



Onondaga County Planning Board

June 29, 2016

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

I. ATTENDANCE

MEMBERS PRESENT

Douglas Morris
Daniel Cupoli
Robert Antonacci
Brian Donnelly
Bill Fisher
James Corbett

STAFF PRESENT

Megan Costa
Gilly Cantor
Robin Coon

GUESTS PRESENT

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on June 29, 2016.

III. MINUTES

Minutes from June 8, 2016 were submitted for approval. Daniel Cupoli made a motion to accept the minutes. James Corbett seconded the motion. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Brian Donnelly - yes; Daniel Cupoli - yes; Robert Antonacci - yes; James Corbett - yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-16-36	CSyrPB	No Position	S-16-37	CSyrPB	No Position
S-16-38	TEIbPB	No Position	S-16-39	TMarPB	Modification
S-16-40	TMarPB	No Position	S-16-41	TMarPB	No Position
S-16-42	TMarPB	No Position	S-16-43	TSpaPB	No Position
S-16-44	TSkaPB	Modification	S-16-45	TVanPB	No Position With Comment
S-16-46	TDewPB	Modification	Z-16-201	CSyrPB	No Position With Comment
Z-16-202	CSyrPB	No Position With Comment	Z-16-203	CSyrPB	No Position With Comment
Z-16-204	CSyrZA	No Position	Z-16-207	CSyrPB	Modification
Z-16-208	TCicPB	No Position With Comment	Z-16-210	TCicZBA	No Position
Z-16-211	TCicPB	Modification	Z-16-212	TLaFTB	No Position With Comment
Z-16-213	TClapB	Modification	Z-16-214	TClapB	Modification
Z-16-215	TDewZBA	No Position	Z-16-216	TClapB	No Position With Comment
Z-16-217	CSyrPB	No Position	Z-16-218	TCamTB	No Position With Comment
Z-16-219	VBalZBA	No Position	Z-16-220	TSpaZBA	Modification
Z-16-221	TSpaZBA	Modification	Z-16-222	TSkaPB	No Position With Comment
Z-16-223	TSkaPB	No Position With Comment	Z-16-224	TSkaZBA	No Position With Comment
Z-16-225	TSkaPB	Modification	Z-16-226	TSkaPB	Modification
Z-16-227	TSkaPB	No Position With Comment	Z-16-228	TDewPB	No Position
Z-16-229	TDewPB	No Position With Comment	Z-16-232	TSpaTB	No Position With Comment
Z-16-233	TSkaPB	Disapproval	Z-16-234	TSkaPB	Disapproval
Z-16-235	TTuITB	No Position With Comment			



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 29, 2016

OCPB Case # S-16-36

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the City of Syracuse Planning Commission at the request of Greater Syracuse Property Development Corp. for the property located at 411 & 415 Hudson 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 vacant county-owned land along Onondaga Creek; and
- WHEREAS, the applicant is proposing to combine a vacant parcel with an existing residential parcel into New Lot 21A (0.242 acres) in a Residential Class AA (RAA) zoning district; and
- WHEREAS, the Preliminary Plan dated May 13, 2016 shows an existing 2-1/2-story frame house fronting Hudson Street, a city street, with a porch, detached car port, and two sheds in the rear yard; and
- WHEREAS, per the city application, the project would increase yard space for the existing two-family structure; currently a chain link fence is shown separating the existing parcels; and
- WHEREAS, the plan shows existing concrete sidewalks and two existing asphalt drives on Hudson Street, with the southerly drive encroaching on the adjacent parcel to the south; and
- WHEREAS, per aerial photography and tax maps, surrounding properties include multi-family homes and a number of county-owned vacant parcels across Hudson Street and where Hudson Street curves and becomes West Castle Street along the Onondaga Creek; and
- WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that the site is in a Special Flood Hazard Area (SFHA); preliminary updated FIRM data released in June 2008 shows it may no longer be within a SFHA once maps are finalized; and
- WHEREAS, the site is served by existing public water and sewers, and is located in the Metropolitan Wastewater Treatment Plant service area; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 29, 2016

OCPB Case # S-16-37

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the City of Syracuse Planning Commission at the request of Greater Syracuse Property Development Corporation for the property located at 317 & 319 Lodi 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 Interstate Route 690, a state highway; and
- WHEREAS, the applicant is proposing to combine a vacant parcel with an existing residential parcel into New Lot 319A (0.140 acres) in a Residential Class B (RB) zoning district; and
- WHEREAS, the Preliminary Plan revised April 15, 2016 shows an existing two-story wood-frame house and existing asphalt driveway on Lodi Street, a city street, with a front porch, side deck, rear balcony and entrance, and two sheds; the plan indicates the porch encroaches 0.3 feet into the Lodi Street right-of-way, and one of the sheds encroaches 2 feet onto an adjacent parcel to the south owned by the City of Syracuse; and
- WHEREAS, per the city application, the project would increase yard space for the existing single-family structure and add landscaping and a fence to protect from garbage dumping; and
- WHEREAS, the plan shows existing concrete sidewalks with a concrete path leading to the house and around the side and rear of the house; and
- WHEREAS, per aerial photography, surrounding properties include a mix of residential and commercial uses along Lodi Street and abutting the property to the rear along Burnet Avenue; and
- WHEREAS, the site is served by public water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 29, 2016

OCPB Case # S-16-38

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of Elbridge Planning Board at the request of Kevin & Teri Leubner for the property located at 1432 Whiting 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 Whiting Road and Fikes Road, both county roads, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing to subdivide a 106.815-acre parcel into two new lots, Lot 1 (94.721 acres) and Lot 2 (12.094 acres), in an Agricultural (AG) zoning district; and
- WHEREAS, the Board previously offered no position with comment on an area variance referral (Z-16-104) for the side yard setback of an existing structure on the smaller of the two proposed lots, which at the time of that proposal was to be 3 acres; and
- WHEREAS, the plat further shows an existing two-story frame house, two-story frame barn, silo, and two sheds on proposed Lot 1; and
- WHEREAS, the Final Plat revised May 6, 2016 shows an existing one-story frame building (requiring the setback variance) and a farm stand on proposed Lot 2; the Environmental Assessment Form notes the existing structure is to be converted into a house; and
- WHEREAS, the plat shows both proposed lots with frontage on Whiting Road and Fowler Road, and one existing driveway each on Whiting Road, which must meet the requirements of the Onondaga County Department of Transportation; the town application notes no new driveways are proposed; and
- WHEREAS, a 100' x 100' lease area and 30' ingress-egress easement containing a gravel drive on Fowler Road is also shown further south on proposed Lot 1; aerial photography shows a telecommunications tower in that location; and
- WHEREAS, the Onondaga County Agricultural Districts map shows the proposed lots and surrounding farms are located in New York State Agricultural District 3; and
- WHEREAS, the site is served by private water and septic and is located outside the Onondaga County Sanitary District; the plat shows each proposed lot with an existing septic field location; an existing water line is shown connecting the building on proposed Lot 2 with the building on proposed Lot 1, which is served by a private well on Lot 1; and
- WHEREAS, per the Onondaga County Health Department, the applicant is currently coordinating with the Department regarding adequate water service provision; 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 Daniel Cupoli and seconded by Brian Donnelly. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Brian Donnelly - yes; Daniel Cupoli - yes; Robert Antonacci - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 29, 2016

OCPB Case # S-16-39

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Marcellus Planning Board at the request of Robert & Darlene Clary for the property located on New York State Route 174; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of New York State Route 174, a state highway, the municipal boundary between the Town of Marcellus and the Town of Spafford, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing to subdivide a 10.37-acre parcel into two new lots, Lot 1 (1.57 acres) and Lot 2 (8.8 acres), in a Residential (R-2) zoning district; and
- WHEREAS, per the Final Plan dated May 24, 2016 and aerial photography, proposed Lot 1 contains cleared and wooded land between Route 174 and Otisco Lake, and proposed Lot 2 contains farmland along its Route 174 frontage and trees and brush to the east where it borders lakefront residential parcels; and
- WHEREAS, the plan shows an existing gravel ring road (Abend Point) on a 30' wide right-of-way located on proposed Lot 2, which serves the lakefront parcels and has two access points on Route 174, including one on a 30' section of frontage separated from the rest of proposed Lot 2 by a narrow parcel; proposed Lot 1 would also front the existing gravel road; and
- WHEREAS, any existing or proposed access to Route 174 must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the Environmental Assessment Form dated May 23, 2016 notes Otisco Lake is located in a Critical Environmental Area (CEA); data on the New York State Department of Environmental Conservation website does not indicate any CEAs in that location; and
- WHEREAS, the EAF Mapper indicates a small area of federal wetland on proposed Lot 1 near the lakeshore; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; and
- WHEREAS, the Onondaga County Agricultural Districts map shows the site and farmed parcels across Route 174 are located in New York State Agricultural District 2; and
- WHEREAS, per the referral notice, the site has access to public water and will be served by private septic system; the site is located outside the Onondaga County Sanitary District; and
- WHEREAS, per GML § 239-nn, the legislative body or other authorized body having

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

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

The Onondaga County Health Department must formally approve any existing or proposed septic system for all lots less than five acres prior to Department endorsement of this subdivision plan.

