and floodway areas;
ADVISORY NOTES: the Town is advised to ensure that the delineated wetland boundaries have been confirmed by the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated June 3, 2019, 4.8 acres of the site will be disturbed by the proposed project; a proposed stormwater bioretention area is shown at the rear of the developed area; the site is located in an Onondaga County Drainage District for Bear Trap and Ley Creek, which is maintained by the Department of Water Environment Protection in this area;

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

WHEREAS, per the EAF, a new connection to public drinking water is proposed; wastewater treatment will be handled on site by a proposed individual septic system, which is shown in the Layout Plan to occur northwest of the building and parking area;

ADVISORY NOTE: the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements,

and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; the Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to municipal approval of the site plan; and

WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the aerial imagery it appears that some significant wooded areas on site will be removed;

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

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

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

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

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

recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

1. The Onondaga County Department of Transportation has determined that the municipality and the applicant are required to coordinate East Taft Road access plans with the Department. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval.

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

3. The Onondaga County Department of Transportation has determined that

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E-mail Address: countyplanning@ongov.net

the municipality and applicant must contact the Department to discuss any required traffic data for the proposed project. Any modifications required by the Department must be reflected on the project plans prior to municipal approval.

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

The Board also offers the following comments:

Given the proximity of the development to North Branch Ley Creek and one of its tributaries, the applicant is encouraged to retain as much existing tree cover as possible and reduce stormwater runoff and improve stormwater quality by reducing impermeable surfaces and utilizing green infrastructure (roof gardens, rain gardens, etc.) wherever possible. For more information on stormwater management and opportunities to incorporate green infrastructure elements into project plans, contact the Onondaga County Save the Rain program at 315-435-2260 or visit <http://savetherain.us>.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 26, 2019

OCPB Case # Z-19-168

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Syracuse Lodging Ventures LLC for the property located at 6646 Old Collamer Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of the New York State Thruway (I-90); and
- WHEREAS, the applicant is proposing façade improvements for an existing Embassy Suites hotel on a 4.25-acre parcel in an Industrial zoning district; and
- WHEREAS, the site has frontage on Old Collamer Road, a local dead-end road, and abuts the New York State Thruway (I-90) to the north; surrounding land uses include various commercial, hotels, office parks, and other manufacturing sites situated along this stretch on the south side of I-90; and
- WHEREAS, aerial imagery shows the site contains an existing five-story hotel, Embassy Suites, surrounded on all sides by asphalt; the front half of the site contains the majority of the hotel's parking lot; additional parking is available on the north side and at the rear of the building; and
- WHEREAS, the site contains two existing driveways onto Old Collamer Road; no changes to access are proposed; and
- WHEREAS, the submitted elevation drawings show proposed façade improvements to include painting the existing exterior White Opulence with Smoke Embers, Storm, and Gray Shower used for accent colors; no additional changes to the site are shown; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and
- WHEREAS, the project is within 2,000 feet of a site (ID: 734124) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and
- WHEREAS, the site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper); and
- WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that there are no wooded

areas on the site; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board 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 Matt Beadnell and seconded by Lisa Dell. The votes were recorded as follows: James Corbett - yes; Matt Beadnell - yes; Lisa Dell - yes; David Skeval - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 26, 2019