The Board also offers the following comments:

1. Per the New York State Department of Transportation, the Town and applicant are advised that all access to proposed Lots 1 and 2 must occur via the existing gravel road on New York State Route 174, and any work within the State right-of-way will require a highway work permit.
2. The Board encourages the Town to carefully consider the potential long-term effects of subdividing road frontage lots within rural areas, as it can have negative effects on agricultural viability, scenic viewsheds and habitats, and road safety and mobility. Gradual changes in area character can also lead to increased local government spending on infrastructure and service provision to new areas.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 29, 2016

OCPB Case # S-16-40

- 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 Dean Desantis / Anthony Dubar for the property located at 2618 Abend Point; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing to convert three existing parcels totaling 1.13 acres into two new lots in a Residential (R-2) zoning district; and
- WHEREAS, the Board is concurrently reviewing two other subdivision proposals related to this project (S-16-41 and 42); and
- WHEREAS, the Preliminary Plat dated April 1, 2016 shows existing tax parcel 025.-01-13.0 to be split approximately in half to create proposed New Lot 1 (0.34 acres) to the northwest and proposed New Lot 2 (0.79 acres) to the southeast; and
- WHEREAS, per the plat and aerial photography, there is an existing residence on proposed New Lot 1, and an existing residence and a shed on proposed New Lot 2; and
- WHEREAS, the plat and aerial photography further show the proposed lots located on Otisco Lake with frontage and one driveway each on Abend Point Road, an apparent private gravel drive located on an adjacent frontage parcel, accessing New York State Route 174; and
- WHEREAS, FEMA Flood Insurance Rate Maps (FIRM) indicate that land along the shoreline is in a Special Flood Hazard Area (SFHA); no further development appears to be proposed; and
- WHEREAS, the existing residences are served by public water and private septic systems, and the site is located outside the Onondaga County Sanitary District; and
- WHEREAS, the Onondaga County Agricultural Districts map shows the adjacent parcel and farmed parcels across Route 174 are located in New York State Agricultural District 2; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 29, 2016

OCPB Case # S-16-41

- 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 PRELIMINARY SUBDIVISION from the Town of Marcellus Planning Board at the request of Dean & Mary Desantis for the property located at 2620 Abend Point; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing to convert three existing parcels totaling 1.13 acres into two new lots in a Residential (R-2) zoning district; and
- WHEREAS, the Board is concurrently reviewing two other subdivision proposals related to this project (S-16-40 and 42); and
- WHEREAS, the Preliminary Plat dated April 1, 2016 shows existing tax parcel 025.-01-13.0 to be split approximately in half to create proposed New Lot 1 (0.34 acres) to the northwest and proposed New Lot 2 (0.79 acres) to the southeast; and
- WHEREAS, per the plat and aerial photography, there is an existing residence on proposed New Lot 1, and an existing residence and a shed on proposed New Lot 2; and
- WHEREAS, the plat and aerial photography further show the proposed lots located on Otisco Lake with frontage and one driveway each on Abend Point Road, an apparent private gravel drive located on an adjacent frontage parcel, accessing New York State Route 174; and
- WHEREAS, FEMA Flood Insurance Rate Maps (FIRM) indicate that land along the shoreline is in a Special Flood Hazard Area (SFHA); no further development appears to be proposed; and
- WHEREAS, the existing residences are served by public water and private septic systems, and the site is located outside the Onondaga County Sanitary District; and
- WHEREAS, the Onondaga County Agricultural Districts map shows the adjacent parcel and farmed parcels across Route 174 are located in New York State Agricultural District 2; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 29, 2016

OCPB Case # S-16-42

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Marcellus Planning Board at the request of Anthony Dubar for the property located at 2614 Abend Point; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing to convert three existing parcels totaling 1.13 acres into two new lots in a Residential (R-2) zoning district; and
- WHEREAS, the Board is concurrently reviewing two other subdivision proposals related to this project (S-16-40 and 41); and
- WHEREAS, the Preliminary Plat dated April 1, 2016 shows existing tax parcel 025.-01-13.0 to be split approximately in half to create proposed New Lot 1 (0.34 acres) to the northwest and proposed New Lot 2 (0.79 acres) to the southeast; and
- WHEREAS, per the plat and aerial photography, there is an existing residence on proposed New Lot 1, and an existing residence and a shed on proposed New Lot 2; and
- WHEREAS, the plat and aerial photography further show the proposed lots located on Otisco Lake with frontage and one driveway each on Abend Point Road, an apparent private gravel drive located on an adjacent frontage parcel, accessing New York State Route 174; and
- WHEREAS, FEMA Flood Insurance Rate Maps (FIRM) indicate that land along the shoreline is in a Special Flood Hazard Area (SFHA); no further development appears to be proposed; and
- WHEREAS, the existing residences are served by public water and private septic systems, and the site is located outside the Onondaga County Sanitary District; and
- WHEREAS, the Onondaga County Agricultural Districts map shows the adjacent parcel and farmed parcels across Route 174 are located in New York State Agricultural District 2; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 29, 2016

OCPB Case # S-16-43

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Spafford Planning Board at the request of William Burns for the property located on New York State Route 41; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of New York State Route 41, a state highway, Cold Brook Road, a county highway, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing to convert three parcels totaling 292.74 acres into two new lots in a Residential-Agricultural (R-A) zoning district, in order to sell one of the resulting lots (216 acres); and
- WHEREAS, in 2013, the Board reviewed a number of proposals to establish a Planned Development District (PDD) on land to the south and across Route 41 to the west, as part of a project with the Finger Lakes Land Trust to manage some of the land as a public conservation area (S-13-30 and 53, and Z-13-129, 130, 229, 241, and 243); and
- WHEREAS, the plat shows vacant wooded land on proposed Parcel 1 (74.74 acres), and an existing house and driveway along the Route 41 frontage of proposed Parcel 2; aerial photography shows proposed Parcel 2 to otherwise contain active farmland, and the entire area is located in New York State Agricultural District 2; and
- WHEREAS, the Subdivision Plat revised June 7, 2016 shows proposed Parcel 1 as landlocked behind proposed Parcel 2, which includes some frontage on Cold Brook Road in addition to Route 41; per the Onondaga County Department of Transportation, any proposed access to Cold Brook Road will be determined by the availability of sight distance; and
- WHEREAS, per a letter from the purchaser's attorney dated June 13, 2016, the purchaser of proposed Parcel 1 intends to purchase all of the Burns Farms land over three phases within six years, including proposed Parcel 2 in the second phase of purchasing; and
- WHEREAS, per the letter, in the interim period, proposed Parcel 2 will be accessed by a fifty-foot right-of-way, which is not shown on the plat; and
- WHEREAS, both proposed parcels are bordered to the south by the Finger Lakes Land Trust trail along a tributary of Skaneateles Lake; and
- WHEREAS, the site is located outside the Onondaga County Sanitary District; the plat shows a septic system serving the existing house on proposed Parcel 2; and

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 29, 2016

OCPB Case # S-16-44

- 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 SUBDIVISION from the Town of Skaneateles Planning Board at the request of Rick Moscarito for the property located at 1601 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of East Genesee Street (U.S. Route 20), a state highway, Lee Mulroy Road and New Seneca Turnpike, both county roads, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing to combine a 2.6-acre parcel containing a single-family residence with a 43.63-acre parcel containing an existing motel (Bird's Nest Motel) into a proposed 46.23-acre lot in an Industrial/Research/Office (IRO) zoning district, as part of a project to demolish the motel and construct a new hotel facility with 52 rooms and related amenities, with the single-family residence to remain; and
- WHEREAS, the Board is concurrently reviewing site plan and special permit referrals for the project (Z-16-225 and 226); a special permit is required to have the single-family residence on the same parcel as the proposed hotel; and
- WHEREAS, the Board previously recommended modification of a subdivision referral (S-05-57) to create the existing 2.6-acre parcel to construct the single-family residence, requiring a formal easement for the landlocked single-family parcel to have access to Route 20 via the motel parcel; a narrative dated June 6, 2016 notes it was a conservation subdivision; and
- WHEREAS, the site is located less than a mile east of the Village along East Genesee Street near the intersection with Lee Mulroy Road; surrounding properties include other commercial properties (Skan Ellus Drive In, offices, and small service-oriented businesses), farmland (some in New York State Agricultural District 2), and wooded land; and
- WHEREAS, per the Enlarged Site Plan revised June 6, 2016 and the narrative, the existing 21-room hotel, the 10-room annex (approved by special permit in 1979), and pool will be demolished, the existing single-family dwelling and a detached building will remain, and the proposed new hotel facility will include: a three-story main lodge with an 80-seat restaurant, lounge area, gift shop, exercise room, spa, arcade entertainment area, and 8 hotel bedrooms; a swimming pool and patio west of the main lodge; an attached two-story annex building with 26 rooms with private balconies; eleven cottages with a total of 18 bedrooms in the wooded area between the main lodge and a pond to the north; and a maintenance building between the annex and the single-family dwelling; and
- WHEREAS, the plan and narrative further indicate 115 parking spaces will be provided throughout the site, primarily split between lots wrapped around the main

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E-mail Address: countyplanning@ongov.ne

lodge, annex, and maintenance building, and individual parking areas near the cottages; and

WHEREAS, plans and the narrative indicate that all access to the site is proposed to occur via a single entrance on East Genesee Street, approximately in the same location as one of two existing driveways on East Genesee Street, with the eastern driveway to be removed; per an email from the New York State Department of Transportation dated June 3, 2016, a conceptual design has been reviewed by the Department with no objections; any existing or proposed access to East Genesee Street must meet Department requirements; and

WHEREAS, plans show an existing 13.8-acre conservation easement north of the developed part of the site, which contains the pond and some of the surrounding wetlands; the referral included an undated map of field-delineated, state, and federally mapped wetlands showing additional wetland boundaries and buffers; corresponding boundaries are shown on the site plan indicating no development is proposed in those areas; a large stormwater BMP facility is shown east of the cottages (size to be determined) in an area which also contains a non-DEC wetland and a stream; the narrative notes the proposed impermeable surface coverage of the combined lot will be 2.36% and open space is 97.51%; the Environmental Assessment Form dated June 9, 2016 notes a NYS DEC SPDES permit will be required; and

WHEREAS, the plan shows a 14' wide stone drive leading from the main parking area back to the cottages with a 50' radius circle, which the narrative notes is to accommodate emergency vehicles, along with the potential addition of dry hydrants from the pond depending on the result of water line flow tests being conducted; and

WHEREAS, the site is served by town water and a proposed private septic system; the plan shows the residence with an existing leach field and a 25% expansion area, and the hotel facility with two proposed septic fields and a 25% expansion area along the southern end of the site, buffered from the road frontage by a proposed landscaped berm; the narrative notes the system details are being coordinated with the Onondaga County Health Department, with a tentative plan to collect sewage in several tanks that pump to the common leach field, allowing even distribution; and

WHEREAS, the plan shows proposed permeable nature trails throughout the developed part of the site, and an existing trail leading behind the residence "to the swamp"; the narrative notes mature pine trees and as much of the forested area as possible will be preserved, and that a comprehensive landscaping plan is being developed to include the berm and buffers along the east and west property lines; the plan shows a landscaped dumpster enclosure between the septic area and the first cottage; and

WHEREAS, the narrative further notes a lighting plan will include night sky compliant fixtures with soft lighting for safety in the parking areas and along the main trails; aerial photography shows an existing pylon sign in the front yard; no proposed signage plans were included with the referral; and

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

1. The Town and applicant must continue to coordinate with the New York State Department of Transportation regarding traffic data, access to East

Genesee Street, and obtaining appropriate permits, and the plan must be modified to reflect any Department requirements.

2. The Town and applicant must also continue to coordinate with the Onondaga County Health Department regarding proposed plans for septic service on site, and the Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to Department endorsement of the subdivision plan or issuance of a building permit.

3. The applicant must obtain all necessary permits for any confirmed wetlands and buffers from the New York State Department of Environmental Conservation and/or the U.S. Army Corps of Engineers, prior to Town approval of plans for this site.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 29, 2016

OCPB Case # S-16-45

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Van Buren Planning Board at the request of Michael Reissig for the property located at 2228 Warners 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 90 (New York State Thruway), a state highway, Warners Road, a county road, and a farm operation located in an agricultural district; and
- WHEREAS, the applicant is proposing a lot line adjustment between two parcels totaling 21.2 acres in a Residential (R-40) zoning district, in order to convey an acre of land to an existing residential parcel to construct a garage; and
- WHEREAS, the Preliminary Plan dated May 18, 2016 shows an existing one-story wood frame house with two decks, a shed, and a small fenced area on proposed Lot 1 (1.9 acres), and vacant remaining lands (19.3 acres); and
- WHEREAS, the plan shows both proposed lots with frontage on Warners Road, and the remaining lands abut the New York State Thruway to the south; and
- WHEREAS, aerial photography shows proposed Lot 1 with an existing asphalt driveway on Warners Road, which must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the plan shows the approximate location of extensive state wetlands (CAM-17) and the 100' buffer on the remaining lands, which extend onto proposed Lot 1, as flagged on May 16, 2016; at its closest point, the house appears to be approximately 20 feet from the wetland buffer; no proposed garage location is shown; and
- WHEREAS, National Wetland Inventory Maps further indicate the potential presence of federal wetlands on the remaining lands; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; and
- WHEREAS, the Onondaga County Agricultural Districts map shows the site is adjacent to a farmed property in New York State Agricultural District 3; and
- WHEREAS, the site is served by public water and private septic, and is located outside the Onondaga County Sanitary District; 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:

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

E-mail Address: countyplanning@ongov.ne

1. Per the Onondaga County Department of Transportation, any additional access to Warners Road will be determined by the availability of sight distance, and the applicant is required to obtain a permit for any proposed driveways and prior to any proposed work within a county road right-of-way.
2. The site plan should take into consideration the location of any wetlands and wetland buffers on site when selecting a location for the proposed garage. The applicant is also advised to contact the U.S. Army Corps of Engineers and/or the New York State Department of Environmental Conservation to obtain appropriate permits as necessary.

The motion was made by Daniel Cupoli and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Brian Donnelly - yes; Daniel Cupoli - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 29, 2016

OCPB Case # S-16-46

- 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 PRELIMINARY SUBDIVISION from the Town of DeWitt Planning Board at the request of Cornerstone Crossings, LLC Subdivision for the property located on 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 Interstate Route 481, a state highway, and Jamesville Road, a county road; and
- WHEREAS, the applicant is proposing to subdivide three parcels and a right-of-way to create three reconfigured parcels in an Office & Professional zoning district; and
- WHEREAS, the Board previously recommended modification of a site plan referral (Z-16-198) to construct a 5,000 square foot building make site improvements on one of the currently proposed lots, requiring traffic and stormwater data for the NYSDOT, and encouraging coordinated planning for the entire site; and
- WHEREAS, per the Boundary and Topographic Survey Map, the site currently consists of Parcel 1 (1.258 acres) , Parcel 2 (0.881 acres), and Parcel 4 (0.731 acres), all vacant wooded lands, and Parcel 3 (0.278 acres) which is a road right-of-way known as Old Woodchuck Hill Road; and
- WHEREAS, per the Subdivision Map dated May 23, 2016, the site would be reconfigured to become Lots 1, 2 and 3, (acreages not provided), generally in the same configuration as the prior lots, but with Lots 1 and 3 incorporating the road right-of-way within the new parcels; and
- WHEREAS, the subdivision Map shows several easements on the proposed lots, including a 30-foot waterline easement and proposed combined utility easement along the Jamesville Road frontage, a proposed Town storm easement on Lot 1, a proposed drainage easement at the rear of proposed Lot 1, a proposed sanitary sewer easement on proposed Lots 1 and 2; a large proposed drainage easement (22,926 square feet) covers portions of proposed Lots 2 and 3 adjacent to Interstate Route 481; and
- WHEREAS, the Site Layout Plan shows a Niagara Mohawk Power Corporation right-of-way running adjacent to the eastern boundary of Lots 1 and 3, and aerial photography shows power lines running along the Jamesville Road frontage of Lots 1 and 2; the site is also located near floodplains associated with Butternut Creek, which is located across Jamesville Road west of the site; and
- WHEREAS, per previously submitted Site Layout and Concept Design plans, the site is generally proposed to include three commercial buildings, each with their own parking, access off the remaining portion of Old Woodchuck Road, and stormwater accommodations to be provided on site; per the Onondaga County

Department of Transportation, no access to Jamesville Road will be permitted; and

WHEREAS, the Environmental Assessment Form states that the project would disturb 4.22 acres of land; if the proposed project cumulatively disturbs one acre or more of land, it must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity, and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality and the applicant must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water Permits; if the proposed project is located within the Onondaga Lake watershed the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual; and

WHEREAS, the site is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; the Concept Design plan shows a grinder pump located in the basement of the proposed building and a sanitary manhole dedicated to the Town of DeWitt on Lot 1, and the Site Drainage and Utilities Plan shows future pump stations on Lots 2 and 3 and proposed force mains; and

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

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

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

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

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

The municipality must ensure the following Site Plan case requirements

previously issued by the Onondaga County Planning Board have been addressed to the satisfaction of the New York State Department of Transportation prior to approval of the proposed subdivision:

1. The New York State and Onondaga County Departments of Transportation have determined that the applicant must complete a Traffic Impact Study (TIS) for full build out of all three lots to meet Departmental requirements and is required to contact the Departments to determine the scope of the study; the applicant must submit the traffic study to the Departments for approval and complete any appropriate mitigation as may be determined by the Departments.
2. The New York State and Onondaga County Departments of Transportation have determined that the applicant must complete a drainage study or Stormwater Pollution Prevention Plan (SWPPP) for full build out of all three lots to meet Departmental requirements verifying that the proposed development would not create additional stormwater runoff into highway drainage systems and is required to first contact the Departments to determine the scope of the study; the applicant must submit the drainage study to the Departments for approval and complete any appropriate mitigation as may be determined by the Departments.

The Board also offers the following comments regarding the previously submitted site plan as part of the proposed project:

1. Per the New York State Department of Environmental Conservation, the municipality is strongly advised to conduct an environmental review for full build out of all three lots comprising this site in order to avoid potential segmentation issues under SEQR. The NYSDEC advises that if later phases are uncertain as to design or timing, their likely environmental significance can still be examined as part of the whole action by considering the potential impacts of total build out (for example, based on sketch plans or existing zoning).
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
3. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
4. Per the New York State Department of Environmental Conservation (NYS DEC), if a proposed project is in an area containing threatened or endangered species and/or associated habitats, 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 NYS DEC Division of Environmental Permits office.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 29, 2016

OCPB Case # Z-16-201

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Planning Commission at the request of AREC II, LLC for the property located at 740 & 746 Erie Boulevard East; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Interstate Route 81 and Interstate Route 690, both state highways; and
- WHEREAS, the applicant is proposing exterior modifications to an existing Uhaul facility, including to the building façade, signage, sidewalks, parking, and circulation on two parcels totaling 0.49 acres in a Commercial Class A (CA) zoning district; and
- WHEREAS, the Board is concurrently reviewing a project site review referral (Z-16-202) for façade and signage modifications at another Uhaul building (U-Box) on a 0.2-acre parcel across the street; and
- WHEREAS, the Site Layout Plan dated April 13, 2016 shows an existing eight-story masonry building (7,915 square foot footprint) and attached one-story masonry building (1,346 square foot footprint) located between Erie Boulevard, East Water Street, and Forman Avenue, all city streets; the referral materials further indicate a single-story masonry U-Box building across East Water Street on the Forman Avenue corner; and
- WHEREAS, 5 truck parking spaces, a truck return lane, a dumpster enclosure, and an existing sign encroachment are shown on the west side of the building; 5 truck parking spaces and 6 vehicle parking spaces are shown east of the building; 12 vehicle parking spaces, a loading zone, an entry, and an existing building overhang/metal stair encroachment are shown on the south side of the building; and
- WHEREAS, per the plan and aerial photography, the existing open access to Forman Avenue will be replaced with topsoil and turf, existing open access to East Water Street will remain, existing access to Erie Boulevard on the east side of the building will remain, and existing single access to Erie Boulevard on the west side of the building will be divided into two curb cuts; existing and proposed connecting sidewalks are shown on all frontages; and
- WHEREAS, the referral materials include façade and signage specifications to be applied to both of the buildings, including painted diamond graphics and wave panel lines (including along the top of the storage building), new and replaced letter signage, awnings (storage building only), and large photo-imagery; it appears the existing encroaching sign will remain; and
- WHEREAS, the building is located across from the Center of Excellence to the south and the New York Central Railroad Passenger & Freight Station to the north,

which is listed on the National Register of Historic Places; and

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

The City and applicant are encouraged to limit the size and scale of the proposed graphics and signage, especially the franchise-style branding of the building, given the traditional brick style of the existing multi-story building and the neighboring historic building.

The motion was made by Daniel Cupoli and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Brian Donnelly - yes; Daniel Cupoli - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 29, 2016

OCPB Case # Z-16-202

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Planning Commission at the request of Amerco Real Estate for the property located at 730 East Water Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Interstate Route 81 and Interstate Route 690, both state highways; and
- WHEREAS, the applicant is proposing exterior modifications to the façade and signage at an existing Uhaul facility building (U-Box) on a 0.2-acre lot in a Local Business Class A (BA) zoning district; and
- WHEREAS, the Board is concurrently reviewing a project site review referral (Z-16-201) for exterior modifications to the building and parking area on two parcels totaling 0.49 acres across the street; and
- WHEREAS, the Site Layout Plan dated April 13, 2016 shows an existing eight-story masonry building (7,915 square foot footprint) and attached one-story masonry building (1,346 square foot footprint) located between Erie Boulevard, East Water Street, and Forman Avenue, all city streets; the referral materials further indicate a single-story masonry U-Box building across East Water Street on the Forman Avenue corner; and
- WHEREAS, 5 truck parking spaces, a truck return lane, a dumpster enclosure, and an existing sign encroachment are shown on the west side of the building; 5 truck parking spaces and 6 vehicle parking spaces are shown east of the building; 12 vehicle parking spaces, a loading zone, an entry, and an existing building overhang/metal stair encroachment are shown on the south side of the building; and
- WHEREAS, per the plan and aerial photography, the existing open access to Forman Avenue will be replaced with topsoil and turf, existing open access to East Water Street will remain, existing access to Erie Boulevard on the east side of the building will remain, and existing single access to Erie Boulevard on the west side of the building will be divided into two curb cuts; existing and proposed connecting sidewalks are shown on all frontages; and
- WHEREAS, the referral materials include façade and signage specifications to be applied to both of the buildings, including painted diamond graphics and wave panel lines (including along the top of the storage building), new and replaced letter signage, awnings (storage building only), and large photo-imagery; it appears the existing encroaching sign will remain; and
- WHEREAS, the building is located across from the Center of Excellence to the south and the New York Central Railroad Passenger & Freight Station to the north, which is listed on the National Register of Historic Places; and

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

The City and applicant are encouraged to limit the size and scale of the proposed graphics and signage, especially the franchise-style branding of the building, given the traditional brick style of the existing multi-story building and the neighboring historic building.