OCPB Case # Z-19-169

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of North Syracuse Planning Board at the request of Luther Memorial Church for the property located at 435 South 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 South Main Street (Route 11), a state highway, and South Bay Road (Route 208), a county highway; and
- WHEREAS, the applicant is proposing to replace an existing, damaged sign with a new, freestanding sign on a 1.88-acre parcel in a Residential 9000 (R-9) zoning district; and
- WHEREAS, the Board is concurrently reviewing a use variance referral (Z-19-170) as part of the proposed project; in 2004, the Board reviewed site plan (Z-04-78) and special permit (Z-04-93) referrals for landscaping improvements for the church; and
- WHEREAS, the site is located between South Main Street (US Route 11) and South Bay Road, a county road, with surrounding commercial and religious land uses; other nearby land uses include residential neighborhoods east of South Bay Road; and
- WHEREAS, the submitted survey map dated May 21, 2019 shows the site contains an existing building, Luther Memorial Church, a large rear parking lot, an enclosed playground area, and a shed; there is a tarvia driveway at the front of the building with access to Route 11 and a connection along the east side of the building to the rear parking lot; additional access to the site comes from an existing driveway onto South Bay Road; and
- WHEREAS, the survey map shows an existing sign at the front of the site, along Route 11, and a proposed sign at the rear of the site along South Bay Road; per the local application, the proposed sign is replacing an existing sign that was damaged; the proposed sign and a portion of the existing parking lot appear to occur in the county right-of-way;
ADVISORY NOTES: per the Onondaga County Department of Transportation, parking and signage is not permitted in the county right-of-way; any existing or proposed signage must not obstruct sight distance; and
- WHEREAS, the submitted sign plan shows the proposed monument sign will be 8'-1" tall and 6'-7" wide with a 24" tall brick pedestal, a 41" tall LED message center bottom panel, and a 30" tall internally-illuminated top panel; the bottom and top panels will be double-sided; no other changes to the site are proposed; and
- WHEREAS, ADVISORY NOTE: per the Onondaga County Department of Transportation, Commercial Electronic Variable Messaging Signs (CEVMS) are subject to

specific requirements for illumination, message duration and transitioning, and space between signs along the highway; and

WHEREAS, per the Village zoning code, freestanding, electronic message signs are only permitted in the Village's C-1, C-2, C-2A, C-3 and C-T zoning districts; the requested variance is intended to allow for the proposed sign to be constructed in an R-9 zoning district; and

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

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

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

1. Per the Onondaga County Department of Transportation, parking and signage are not permitted in the county right-of-way. The proposed sign structure and any existing parking spaces must be located entirely outside of the right-of-way. All plans for the project must be revised to reflect these modifications prior to municipal approval, and any parking in the right-of-way must be removed and restored to lawn, in consultation with the Onondaga County Department of Transportation.

2. The applicant must contact the Onondaga County Department of Transportation to coordinate requirements for the existing driveway on South Bay Road, in order to satisfy commercial driveway standards, which may require reducing the width of the driveway. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 26, 2019

OCPB Case # Z-19-170

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a USE VARIANCE from the Village of North Syracuse Zoning Board of Appeals at the request of Luther Memorial Church for the property located at 435 South Main 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 South Main Street (Route 11), a state highway, and South Bay Road (Route 208), a county highway; and
- WHEREAS, the applicant is requesting a use variance to allow for a new freestanding sign on a 1.88-acre parcel in a Residential 9000 (R-9) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-19-169) as part of the proposed project; in 2004, the Board reviewed site plan (Z-04-78) and special permit (Z-04-93) referrals for landscaping improvements for the church; and
- WHEREAS, the site is located between South Main Street (US Route 11) and South Bay Road, a county road, with surrounding commercial and religious land uses; other nearby land uses include residential neighborhoods east of South Bay Road; and
- WHEREAS, the submitted survey map dated May 21, 2019 shows the site contains an existing building, Luther Memorial Church, a large rear parking lot, an enclosed playground area, and a shed; there is a tarvia driveway at the front of the building with access to Route 11 and a connection along the east side of the building to the rear parking lot; additional access to the site comes from an existing driveway onto South Bay Road; and
- WHEREAS, the survey map shows an existing sign at the front of the site, along Route 11, and a proposed sign at the rear of the site along South Bay Road; per the local application, the proposed sign is replacing an existing sign that was damaged; the proposed sign and a portion of the existing parking lot appear to occur in the county right-of-way;
ADVISORY NOTES: per the Onondaga County Department of Transportation, parking and signage is not permitted in the county right-of-way; any existing or proposed signage must not obstruct sight distance; and
- WHEREAS, the submitted sign plan shows the proposed monument sign will be 8'-1" tall and 6'-7" wide with a 24" tall brick pedestal, a 41" tall LED message center bottom panel, and a 30" tall internally-illuminated top panel; the bottom and top panels will be double-sided; no other changes to the site are proposed; and
- WHEREAS, ADVISORY NOTE: per the Onondaga County Department of Transportation, Commercial Electronic Variable Messaging Signs (CEVMS) are subject to specific requirements for illumination, message duration and transitioning,

and space between signs along the highway; and

WHEREAS, per the Village zoning code, freestanding, electronic message signs are only permitted in the Village's C-1, C-2, C-2A, C-3 and C-T zoning districts; the requested variance is intended to allow for the proposed sign to be constructed in an R-9 zoning district; and

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

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

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

1. Per the Onondaga County Department of Transportation, parking and signage are not permitted in the county right-of-way. The proposed sign structure and any existing parking spaces must be located entirely outside of the right-of-way. All plans for the project must be revised to reflect these modifications prior to municipal approval, and any parking in the right-of-way must be removed and restored to lawn, in consultation with the Onondaga County Department of Transportation.

2. The applicant must contact the Onondaga County Department of Transportation to coordinate requirements for the existing driveway on South Bay Road, in order to satisfy commercial driveway standards, which may require reducing the width of the driveway. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 26, 2019

OCPB Case # Z-19-171

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Skaneateles Planning Board at the request of Christopher Kelly for the property located at 3355 East Lake Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Lake Road (Route 41), a state highway; and
- WHEREAS, the applicant is proposing shoreline improvements and removal of an existing shed and a portion of the existing driveway on a 2-acre parcel in Rural and Farming (RF) and Lakefront Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-19-172) as part of the proposed project; and
- WHEREAS, the site is located east of Skaneateles Lake with surrounding land uses being residential; the submitted survey map dated January 8, 2019 shows the site is a landlocked parcel with access to East Lake Road, a state road, via an existing private drive, Fire Lane J, that occurs on and also serves several adjacent parcels; the site has 140' of shoreline and contains an existing house with an attached garage (2,203 sf total), a tennis court, a shed, and shoreline structures (535 sf total) that include a second shed, patio, retaining wall, and dock; and
- WHEREAS, the submitted Site Development Design dated September 2018 shows the proposed project to include adding rock and landscaping for erosion control and stability at the lake line and bank, and regrading the boat launch to improve access; the project also includes reorienting the existing shed near the shoreline; per the Town zoning code, a special permit is required to construct/modify shoreline structures or change the existing grade within 100' of the lake line; and
- WHEREAS, per the local application, the applicant has already contacted the NYS Department of Environmental Conservation and US Army Corps of Engineers; ADVISORY NOTE: the Town is advised to ensure any permits and approvals, as necessary, are obtained from the U.S. Army Corps of Engineers (USACE) and/or NYS Department of Environmental Conservation (DEC) prior to municipal approval; and
- WHEREAS, the submitted Site Plan dated June 6, 2019 shows the existing shed at the front of the house and a portion of the driveway will also be removed as part of the project; per the local application, this is intended to reduce the impervious surface coverage from 16.9% to 16.3%, where 10% is permitted, to comply with an area variance that was granted in 2000; and
- WHEREAS, the site is served by an individual septic system and draws drinking water directly from Skaneateles Lake; no changes to the existing infrastructure are

proposed; and

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

WHEREAS, per the local application, the applicant has already contacted the City of Syracuse Water Department;

ADVISORY NOTE: the Town is advised to ensure all conditions are met and approvals are obtained from the City of Syracuse Water Department in accordance with the Skaneateles Watershed Rules and Regulations; and

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that the shoreline of the site is located within the 100-year floodplain, which may require elevation of structures and other mitigation; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

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

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board 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 Matt Beadnell and seconded by Lisa Dell. The votes were recorded as follows: James Corbett - yes; Matt Beadnell - yes; Lisa Dell - yes; David Skeval - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 26, 2019