The motion was made by Daniel Cupoli and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Brian Donnelly - yes; Daniel Cupoli - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 29, 2016

OCPB Case # Z-16-203

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a OTHER AUTHORIZATION from the City of Syracuse Planning Commission at the request of Syracuse University for the property located at 100 University Place (aka 150 Sims Drive); and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law and the site is located within 500 feet of the SUNY Health Science Center and the SUNY College of Environmental Science and Forestry, both state-owned facilities; and
- WHEREAS, the applicant is requesting a District Plan Amendment (Subdistrict 30 of the Syracuse University Planned Institutional District) and project plan review to renovate the Archbold Gymnasium building at Syracuse University in a Planned Institutional District (PID) zoning district; and
- WHEREAS, the Proposed Upgrades/Rendered Site Plan dated June 8, 2016 shows the proposed existing and proposed building footprint (an footprint increase of approximately 8,800 square feet is proposed, per the referral materials) adjacent to the Carrier Dome along Forestry Drive and Sims Drive, both campus roads; and
- WHEREAS, per the referral materials, the existing building is included in the Comstock Tract National Register District, though is not a locally-protected site under the city of Syracuse code; and
- WHEREAS, per the site plan and referral materials, modifications will include preserving and improving the facade of the historic portion of the building, modernizing the facade around the expanded portion of the building, adding new student health center and recreation spaces, improving ADA accessibility, adding landscaping, and reconfiguring parking to accommodate emergency vehicle and medical transport circulation and additional pedestrian and bike accommodations; and
- WHEREAS, per the referral materials, the site is served by existing public water and sewers; the site is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a

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

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

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

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

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

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

The motion was made by Daniel Cupoli and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Brian Donnelly - yes; Daniel Cupoli - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 29, 2016

OCPB Case # Z-16-204

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Zoning Administration at the request of Discovery Center of Science & Technology (MOST) for the property located at 200 West Jefferson Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of the Clinton Wastewater Storage Facility, a county-owned facility; and
- WHEREAS, the applicant is proposing to install a 25 kW solar array on the roof of the Museum of Science and Technology building in a Central Business General Service A (CBD-GSA) zoning district; and
- WHEREAS, the city application notes the proposal is part of a new energy exhibit to be used for education purposes and will save \$2,500 annually; and
- WHEREAS, the building sits on the oval parcel surrounded by West Jefferson Street in the Armory Square Historic District; the referral materials indicate the project was reviewed by the Syracuse Landmark Preservation Board, and the Environmental Assessment Form lists SHPO as a reviewing agency; and
- WHEREAS, an aerial plan dated September 10, 2012 shows the existing museum building roof with 108 proposed 235w panels in four rows, plus related equipment; the referral included a letter from an engineer dated September 10, 2012 indicating the existing roof could withstand the additional load and would not pose a substantial obstruction to existing drainage flow; and
- WHEREAS, the referral included specifications for the proposed panels, showing dark navy panels with silver borders and black frames, noting that a seamless black panel would also be possible; 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 Daniel Cupoli and seconded by Brian Donnelly. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Brian Donnelly - yes; Daniel Cupoli - yes; Robert Antonacci - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 29, 2016

OCPB Case # Z-16-207

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of Shop City Pw/lb LLC for the property located at 1802 Teall Avenue (aka 416-442 Grant Boulevard); and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Teall Avenue, a county road within the Town of Salina, and the municipal boundary between the City of Syracuse and the Town of Salina; and
- WHEREAS, the applicant is requesting a special permit to allow a two-lane drive-thru as part of a project to make exterior modifications at an existing fast-food restaurant (McDonalds) on an outparcel of the Shop City retail plaza in a Residential Class A-1 (RA-1) and Local Business Class A (BA) zoning districts; and
- WHEREAS, the Site Plan dated January 14, 2016 shows an existing one-story McDonalds with a proposed side-by-side drive-thru to include new menu boards, canopies, and clearance bars; the plan indicates parking will be reduced from 32 to 30 spaces; and
- WHEREAS, per aerial photography, the outparcel has frontage on Teall Avenue and Grant Boulevard, both city streets in this location; the referral materials indicate existing access will be maintained on the Shop City internal drives onto Grant Boulevard and the county-owned portion of Teall Avenue within the Town of Salina; and
- WHEREAS, the Environmental Assessment Form dated May 20, 2016 notes an existing drainage structure in the area of the proposed drive through may have to be relocated; and
- WHEREAS, per the narrative, existing sidewalks, parking, and curbs will be modified to ensure ADA compliance; the plan shows a proposed 5' wide concrete walk from the sidewalk along the Teall Avenue frontage leading to the building; the limited existing landscaping and lawn areas will remain, with one proposed new concrete island separating the two ordering points; and
- WHEREAS, the site is served by public water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality

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

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

The Onondaga County Department of Transportation has determined that the municipality and applicant must contact the Department at (315) 435-3205 to discuss any required traffic data for the proposed project.

The Board also offers the following comments:

1. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
2. The City and applicant are further encouraged to work to incorporate green infrastructure, increase the amount of landscaping, and add additional pedestrian pathways to the extent possible, in order to further minimize stormwater runoff and improve community appearance and walkability.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 29, 2016

OCPB Case # Z-16-208

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Rocco Cannata (6267 East Taft Road, LLC) for the property located at 6267 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, a county road; and
- WHEREAS, the applicant is proposing to construct a 60' x 80' storage building at an existing automobile sales and service site (Cantech Automotive) on a 2.46-acre lot in a General Commercial Plus zoning district; and
- WHEREAS, the Board previously recommended modification of a site plan referral (Z-13-288) to construct an addition to the main building for administrative and showroom space, requiring closure of an unused driveway, a drainage study, coordination regarding wastewater flow and easements, and delineated wetlands on the plan; and
- WHEREAS, the Site Plan dated May 6, 2016 shows the existing Cantech Automotive building, an existing storage shed, an existing tractor trailer body (storage), an existing freestanding sign in a landscaped area at the front of the site, a proposed storage building on an existing crushed stone area, and 78 existing parking spaces for employees, customers, and display vehicles to remain; and
- WHEREAS, the plan shows the site with frontage and two existing driveways on East Taft Road, as well as a third curb cut blocked by existing barriers (with a note that says "drive not in use"); any existing or proposed access to East Taft Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the plan states no changes to the existing structures, uses, hours, or number of employees are proposed; the plan further notes no new lighting posts are proposed, however downcast wall packs with daylight sensors will be installed on the proposed building; and
- WHEREAS, the plan indicates the site is bordered to the north and east by property owned by the Central New York Land Trust which contains Beacon Pond/Swamp, and shows existing brush, woods, and green area to remain along those boundaries; and
- WHEREAS, the approximate location of state wetland is shown at the northeastern corner of the parcel; the current FEMA Flood Insurance Rate Maps (FIRM) and wetland maps further indicate floodplains and potential federal wetlands in the same area; and
- WHEREAS, the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause

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

WHEREAS, wetland maps further show state wetland CIC-17 within the parcel, in the location of existing structures, parking, and possibly a portion of the proposed new building; the Environmental Assessment Form dated May 26, 2016 notes a NYSDEC wetland buffer permit is in final review with the NYSDEC; and

WHEREAS, the plan shows a 25' wide sanitary sewer easement running north/south through the site; and

WHEREAS, the site is served by public water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; the EAF notes no new connections will be required; and

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

The Town should require the applicant show all floodplains, wetland boundaries, and buffers on the plan, and to obtain all appropriate permits from the U.S. Army Corps of Engineers and the New York State Department of Environmental Conservation prior to approving the proposed project.

The motion was made by Daniel Cupoli and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Brian Donnelly - yes; Daniel Cupoli - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 29, 2016

OCPB Case # Z-16-210

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Cicero Zoning Board of Appeals at the request of Leanna Kirch for the property located at 7414 Lakeshore Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of the municipal boundary between Onondaga County and Oswego County; and
- WHEREAS, the applicant is requesting an area variance to expand a pre-existing nonconforming residence on a 0.18-acre lot in a Residential (R-10) zoning district; and
- WHEREAS, the Site Plan dated June 1, 2016 shows an existing one-story house with a nonconforming side yard setback (3.8' existing, 6' required) and an existing garage, shed, and paved driveway on Lakeshore Road, a local road; and
- WHEREAS, the narrative and plan show proposed site changes include removing one of two sets of front stairs, a 10' x 6' mudroom entry on piers behind the house, a 20' x 22' rear wood deck with a 7' x 7' concrete pad for a hot tub, pavement in the backyard to be replaced with grass, and a 6' high solid vinyl fence around the rear yard perimeter; and
- WHEREAS, the site is located across Lakeshore Drive from floodplain lands along Oneida Lake; and
- WHEREAS, the referral materials indicate lot coverage will increase by less than 1% and remain under the maximum 25%; and
- WHEREAS, the site is served by existing public water and sewers and is located in the Brewerton Wastewater Treatment Plant service area; per the referral notice, no new connections are required; 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 Daniel Cupoli and seconded by Brian Donnelly. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Brian Donnelly - yes; Daniel Cupoli - yes; Robert Antonacci - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 29, 2016

OCPB Case # Z-16-211

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Michael Jordan for the property located at 7778 Brewerton Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Brewerton Road (U.S. Route 11), New York State Route 481, both state highways, the state and county-owned portions of Bear Road, and the municipal boundary between the Town of Cicero and the Village of North Syracuse; and
- WHEREAS, the applicant is proposing to operate a church and thrift shop (Andrews Memorial United Methodist Church and Cradle & Beyond Shop) in a vacant commercial building and add parking on two parcels totaling 0.49 acres in a General Commercial (GC) zoning district; and
- WHEREAS, the Site Plan dated April 22, 2016 and photographs submitted with the referral indicate an existing frame building in poor condition, formerly the North Syracuse Animal Hospital, made up of a residential structure with an attached commercial structure; the plan indicates limited weekday and Saturday hours for the thrift shop, plus Saturday night and/or Sunday morning worship hours; and
- WHEREAS, the plan shows an existing asphalt area designated for two employee parking spaces along the Route 11 frontage of the site, with an existing residential driveway to remain, which must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the plan further shows a proposed parking area with 19 spaces behind the building (currently mostly lawn and a few trees), noted to be paved at a later date, with a proposed driveway on Kopp Avenue, a local road; per aerial photography and the plan, the eastern half of the Kopp Avenue frontage is currently undelineated asphalt, and there is an additional small curb cut close to the intersection with Route 11; and
- WHEREAS, surrounding parcels along Kopp Avenue heading east appear to be residences, though the plan indicates the existing residential property abutting the rear yard of the subject site is currently zoned General Commercial; nine maples are proposed between the proposed parking area and the adjacent residence; and
- WHEREAS, the plan shows an existing sign near the corner to be removed, and a proposed 4' x 8' building sign facing Kopp Avenue to be illuminated by two standard incandescent goose neck style fixtures; and
- WHEREAS, the site is served by existing public water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station

service areas; the referral notice and plan state no new utilities are required; and

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

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

WHEREAS, per 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:

Per the New York State Department of Transportation, the existing residential driveway on U.S. Route 11 must be closed in order to ensure safe operations near the busy Route 11/Bear Road intersection, and all access to the site must occur via Kopp Avenue. The Department also recommends the removal of subsequent unused curb cuts on both Route 11 and Kopp Road.