OCPB Case # Z-19-172

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Skaneateles Planning Board at the request of Christopher Kelly for the property located at 3355 East Lake Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of East Lake Road (Route 41), a state highway; and
- WHEREAS, the applicant is requesting a special permit to allow shoreline improvements and removal of an existing shed and a portion of the existing driveway on a 2-acre parcel in Rural and Farming (RF) and Lakefront Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-19-171) as part of the proposed project; and
- WHEREAS, the site is located east of Skaneateles Lake with surrounding land uses being residential; the submitted survey map dated January 8, 2019 shows the site is a landlocked parcel with access to East Lake Road, a state road, via an existing private drive, Fire Lane J, that occurs on and also serves several adjacent parcels; the site has 140' of shoreline and contains an existing house with an attached garage (2,203 sf total), a tennis court, a shed, and shoreline structures (535 sf total) that include a second shed, patio, retaining wall, and dock; and
- WHEREAS, the submitted Site Development Design dated September 2018 shows the proposed project to include adding rock and landscaping for erosion control and stability at the lake line and bank, and regrading the boat launch to improve access; the project also includes reorienting the existing shed near the shoreline; per the Town zoning code, a special permit is required to construct/modify shoreline structures or change the existing grade within 100' of the lake line; and
- WHEREAS, per the local application, the applicant has already contacted the NYS Department of Environmental Conservation and US Army Corps of Engineers; ADVISORY NOTE: the Town is advised to ensure any permits and approvals, as necessary, are obtained from the U.S. Army Corps of Engineers (USACE) and/or NYS Department of Environmental Conservation (DEC) prior to municipal approval; and
- WHEREAS, the submitted Site Plan dated June 6, 2019 shows the existing shed at the front of the house and a portion of the driveway will also be removed as part of the project; per the local application, this is intended to reduce the impervious surface coverage from 16.9% to 16.3%, where 10% is permitted, to comply with an area variance that was granted in 2000; and
- WHEREAS, the site is served by an individual septic system and draws drinking water

directly from Skaneateles Lake; no changes to the existing infrastructure are proposed; and

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

WHEREAS, per the local application, the applicant has already contacted the City of Syracuse Water Department;

ADVISORY NOTE: the Town is advised to ensure all conditions are met and approvals are obtained from the City of Syracuse Water Department in accordance with the Skaneateles Watershed Rules and Regulations; and

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that the shoreline of the site is located within the 100-year floodplain, which may require elevation of structures and other mitigation; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

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

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board 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 Matt Beadnell and seconded by Lisa Dell. The votes were recorded as follows: James Corbett - yes; Matt Beadnell - yes; Lisa Dell - yes; David Skeval - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 26, 2019

OCPB Case # Z-19-173

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Village of Skaneateles Planning Board at the request of Carol Shannon for the property located at 2 Heritage Woods; 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 Kane Avenue (Route 41A), a state highway; and
- WHEREAS, the applicant is requesting an area variance to allow construction of a 217 sf screened porch over an existing deck in a Residential (A-1) zoning district; and
- WHEREAS, the site is located at the intersection of Kane Avenue, a state road, and Heritage Woods Road, a local road, in a residential neighborhood just outside the Village's downtown commercial area; the site abuts the Lakeview Cemetery, which is listed on the National Register of Historic Places; and
- WHEREAS, the submitted survey map dated February 12, 2007 shows the site contains an existing one-story house with an attached garage, a rear deck, and a shed; there is an existing driveway onto Heritage Woods Road; and
- WHEREAS, the submitted Site Plan and deck plans dated May 14, 2019 show the existing 14' x 15.5' deck at the rear of the house will be enclosed by adding a roof and screen panels; no other changes to the site are proposed; and
- WHEREAS, per the Village zoning code, an area variance is required to expand an existing non-conforming structure, and the local application indicates the house is an existing non-conforming structure with a front yard setback of 15.5' where 30' is required and a left side yard setback of 14.8' where 25' is required; the lot does not currently meet minimum open area requirements having 83.7% where 90% is required; and
- WHEREAS, per the local application, the proposed roof overhang does not meet left side yard setback requirements with 21.8' proposed, but does not exacerbate the existing non-conformity; and
- WHEREAS, per the Site Plan, there is a Niagara Mohawk utility easement at the southeast corner of the site; no proposed or existing development is shown to occur in the easement; and
- WHEREAS, the site is served by public drinking water and Village sewers; no changes to the existing infrastructure are proposed; and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

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 Matt Beadnell and seconded by Lisa Dell. The votes were recorded as follows: James Corbett - yes; Matt Beadnell - yes; Lisa Dell - yes; David Skeval - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 26, 2019

OCPB Case # Z-19-174

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Fayetteville Planning Board at the request of Victoria Bingham for the property located at 126 E. Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Genesee Street (Route 5), a state highway; and
- WHEREAS, the applicant is proposing to widen the existing driveway entrance from 15 feet to 19 feet on a 0.47-acre parcel in Residential (R-3) and Historic zoning districts; and
- WHEREAS, in 2018, the Board offered no position with comment for concurrent site plan (Z-18-116) and special permit (Z-18-104) referrals for minor improvements to the house on the site in order to operate a Bed and Breakfast, both of which were approved locally; and
- WHEREAS, the site is located along East Genesee Street, a state road, just east of the Village's commercial center; the site is part of the Genesee Street Hill-Limestone Plaza Historic District, which is listed on the National Register of Historic Places; surrounding land uses are primarily residential; and
- WHEREAS, the submitted survey map dated December 2, 2016 shows the site contains an existing two-story residence and a detached, two-car garage; there is an existing driveway onto East Genesee Street and a concrete sidewalk along the road frontage; aerial imagery shows the remainder of the site to be covered by grass and trees; per the survey map, there is a Village sanitary easement crossing the rear of the parcel; and
- WHEREAS, per the local application, the proposed driveway improvements would widen the entrance to the driveway in the state right-of-way from 15' to 19', 2' on either side of the existing driveway, to improve access and safety at East Genesee Street; per the submitted Statement for Driveway, the driveway entrance is only slightly wider than the driveway itself, making entering and exiting East Genesee Street difficult; and
- WHEREAS, ADVISORY NOTE: the proposed work within the state right-of-way is subject to a work permit from the NYS Department of Transportation; the applicant is advised to contact the NYS Department of Transportation Onondaga East Residency office for driveway permitting requirements; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer

Overflow (CSO); and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project is within 2,000 feet of a site in the NYS DEC Environmental Site Remediation database (C734110); and

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

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

Per the New York State Department of Transportation, the entirety of the driveway must be contained on the subject property. If the driveway entrance is widened as requested, it will not be permitted to cross property lines.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 26, 2019

OCPB Case # Z-19-175

- 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 North Area Meals on Wheels, Inc. for the property located at 413 Church 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 Route 81, a state highway; and
- WHEREAS, the applicant is proposing to replace an existing 48" x 60" sign with a new 58" x 90" electronic message sign on a 4-acre parcel in a Residential (R-9) zoning district; and
- WHEREAS, the Board is concurrently reviewing a use variance referral (Z-19-176) as part of the proposed project; and
- WHEREAS, the site is located along Church Street, a local road, and abuts I-81 to the west; surrounding land uses are primarily residential; and
- WHEREAS, the submitted Site Plan dated June 7, 2019 shows the site contains an existing building, the North Area Meals on Wheels, and parking at the front and side of the building; the parking lot is contiguous with parking on the adjacent parcel to the east, which appears to be under common ownership; there are two existing driveways on Church Street serving the contiguous parking lot; one driveway occurs on the subject parcel and the other falls on the adjacent parcel; and
- WHEREAS, per the local application, the site contains an existing double-sided, freestanding sign (48" x 60" and 5' above grade), to be removed; the submitted sign plan dated May 20, 2019 shows the existing sign will be replaced with a new double-sided, freestanding sign (8' tall total); the sign is shown to include a 90" x 23.96" LED internally-lit logo sign and a 90" x 34.04" electronic message sign mounted on two 6" x 6" aluminum posts; and
- WHEREAS, per the Site Plan, the new sign will be constructed in the same location as the existing sign, which appears to fall in the local right-of-way; and
- WHEREAS, per the Village zoning code, freestanding, electronic message signs are only permitted in the Village's C-1, C-2, C-2A, C-3 and C-T zoning districts; the requested variance is intended to allow for the proposed sign to be constructed in an R-9 zoning district; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or

impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and

WHEREAS, GIS mapping shows an underground drainage channel crossing the front corner of the site, which may be associated with a federal wetland; and