The Board also offers the following comments:

1. The Board further encourages the Town and applicant to take this opportunity to remove the curb cuts on Route 11 and Kopp Avenue, and to improve the appearance of both frontages by installing continuous curbing except in the location of the proposed driveway on Kopp Avenue, and by incorporating more landscaping.
2. The Town should either require a cross-access easement agreement to establish access and parking rights for both parcels via the single-access on Kopp Road, or consider combining the two parcels into a single lot.
3. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
4. The applicant is encouraged to reduce stormwater runoff and improve

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 29, 2016

OCPB Case # Z-16-212

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of LaFayette Town Board at the request of S. Paul Swimm for the property located at 2733 Route 11 North; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of U.S. Route 11, a state highway, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is requesting a zone change from Agriculture-Residential (AR) to Business (B) on a 32.5-acre parcel, in order to open a landscaping business for material storage with no employees; and
- WHEREAS, the Board previously recommended disapproval of a controlled site review referral for the project (Z-16-193), as the zone change had not yet been referred and the proposed use is not allowed in the AR district; the Board further noted that the submitted plans were insufficient to consider the project; and
- WHEREAS, the referral included a letter of support from the Town of LaFayette Planning Board to the Town Board dated April 26, 2016, noting the parcel is situated between two parcels zoned B, and is effectively the only parcel not zoned B in this general corridor; the letter further notes the Town's 2012 Comprehensive Plan supports encouraging increasing the number and variety of businesses where appropriate; and
- WHEREAS, per town code, in addition to the uses allowed in the AR district, the following uses are allowed upon controlled site approval of the Planning Board in the B district: two-family and multiple-family dwellings; retail stores, shops, and personal service establishments; shopping centers; banks and offices; restaurants and taverns; hospitality, health care, and undertaking uses; theaters and recreation centers; gasoline service stations and car washes; nurseries and greenhouses; public garages; and dog kennels; and
- WHEREAS, per town code, "warehouses and businesses engaged in light manufacturing" are also allowed upon specific permit approval by the Board of Appeals"; and
- WHEREAS, aerial photography shows an existing house and driveway on Route 11, which must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the previous referral included a hand-drawn sketch of a portion of the site, showing an existing barn in the location of the existing house, with an attached lean-to, an equipment barn, a soil berm, new material bins (concrete blocks), stone areas, a new pile of brown mulch and a rock pile next to a stream, and new landscaping; and
- WHEREAS, the site is served by private water and septic, and is located outside the

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E-mail Address: countyplanning@ongov.ne

Onondaga County Sanitary District; and

WHEREAS, per the Onondaga County Agricultural Districts map, the adjacent business (Watsons Landscaping) is located in New York State Agricultural District 4; the referral did not include an agricultural data statement; and

WHEREAS, per § 305-a of the New York State Agriculture and Markets Law, any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on property within a New York State Certified Agricultural District containing a farm operation or property with boundaries within 500 feet of a farm operation located in an Agricultural District shall include an Agricultural Data Statement; and

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

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

1. The Board reiterates its comment from the prior referral (Z-16-193) that the controlled site review should be resubmitted with a scaled, detailed site plan showing the entirety of the lot and information about the extent of the proposed use, and an agricultural data statement per state law.
2. The New York State Department of Transportation has determined that the applicant must provide the Department with ITE Trip Generation traffic figures.
3. The New York State Department of Transportation has determined that the applicant must complete a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to meet Department requirements verifying that the proposed development would not create additional stormwater runoff into the State's drainage system and is required to first contact the Department to determine the scope of the study; the applicant must submit the drainage study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.
4. The Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to approving any plans for this site.

The motion was made by Daniel Cupoli and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Brian Donnelly - yes; Daniel Cupoli - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 29, 2016

OCPB Case # Z-16-213

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of Kevin Hagan for the property located at 4515 Wetzel 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 Wetzel Road, a county road; and
- WHEREAS, the applicant is proposing to demolish an existing house and garage and construct a 64' x 48' pole barn for equipment and material storage for a grounds care management business on a 0.65-acre lot in an Industrial 1 (I-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-16-214) for a contractor's service yard use; and
- WHEREAS, the Board previously recommended modification of an area variance referral (Z-16-92) to construct the proposed pole barn in the front and side yard setbacks, requiring coordination regarding commercial driveway access and septic approval, and commenting on floor drains and the quality of submitted plans; and
- WHEREAS, the Site Plan dated April 24, 2016 shows a proposed 3,072 square foot pole barn with the approved reduced side and front yard setbacks, 13 proposed parking spaces in a new stone parking area behind the barn, and three parking spaces in front of the barn; the plan indicates the applicant also owns the vacant adjacent 25'-wide parcel to the east (no proposed development shown); and
- WHEREAS, the plan shows a proposed 25'-wide stone driveway with a paved apron on Wetzel Road, with proposed new grass in the location of existing additional driveway area (and in place of the demolished structures); any existing or proposed access to Wetzel Road must meet the commercial requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the Environmental Assessment Form dated February 22, 2016 indicates impervious surfaces will be decreased by the project, and plan details indicate a Stormwater Pollution Prevention Plan (SWPPP) will be prepared for the project; and
- WHEREAS, the plan shows snow storage areas along the side and rear of the parking area, three proposed new hedge maple trees spaced 20' apart ("or per Town's recommendation"), and one proposed dark-sky compliant full cut-off wall pack light each on the front and rear of the proposed barn; and
- WHEREAS, the site is located in the Oak Orchard Wastewater Treatment Plant service area in a location with no existing sewers; for the previous referral, the Town indicated the existing home was served by public water and private septic; the

current plan proposes to extend the house utilities (water and electricity) to the new barn, but no septic information was included; and

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

1. The applicant must continue to coordinate commercial access to Wetzel Road with the Onondaga County Department of Transportation, and the plan must be modified to reflect any driveway requirements.
2. The municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department.
3. Prior to Town approval of this project, the Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property, in order to ensure an adequate wastewater disposal plan is in place.

The Board also offers the following comment:

The Town should ensure that the proposed plans for equipment storage meet any Onondaga County plumbing requirements for floor drains and prevent untreated runoff from entering the storm water management system.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 29, 2016

OCPB Case # Z-16-214

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Clay Planning Board at the request of Kevin Hagan for the property located at 4515 Wetzel 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 Wetzel Road, a county road; and
- WHEREAS, the applicant is requesting a special permit to allow a contractor's service yard use, as part of a project to demolish an existing house and garage and construct a 64' x 48' pole barn for equipment and material storage for a grounds care management business on a 0.65-acre lot in an Industrial 1 (I-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-16-214) for the project; and
- WHEREAS, the Board previously recommended modification of an area variance referral (Z-16-92) to construct the proposed pole barn in the front and side yard setbacks, requiring coordination regarding commercial driveway access and septic approval, and commenting on floor drains and the quality of submitted plans; and
- WHEREAS, the Site Plan dated April 24, 2016 shows a proposed 3,072 square foot pole barn with the approved reduced side and front yard setbacks, 13 proposed parking spaces in a new stone parking area behind the barn, and three parking spaces in front of the barn; the plan indicates the applicant also owns the vacant adjacent 25'-wide parcel to the east (no proposed development shown); and
- WHEREAS, the plan shows a proposed 25'-wide stone driveway with a paved apron on Wetzel Road, with proposed new grass in the location of existing additional driveway area (and in place of the demolished structures); any existing or proposed access to Wetzel Road must meet the commercial requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the Environmental Assessment Form dated February 22, 2016 indicates impervious surfaces will be decreased by the project, and plan details indicate a Stormwater Pollution Prevention Plan (SWPPP) will be prepared for the project; and
- WHEREAS, the plan shows snow storage areas along the side and rear of the parking area, three proposed new hedge maple trees spaced 20' apart ("or per Town's recommendation"), and one proposed dark-sky compliant full cut-off wall pack light each on the front and rear of the proposed barn; and
- WHEREAS, the site is located in the Oak Orchard Wastewater Treatment Plant service area in a location with no existing sewers; for the previous referral, the Town

indicated the existing home was served by public water and private septic; the current plan proposes to extend the house utilities (water and electricity) to the new barn, but no septic information was included; and

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

1. The applicant must continue to coordinate commercial access to Wetzel Road with the Onondaga County Department of Transportation, and the plan must be modified to reflect any driveway requirements.
2. The municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department.
3. Prior to Town approval of this project, the Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property, in order to ensure an adequate wastewater disposal plan is in place.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 29, 2016