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

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 26, 2019

OCPB Case # Z-19-176

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a USE VARIANCE from the Village of North Syracuse Zoning Board of Appeals at the request of North Area Meals on Wheels, Inc. for the property located at 413 Church 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 Route 81, a state highway; and
- WHEREAS, the applicant is requesting a use variance to replace an existing 48" x 60" sign with a new 58" x 90" electronic message sign on a 4-acre parcel in a Residential (R-9) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-19-175) as part of the proposed project; and
- WHEREAS, the site is located along Church Street, a local road, and abuts I-81 to the west; surrounding land uses are primarily residential; and
- WHEREAS, the submitted Site Plan dated June 7, 2019 shows the site contains an existing building, the North Area Meals on Wheels, and parking at the front and side of the building; the parking lot is contiguous with parking on the adjacent parcel to the east, which appears to be under common ownership; there are two existing driveways on Church Street serving the contiguous parking lot; one driveway occurs on the subject parcel and the other falls on the adjacent parcel; and
- WHEREAS, per the local application, the site contains an existing double-sided, freestanding sign (48" x 60" and 5' above grade), to be removed; the submitted sign plan dated May 20, 2019 shows the existing sign will be replaced with a new double-sided, freestanding sign (8' tall total); the sign is shown to include a 90" x 23.96" LED internally-lit logo sign and a 90" x 34.04" electronic message sign mounted on two 6" x 6" aluminum posts; and
- WHEREAS, per the Site Plan, the new sign will be constructed in the same location as the existing sign, which appears to fall in the local right-of-way; and
- WHEREAS, per the Village zoning code, freestanding, electronic message signs are only permitted in the Village's C-1, C-2, C-2A, C-3 and C-T zoning districts; the requested variance is intended to allow for the proposed sign to be constructed in an R-9 zoning district; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or

impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and

WHEREAS, GIS mapping shows an underground drainage channel crossing the front corner of the site, which may be associated with a federal wetland; and

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

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 26, 2019

OCPB Case # Z-19-177

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Fayetteville Planning Board at the request of Jeremy Clay for the property located at 128 West Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of West Genesee Street (Route 5), a state highway, and Highbridge Street (Route 109), a county highway; and
- WHEREAS, the applicant is proposing to operate a bicycle retail and repair store in a currently vacant storefront in a Contemporary Business (C-B) zoning district; and
- WHEREAS, in 2018, the Board recommended modification of a site plan referral (Z-18-14) to operate a retail liquor and wine store in a vacant commercial space on the subject parcel, citing traffic data requirements and required modifications to the depiction of the highway boundary; in 2012, the Board recommended no position with comment for site plan referrals (Z-12-248, Z-12-249) proposing two new uses, including a skin care service and beauty product retail store and a stained glass fabrication and restoration studio, for the existing building on the subject parcel; and
- WHEREAS, the site is located in a commercial center in the Village of Fayetteville, west of Limestone Creek at the intersection of Limestone Plaza, a local road, West Genesee Street, a state road, and Highbridge Street, a county road; Limestone Plaza is located to the east on the other side of Limestone Creek and is part of the Genesee Street Hill-Limestone Plaza Historic District; surrounding land uses are commercial, residential, and civic (a local park along Limestone Creek); and
- WHEREAS, aerial imagery shows the site has frontage and existing sidewalks on Limestone Plaza, and contains an existing one-story concrete block building with two tenant spaces; the front tenant space consists of an existing coffee shop (Freedom of Espresso) and includes a front outdoor seating area; and
- WHEREAS, per the local application, the proposed retail and service bicycle store will use the vacant tenant space at the rear of the building; proposed hours of operation are Monday through Friday from 10am to 7pm and Saturday and Sunday from 10am to 5pm; expected parking needs are 10 spots per hour; per the local application, the proposed project will include interior improvements and new signage, to be submitted for approval; no other site improvements are proposed; and
- WHEREAS, the submitted proposed parking layout shows a contiguous parking lot occurring on the subject parcel and several parcels to the west and rear of the site; the parking lot appears to contain more than 100 parking spaces; aerial imagery shows the site has two existing full access driveways onto Limestone

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Plaza, one located on the subject parcel and the other on the neighboring parcel to the west; aerial imagery shows the driveways to be located at the signalized intersection, though access is not controlled by the signal for either driveway; the parking lot is served by two additional driveways on West Genesee Street, west of the site; and

- WHEREAS, the Fayetteville Route 5 Transportation and Land Use Analysis was recently completed by the Syracuse Metropolitan Transportation Council (SMTC) to “identify methods to allow the Village of Fayetteville to continue to develop existing underutilized properties by improving and/or creating new vehicle capacity within the village”; regarding the project site in particular, the study noted numerous driveways onto the busy Route 5 can cause friction and congestion, and cited a Village Comprehensive Plan Concept Plan for the Lower Business District, including this site, with strategic interconnected drive lanes for neighboring uses and limited entries onto major roads; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed;
ADVISORY NOTE: the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO);
ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and
- WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that the entirety of the site is located within the floodway and 100-year floodplain, which may require elevation of structures and other mitigation; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and
- WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project is within 2,000 feet of a site in the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database (C734110); and
- WHEREAS, per the EAF Mapper, the site of the proposed action may contain a species of animal (Indiana bat, Northern long-eared bat), or associated habitats, listed by the state or federal government as threatened or endangered; impacts to bat species are often associated with tree clearing and from aerial imagery it appears that there are no wooded areas on the site; and

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

1. Given the site's proximity to Limestone Creek, 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.
2. Per the New York State Department of Transportation, the municipality is advised to ensure appropriate access agreements are in place for any shared driveways on the site and adjacent parcel.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 26, 2019

OCPB Case # Z-19-178

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the City of Syracuse Planning Commission at the request of A Tiny Home for Good, Inc. for the property located at 508 Marquette 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 Route 690, a state highway; and
- WHEREAS, the applicant is proposing to construct a two-family dwelling on a vacant 0.166-acre parcel in a Lakefront T4 zoning district; and
- WHEREAS, the site is located in the City's Lakefront neighborhood; the submitted survey map dated February 6, 2019 shows the vacant parcel has frontage on Marquette Street, a city street; aerial imagery shows an off-ramp for I-690 runs parallel to Marquette Street, south across from the parcel, and is restricted by a retaining wall; and
- WHEREAS, the submitted Site Plan dated April 11, 2019 shows a proposed two-family dwelling (823 sf) and a 96 sf shed with two storage spaces; a proposed driveway onto Marquette Street is shown, which appears to occur at an existing curb cut; and
- WHEREAS, per the local application, the house will have (2) 320 sf dwelling units and a slab on grade foundation; the submitted Environmental Assessment Form (EAF) dated May 21, 2018 indicates the proposed house is intended for individuals facing homelessness; and
- WHEREAS, per the EAF, stormwater will be directed into a municipally-owned sewer system on Marquette Street; and
- WHEREAS, new municipal connections to public drinking water and sewers are proposed; the site is located in the Metropolitan Wastewater Treatment Plant service area;
ADVISORY NOTE: the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse draft zoning map dated June 2019, the proposed zoning for this lot is Mixed Use Neighborhood Center (MX-2), which would act to "provide for a pedestrian-friendly, transit-supportive mix of medium- to higher-density residential uses and nonresidential uses that offer goods and services to surrounding neighborhoods"; and
- WHEREAS, the project is within 2,000 feet of multiple sites (IDs: V00222, C734088A, 734020) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board 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 Matt Beadnell and seconded by Lisa Dell. The votes were recorded as follows: James Corbett - yes; Matt Beadnell - yes; Lisa Dell - yes; David Skeval - yes; Marty Voss - yes.