OCPB Case # Z-16-215

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of DeWitt Zoning Board of Appeals at the request of Greenwood Winery, LLC for the property located at 6475 Collamer 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 Collamer Road (New York State Route 298), a state highway, and Northern Boulevard, a county road; and
- WHEREAS, the applicant is requesting to modify an existing area variance to increase the number of parking spaces allowed in reserve, as part of a project to make improvements to an outdoor pavilion at an existing winery and restaurant facility (Greenwood Winery) on a 5.07-acre lot in an Industrial zoning district; and
- WHEREAS, the Board previously offered no position with comment on a site plan referral (Z-14-51) to construct the outdoor pavilion and no position on the prior area variance referral (Z-13-60) to reduce the amount of required parking; in 2012, the Board recommended modification of a number of site plan referrals (Z-12-237, 335, 386 and 430) and subdivision referrals (S-12-58 and 77) to establish the facility, citing driveway and stormwater/drainage study requirements; and
- WHEREAS, the Parking Tabulation Plan dated May 12, 2016 shows an existing café/wine tasting facility (4,150 square feet), an existing retail/wine processing building (3,128 square feet), an existing pavilion, and a proposed paver patio north of the pavilion in the location of an existing asphalt area with 8 existing parking spaces; and
- WHEREAS, the parking data on the plan indicates that the number of existing spaces on site would be reduced from 118 to 110, and the number of on site reserve spaces (19) and off site existing spaces (120) would remain; the referral materials indicate the parking deficit per New York State Building Code is 47 spaces; and
- WHEREAS, per the referral materials, in addition to the new patio, the applicant is proposing to install a stage for live music and add overhead roll up doors to the existing pavilion to make the facility multi-seasonal; and
- WHEREAS, the plan shows two existing driveways on Collamer Road to remain, both of which connect to the adjacent parcel to the north, which has a driveway on Northern Boulevard; any existing or proposed access to Collamer Road must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the Environmental Assessment Form dated June 1, 2016 notes no new water or wastewater connections will be required for the project; the site is served by

existing public water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; and

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

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

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 Daniel Cupoli and seconded by Brian Donnelly. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Brian Donnelly - yes; Daniel Cupoli - yes; Robert Antonacci - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 29, 2016

OCPB Case # Z-16-216

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Clay Town Board at the request of ABC Estates, LLC for the property located at 7374 & 7368 Henry Clay Boulevard; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of Henry Clay Boulevard, a county road; and
- WHEREAS, the applicant is requesting a zone change from Residential-Agricultural (RA-100) to Apartment (R-APT) on two parcels totaling 1.551 acres, in order to construct two new 12-unit apartment buildings with related garages and infrastructure plus required infrastructure and garages; and
- WHEREAS, the Board previously recommended disapproval of concurrent site plan and area variance referrals from the same applicant for an apartment complex a few properties further to the south, citing too high of an increase in the allowed density and lack of a drainage study, lighting plan, landscaping plan, and cross-connections with adjacent apartment sites to facilitate emergency access; and
- WHEREAS, per aerial photography and town zoning maps, the site is within the 500' Industrial Perimeter boundary of Woodard Industrial Park to the west; other surrounding land uses include a vacant parcel zoned RA-100 to the south owned by Niagara Mohawk; a vacant parcel zoned R-APT and two existing residences on RA-100 parcels directly to the north; apartments, townhomes, and commercial properties further to the north and south; and R-7.5 and R-10 residential neighborhoods to the east; and
- WHEREAS, no conceptual or site plans were included at this time; aerial photography shows the site contains an existing residence and a driveway on Henry Clay Boulevard; any existing or proposed access to Henry Clay Boulevard must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, an Environmental Assessment Form dated June 9, 2016 notes that stormwater will be collected from roof drains and catch basins and directed to a stormwater management system where stormwater will be held and discharged at a rate acceptable by the municipality; the EAF also notes 1.25 acres will be physically disturbed by the project and that approval and a SWPPP is required by the NYS DEC; and
- WHEREAS, the proposed project may disturb one acre or more of land and must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the DEC Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System

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

WHEREAS, per the EAF, the site is located in an archaeological sensitive area, and is near a remediation site; and

WHEREAS, the site has access to public water and sewers and is located in the Wetzel Road Wastewater Treatment Plant service area; and

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

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

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

1. The Onondaga County Department of Transportation has determined that the municipality and applicant must contact the Department at (315) 435-3205 to discuss any required traffic data and access requirements for the proposed project.
2. The municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department.
3. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
4. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
5. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options,

obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.

6. The Board encourages the Town and applicant to ensure plans for this project include adequate provisions for future cross-connections, landscaping, and permeable surfaces to the extent possible.

The motion was made by Daniel Cupoli and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Brian Donnelly - yes; Daniel Cupoli - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 29, 2016

OCPB Case # Z-16-217

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a THREE-MILE LIMIT from the City of Syracuse Planning Commission at the request of Rerob, LLC for the property located at 6589 & 6585 Thompson Road & 6561 Carrier Circle in the Town of DeWitt; and
- WHEREAS, the site is located within three miles of the City of Syracuse and subject to the extra-territorial jurisdiction of the City of Syracuse under the three-mile limit rule and the site is located within 500 feet of Thompson Road North, a county road in this location, and Carrier Circle and New York State Route 298, both state highways; and
- WHEREAS, the applicant is proposing to combine four parcels totaling 7.27 acres into one new lot in an Industrial zoning district, in order to construct a convenience store with gasoline/diesel dispenser islands, a car wash, and two tenant spaces for food service within the convenience store in an Industrial zoning district; and
- WHEREAS, the Board previously recommended modification of a final subdivision referral from the Town of DeWitt (S-16-7), requiring continued coordination regarding driveways and stormwater plans; the Board reviewed prior site plan referrals for the project in 2014 (Z-14-19 and 450), generally citing unacceptable driveway access and internal circulation; and
- WHEREAS, the Final Plan revised January 22, 2015 shows the four tax parcels totaling 7.24 acres as currently undeveloped, with some limited tarvia areas and a hedgerow along the New York State Route 298 frontage; existing driveway access is shown on tax parcels 025.0-01-03.1 and 015.-01-004; and
- WHEREAS, per the Onondaga County Department of Transportation, the applicant must continue to coordinate with the Department regarding proposed access and stormwater management for the proposed use; any existing or proposed access onto Thompson Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, per the New York State Department of Transportation, no access shall be permitted onto Carrier Circle or Route 298 for the proposed project, and a copy of the Stormwater Pollution Prevention Plan must be submitted for review; and
- WHEREAS, the site has access to public water and sewer and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity; per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public

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

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

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

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 Daniel Cupoli and seconded by Brian Donnelly. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Brian Donnelly - yes; Daniel Cupoli - yes; Robert Antonacci - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 29, 2016

OCPB Case # Z-16-218

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Camillus Town Board at the request of Joe Jamie, Inc. for the property located at 5742 Scenic Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of New York State Route 5, a state highway, and Newport Road and Devoe Road, both county roads; and
- WHEREAS, the applicant is requesting a zone change from R-1 to R-3 on a 1.25-acre parcel with a single-family residence, with the intent to subdivide and build another single-family residence on the proposed lot; and
- WHEREAS, per aerial photography and zoning maps, the site is located north of the village, bordered by Scenic Drive, Newport Road, and Route 5; surrounding parcels within that triangle and across Scenic Road are also residential (R-1), with the Camillus Fire Department and a New York State Department of Transportation regional office to the northeast along Scenic Drive and its continuation, Devoe Road; the surrounding area north/west of Route 5 is otherwise rural in nature, though is zoned R-3; and
- WHEREAS, per town code, "the R-3 District is designed primarily to accommodate single-family residential development at densities comparable to the majority of residential subdivisions in the predominantly built-up areas of the Town"; and
- WHEREAS, a copy of a survey dated May 13, 2015 shows an existing two-story frame house with an existing driveway on Scenic Drive; a proposed lot line is hand drawn on the survey indicating the northern half of the parcel would be divided as the proposed new lot; and
- WHEREAS, the site is located near Nine Mile Creek, and is within the Town of Camillus Critical Environmental Area in order for the purposes of protecting ground water; and
- WHEREAS, per the referral notice, the proposed action has been classified as Type II under SEQR; and
- WHEREAS, the existing residence is served by public water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Westside Pump Station service areas; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and

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

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

1. Per the Onondaga County Department of Transportation, no access to Newport Road will be permitted.
2. The Board notes that unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2, of the New York State Education Law.
3. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
4. The Town is strongly advised to consider the potential environmental impacts of the full scope of the proposal when classifying the action pursuant to SEQR, in order to avoid potential segmentation issues. Per the New York State Department of Environmental Conservation SEQR handbook, reviewing the "whole action" is an important principal in SEQR; interrelated or phased decisions should not be made without consideration of their consequences for the whole action, even if several agencies are involved in such decisions.

The motion was made by Daniel Cupoli and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Brian Donnelly - yes; Daniel Cupoli - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 29, 2016

OCPB Case # Z-16-219

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a USE VARIANCE from the Village of Baldwinsville Zoning Board of Appeals at the request of S.G. Arvantides for the property located at 27 Battery 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 New York State Route 48, a state highway; and
- WHEREAS, the applicant is requesting a use variance to continue to operate a dental office in an existing non-owner occupied residence on a 0.41-acre parcel in a Residential (R-1) zoning district; and
- WHEREAS, per the referral materials, a use variance was previously granted by the Town of Lysander to operate the dental practice and rent out the residential unit within the structure, and then the use became legal non-conforming once the property was annexed into the Village; and
- WHEREAS, per an email from the Village attorney dated June 20, 2016, the applicant is seeking a variance under Village Code instead of having a non-conforming use; and
- WHEREAS, per village code, offices are allowed only as accessory uses for owner-occupied structures in the R-1 district; and
- WHEREAS, the site is located in the northern part of the Village within a residential neighborhood south of Route 48; and
- WHEREAS, the survey dated June 10, 2016 shows an existing one-story wood frame house with two driveways on Battery Terrace, a local road; one driveway leads to an attached garage and the other leads to a small paved area behind the house; and
- WHEREAS, the site is currently served by public water and village sewers, and is located outside the Onondaga County Sanitary District; and
- WHEREAS, the referral materials and aerial photography do not indicate any existing or proposed signage; 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 Daniel Cupoli and seconded by Brian Donnelly. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Brian Donnelly - yes; Daniel Cupoli - yes; Robert Antonacci - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 29, 2016

OCPB Case # Z-16-220

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Spafford Zoning Board of Appeals at the request of Kathleen Jacques for the property located at 2504 New York Route 174; 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 New York State Route 174, a state highway; and
- WHEREAS, the applicant is requesting an area variance to demolish an existing one-car garage with non-conforming setbacks and construct a new two-car garage with a non-conforming front yard setback on a 0.37-acre residential lot in the Otisco Lake (OL) zoning district; and
- WHEREAS, a survey dated September 6, 1980 shows an existing frame house with a detached wood frame garage located on the front and southern side yard setback boundaries; and
- WHEREAS, the survey includes a hand-drawn proposed 22' x 24' single-story structure in the location of an existing wood tie retaining wall, to connect to the existing house via a proposed 12' x 10' mud room; the proposed new garage would have a conforming 10' side yard setback and a front yard setback of 10' where 30' is required; and
- WHEREAS, aerial photography shows the site with frontage and existing undelineated access on Route 174; any existing or proposed access to Route 174 must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the survey shows the rear yard of the site abutting an easement along Otisco Lake, reserved for ingress and egress to the lake; and
- WHEREAS, FEMA Flood Insurance Rate Maps (FIRM) indicate that the easement land is located in a Special Flood Hazard Area (SFHA); and
- WHEREAS, per the Onondaga County Agricultural Districts map, the site is located south of a farmed property in New York State Agricultural District 2; the submitted agricultural data statement indicates no farm operations within 500 feet of the site; and
- WHEREAS, the site is served by private water and septic and is located outside the Onondaga County Sanitary District; and

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

The Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to issuance of a building permit.

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The Board also offers the following comments:

1. Per the New York State Department of Transportation, the applicant is advised that a highway work permit is required for any work within the State right-of-way.
2. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2, of the New York State Education Law.
3. The Town is advised to require an updated Agricultural Data Statement from the applicant prior to approving the proposed application, per state law.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 29, 2016

OCPB Case # Z-16-221

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Spafford Zoning Board of Appeals at the request of Chris Vernak for the property located at 1889 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 New York State Route 41 and New York State Route 174, both state highways, Nunnery Road, a county road, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is requesting to modify an existing special permit to convert a convenience store/pharmacy/deli (Vernak Farms Country Store) into a restaurant/café with outdoor seating with a small convenience/pharmacy store in an existing building on a 10.695-acre lot in a Residential-Agricultural (R-A) zoning district; and
- WHEREAS, the Board previously recommended modification of concurrent site plan and special permit referrals (Z-10-105 and 106) to add a pharmacy to the existing store, requiring a commercial driveway permit and encouraging consultation regarding the adequacy of the existing septic system; the Board also encouraged the Town to reserve a right-of-way on the site between Bockes Road and Route 174 to support a master road plan for the Borodino area; and
- WHEREAS, aerial photography shows an existing one, two, and three-story residential-style building with a gravel parking area, an unenclosed dumpster area, and a freestanding post and panel sign in the front yard; a Proposed Site Plan revised May 19, 2006 was submitted which partially shows the extent of existing development and includes some faded sketches which may be indicative of an outdoor seating area; a floor plan sketch shows spaces for a kitchen, a deli, storage, a pharmacy, and retail; and
- WHEREAS, per aerial photography, it appears the structure also contains a residence, as there is a driveway leading from the parking lot behind the building, where there is a fenced back yard with a swing set, a boat, and two trailer-type storage buildings; and
- WHEREAS, aerial photography shows an existing gravel driveway on Route 41, which must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, per the plan, the undeveloped portion of the site contains open field areas and a stream near the Bockes Road frontage; and
- WHEREAS, per the Onondaga County Agricultural Districts map, the site and some neighboring parcels are located in New York State Agricultural District 2; the submitted agricultural data statement indicates none of the parcels in the district are active farm operations and aerial photography suggests the

nearest active farmland in the agricultural district is further than 500 feet away; and

WHEREAS, the site is served by existing private water and septic system, and the site is located outside the Onondaga County Sanitary District; and

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

1. Per the New York State Department of Transportation, the portion of the driveway located in the State right-of-way must be paved per Department requirements, and the applicant must obtain a highway work permit for work in the State right-of-way.
2. The applicant must continue coordinating with the Onondaga County Health Department to obtain acceptance or approval, respectively, for any existing or proposed septic system to service this property prior to issuance of a building permit.

The Board also offers the following comment:

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 29, 2016

OCPB Case # Z-16-222

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Skaneateles Planning Board at the request of Louisa Cohan for the property located at 3007 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 (New York State Route 41), a state highway, Coon Hill Road, a county road, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing to demolish an existing four-bedroom house and related structures and construct a new five-bedroom house and related structures on a 4.8-acre lot in Rural and Farming and Lakefront Watershed Overlay (RF and LWOD) zoning districts; and
- WHEREAS, the Board is concurrently reviewing special permit and area variance referrals for the project (Z-16-223 and 224); and
- WHEREAS, per a Site Plan revised May 23, 2016 and a narrative dated June 1, 2016, the property redevelopment includes a new house with three-car garage and porches, a replacement guest house adjacent to a proposed tennis court, a reduction in the shoreline structures, modifications to the existing boathouse to remain, the removal of a swimming pool, hot tub, decks, and patios, a reduction in the driveway area, and the creation of additional permeable walks and steps to connect the existing and proposed structures; and
- WHEREAS, a special permit is required to modify the shoreline structures and to construct a second accessory apartment, and an area variance is required to exceed the 800 square feet maximum permitted shoreline structure area; the proposal would reduce the current non-conforming shoreline structures from 6,695 square feet to 4,789 square feet; and
- WHEREAS, the plan shows the site with frontage on East Lake Road at the intersection with Coon Hill Road, and an existing tarvia drive to be removed and replaced with new tarvia drive on East Lake Road in a slightly different location; the plan further shows two existing entry posts to be rebuilt just outside the State right-of-way; any existing or proposed access to East Lake Road must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, per the referral materials, the amount of impervious surface coverage will be substantially reduced from 19% to a conforming 10%, and open space will increase from 75.6% to 84.2%; additional landscaping is also proposed; and
- WHEREAS, the narrative notes a SWPPP has been developed and a SPDES permit will be obtained prior to performing any work; and
- WHEREAS, FEMA Flood Insurance Rate Maps (FIRM) and wetland maps indicate that land along the Skaneateles Lake frontage is in a Special Flood Hazard Area (SFHA) and may contain federal wetlands; and

WHEREAS, the site is located outside the Onondaga County Sanitary district and the site is served by private water and septic; an email from the Onondaga County Health Department dated November 10, 2015 notes the existing system will be adequate for the proposed new structures, based on submitted design flows; the plan shows an existing septic location and a proposed septic expansion area in the front yard; and

WHEREAS, the Skaneateles Watershed Rules and Regulations require that the applicant consult with the City of Syracuse Water Department and the Onondaga County Health Department prior to commencing this project; and

WHEREAS, the Onondaga County Agricultural Districts map shows a large farmed parcel nearby along Coon Hill Road located in New York State Agricultural District 2; and

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

1. Per the New York State Department of Transportation, the applicant is advised that the proposed relocated driveway must meet Department requirements, and a highway work permit is required for any work within the State right-of-way.
2. The Town is advised to ensure all conditions are met and approvals are obtained from the City of Syracuse Department of Water, the New York State Department of Environmental Conservation, and the U.S. Army Corps of Engineers prior to approving the proposed application.

The motion was made by Daniel Cupoli and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Brian Donnelly - yes; Daniel Cupoli - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 29, 2016

OCPB Case # Z-16-223

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Skaneateles Planning Board at the request of Louisa Cohan for the property located at 3007 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 (New York State Route 41), a state highway, Coon Hill Road, a county road, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is requesting a special permit as part of a project to demolish an existing four-bedroom house and related structures and construct a new five-bedroom house and related structures on a 4.8-acre lot in Rural and Farming and Lakefront Watershed Overlay (RF and LWOD) zoning districts; and
- WHEREAS, the Board is concurrently reviewing site plan and area variance referrals for the project (Z-16-222 and 224); and
- WHEREAS, per a Site Plan revised May 23, 2016 and a narrative dated June 1, 2016, the property redevelopment includes a new house with three-car garage and porches, a replacement guest house adjacent to a proposed tennis court, a reduction in the shoreline structures, modifications to the existing boathouse to remain, the removal of a swimming pool, hot tub, decks, and patios, a reduction in the driveway area, and the creation of additional permeable walks and steps to connect the existing and proposed structures; and
- WHEREAS, a special permit is required to modify the shoreline structures and to construct a second accessory apartment, and an area variance is required to exceed the 800 square feet maximum permitted shoreline structure area; the proposal would reduce the current non-conforming shoreline structures from 6,695 square feet to 4,789 square feet; and
- WHEREAS, the plan shows the site with frontage on East Lake Road at the intersection with Coon Hill Road, and an existing tarvia drive to be removed and replaced with new tarvia drive on East Lake Road in a slightly different location; the plan further shows two existing entry posts to be rebuilt just outside the State right-of-way; any existing or proposed access to East Lake Road must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, per the referral materials, the amount of impervious surface coverage will be substantially reduced from 19% to a conforming 10%, and open space will increase from 75.6% to 84.2%; additional landscaping is also proposed; and
- WHEREAS, the narrative notes a SWPPP has been developed and a SPDES permit will be obtained prior to performing any work; and
- WHEREAS, FEMA Flood Insurance Rate Maps (FIRM) and wetland maps indicate that land along the Skaneateles Lake frontage is in a Special Flood Hazard Area (SFHA) and may contain federal wetlands; and

WHEREAS, the site is located outside the Onondaga County Sanitary district and the site is served by private water and septic; an email from the Onondaga County Health Department dated November 10, 2015 notes the existing system will be adequate for the proposed new structures, based on submitted design flows; the plan shows an existing septic location and a proposed septic expansion area in the front yard; and

WHEREAS, the Skaneateles Watershed Rules and Regulations require that the applicant consult with the City of Syracuse Water Department and the Onondaga County Health Department prior to commencing this project; and

WHEREAS, the Onondaga County Agricultural Districts map shows a large farmed parcel nearby along Coon Hill Road located in New York State Agricultural District 2; and

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

1. Per the New York State Department of Transportation, the applicant is advised that the proposed relocated driveway must meet Department requirements, and a highway work permit is required for any work within the State right-of-way.
2. The Town is advised to ensure all conditions are met and approvals are obtained from the City of Syracuse Department of Water, the New York State Department of Environmental Conservation, and the U.S. Army Corps of Engineers prior to approving the proposed application.

The motion was made by Daniel Cupoli and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Brian Donnelly - yes; Daniel Cupoli - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 29, 2016

OCPB Case # Z-16-224

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Skaneateles ZBA at the request of Louisa Cohan for the property located at 3007 East Lake Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of East Lake Road (New York State Route 41), a state highway, Coon Hill Road, a county road, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is requesting an area variance as part of a project to demolish an existing four-bedroom house and related structures and construct a new five-bedroom house and related structures on a 4.8-acre lot in Rural and Farming and Lakefront Watershed Overlay (RF and LWOD) zoning districts; and
- WHEREAS, the Board is concurrently reviewing site plan and special permit referrals for the project (Z-16-222 and 223); and
- WHEREAS, per a Site Plan revised May 23, 2016 and a narrative dated June 1, 2016, the property redevelopment includes a new house with three-car garage and porches, a replacement guest house adjacent to a proposed tennis court, a reduction in the shoreline structures, modifications to the existing boathouse to remain, the removal of a swimming pool, hot tub, decks, and patios, a reduction in the driveway area, and the creation of additional permeable walks and steps to connect the existing and proposed structures; and
- WHEREAS, a special permit is required to modify the shoreline structures and to construct a second accessory apartment, and an area variance is required to exceed the 800 square feet maximum permitted shoreline structure area; the proposal would reduce the current non-conforming shoreline structures from 6,695 square feet to 4,789 square feet; and
- WHEREAS, the plan shows the site with frontage on East Lake Road at the intersection with Coon Hill Road, and an existing tarvia drive to be removed and replaced with new tarvia drive on East Lake Road in a slightly different location; the plan further shows two existing entry posts to be rebuilt just outside the State right-of-way; any existing or proposed access to East Lake Road must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, per the referral materials, the amount of impervious surface coverage will be substantially reduced from 19% to a conforming 10%, and open space will increase from 75.6% to 84.2%; additional landscaping is also proposed; and
- WHEREAS, the narrative notes a SWPPP has been developed and a SPDES permit will be obtained prior to performing any work; and
- WHEREAS, FEMA Flood Insurance Rate Maps (FIRM) and wetland maps indicate that land along the Skaneateles Lake frontage is in a Special Flood Hazard Area (SFHA) and may contain federal wetlands; and

WHEREAS, the site is located outside the Onondaga County Sanitary district and the site is served by private water and septic; an email from the Onondaga County Health Department dated November 10, 2015 notes the existing system will be adequate for the proposed new structures, based on submitted design flows; the plan shows an existing septic location and a proposed septic expansion area in the front yard; and

WHEREAS, the Skaneateles Watershed Rules and Regulations require that the applicant consult with the City of Syracuse Water Department and the Onondaga County Health Department prior to commencing this project; and

WHEREAS, the Onondaga County Agricultural Districts map shows a large farmed parcel nearby along Coon Hill Road located in New York State Agricultural District 2; and

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

1. Per the New York State Department of Transportation, the applicant is advised that the proposed relocated driveway must meet Department requirements, and a highway work permit is required for any work within the State right-of-way.
2. The Town is advised to ensure all conditions are met and approvals are obtained from the City of Syracuse Department of Water, the New York State Department of Environmental Conservation, and the U.S. Army Corps of Engineers prior to approving the proposed application.

The motion was made by Daniel Cupoli and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Brian Donnelly - yes; Daniel Cupoli - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 29, 2016

OCPB Case # Z-16-225

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Skaneateles Planning Board at the request of Rick Moscarito for the property located at 1601 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Genesee Street (U.S. Route 20), a state highway, Lee Mulroy Road and New Seneca Turnpike, both county roads, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing to combine a 2.6-acre parcel containing a single-family residence with a 43.63-acre parcel containing an existing motel (Bird's Nest Motel) into a proposed new 46.23-acre lot in an Industrial/Research/Office (IRO) zoning district, as part of a project to demolish the motel and construct a new hotel facility with 52 rooms and related amenities, with the single-family residence to remain; and
- WHEREAS, the Board is concurrently reviewing subdivision and special permit referrals for the project (S-16-44 and Z-16-226); a special permit is required to have the single-family residence on the same parcel as the proposed hotel; and
- WHEREAS, the Board previously recommended modification of a subdivision referral (S-05-57) to create the existing 2.6-acre parcel to construct the single-family residence, requiring a formal easement for the landlocked single-family parcel to have access to Route 20 via the motel parcel; a narrative dated June 6, 2016 notes it was a conservation subdivision; and
- WHEREAS, the site is located less than a mile east of the Village along East Genesee Street near the intersection with Lee Mulroy Road; surrounding properties include other commercial properties (Skan Ellus Drive In, offices, and small service-oriented businesses), farmland (some in New York State Agricultural District 2), and wooded land; and
- WHEREAS, per the Enlarged Site Plan revised June 6, 2016 and the narrative, the existing 21-room hotel, the 10-room annex (approved by special permit in 1979), and pool will be demolished, the existing single-family dwelling and a detached building will remain, and the proposed new hotel facility will include: a three-story main lodge with an 80-seat restaurant, lounge area, gift shop, exercise room, spa, arcade entertainment area, and 8 hotel bedrooms; a swimming pool and patio west of the main lodge; an attached two-story annex building with 26 rooms with private balconies; eleven cottages with a total of 18 bedrooms in the wooded area between the main lodge and a pond to the north; and a maintenance building between the annex and the single-family dwelling; and
- WHEREAS, the plan and narrative further indicate 115 parking spaces will be provided throughout the site, primarily split between lots wrapped around the main

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E-mail Address: countyplanning@ongov.ny.us

lodge, annex, and maintenance building, and individual parking areas near the cottages; and

WHEREAS, plans and the narrative indicate that all access to the site is proposed to occur via a single entrance on East Genesee Street, approximately in the same location as one of two existing driveways on East Genesee Street, with the eastern driveway to be removed; per an email from the New York State Department of Transportation dated June 3, 2016, a conceptual design has been reviewed by the Department with no objections; any existing or proposed access to East Genesee Street must meet Department requirements; and

WHEREAS, plans show an existing 13.8-acre conservation easement north of the developed part of the site, which contains the pond and some of the surrounding wetlands; the referral included an undated map of field-delineated, state, and federally mapped wetlands showing additional wetland boundaries and buffers; corresponding boundaries are shown on the site plan indicating no development is proposed in those areas; a large stormwater BMP facility is shown east of the cottages (size to be determined) in an area which also contains a non-DEC wetland and a stream; the narrative notes the proposed impermeable surface coverage of the combined lot will be 2.36% and open space is 97.51%; the Environmental Assessment Form dated June 9, 2016 notes a NYS DEC SPDES permit will be required; and

WHEREAS, the plan shows a 14' wide stone drive leading from the main parking area back to the cottages with a 50' radius circle, which the narrative notes is to accommodate emergency vehicles, along with the potential addition of dry hydrants from the pond depending on the result of water line flow tests being conducted; and

WHEREAS, the site is served by town water and a proposed private septic system; the plan shows the residence with an existing leach field and a 25% expansion area, and the hotel facility with two proposed septic fields and a 25% expansion area along the southern end of the site, buffered from the road frontage by a proposed landscaped berm; the narrative notes the system details are being coordinated with the Onondaga County Health Department, with a tentative plan to collect sewage in several tanks that pump to the common leach field, allowing even distribution; and

WHEREAS, the plan shows proposed permeable nature trails throughout the developed part of the site, and an existing trail leading behind the residence "to the swamp"; the narrative notes mature pine trees and as much of the forested area as possible will be preserved, and that a comprehensive landscaping plan is being developed to include the berm and buffers along the east and west property lines; the plan shows a landscaped dumpster enclosure between the septic area and the first cottage; and

WHEREAS, the narrative further notes a lighting plan will include night sky compliant fixtures with soft lighting for safety in the parking areas and along the main trails; aerial photography shows an existing pylon sign in the front yard; no proposed signage plans were included with the referral; and

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

1. The Town and applicant must continue to coordinate with the New York State Department of Transportation regarding traffic data, access to East

Genesee Street, and obtaining appropriate permits, and the plan must be modified to reflect any Department requirements.

2. The Town and applicant must also continue to coordinate with the Onondaga County Health Department regarding proposed plans for septic service on site, and the Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to Department endorsement of the subdivision plan or issuance of a building permit.

3. The applicant must obtain all necessary permits for any confirmed wetlands and buffers from the New York State Department of Environmental Conservation and/or the U.S. Army Corps of Engineers, prior to Town approval of plans for this site.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 29, 2016

OCPB Case # Z-16-226

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Skaneateles Planning Board at the request of Rick Moscarito for the property located at 1601 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of East Genesee Street (U.S. Route 20), a state highway, Lee Mulroy Road and New Seneca Turnpike, both county roads, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing to combine a 2.6-acre parcel containing a single-family residence with a 43.63-acre parcel containing an existing motel (Bird's Nest Motel) into a proposed new 46.23-acre lot in an Industrial/Research/Office (IRO) zoning district, as part of a project to demolish the motel and construct a new hotel facility with 52 rooms and related amenities, with the single-family residence to remain; and
- WHEREAS, the Board is concurrently reviewing subdivision and site plan referrals for the project (S-16-44 and Z-16-225); a special permit is required to have the single-family residence on the same parcel as the proposed hotel; and
- WHEREAS, the Board previously recommended modification of a subdivision referral (S-05-57) to create the existing 2.6-acre parcel to construct the single-family residence, requiring a formal easement for the landlocked single-family parcel to have access to Route 20 via the motel parcel; a narrative dated June 6, 2016 notes it was a conservation subdivision; and
- WHEREAS, the site is located less than a mile east of the Village along East Genesee Street near the intersection with Lee Mulroy Road; surrounding properties include other commercial properties (Skan Ellus Drive In, offices, and small service-oriented businesses), farmland (some in New York State Agricultural District 2), and wooded land; and
- WHEREAS, per the Enlarged Site Plan revised June 6, 2016 and the narrative, the existing 21-room hotel, the 10-room annex (approved by special permit in 1979), and pool will be demolished, the existing single-family dwelling and a detached building will remain, and the proposed new hotel facility will include: a three-story main lodge with an 80-seat restaurant, lounge area, gift shop, exercise room, spa, arcade entertainment area, and 8 hotel bedrooms; a swimming pool and patio west of the main lodge; an attached two-story annex building with 26 rooms with private balconies; eleven cottages with a total of 18 bedrooms in the wooded area between the main lodge and a pond to the north; and a maintenance building between the annex and the single-family dwelling; and
- WHEREAS, the plan and narrative further indicate 115 parking spaces will be provided throughout the site, primarily split between lots wrapped around the main

lodge, annex, and maintenance building, and individual parking areas near the cottages; and

WHEREAS, plans and the narrative indicate that all access to the site is proposed to occur via a single entrance on East Genesee Street, approximately in the same location as one of two existing driveways on East Genesee Street, with the eastern driveway to be removed; per an email from the New York State Department of Transportation dated June 3, 2016, a conceptual design has been reviewed by the Department with no objections; any existing or proposed access to East Genesee Street must meet Department requirements; and

WHEREAS, plans show an existing 13.8-acre conservation easement north of the developed part of the site, which contains the pond and some of the surrounding wetlands; the referral included an undated map of field-delineated, state, and federally mapped wetlands showing additional wetland boundaries and buffers; corresponding boundaries are shown on the site plan indicating no development is proposed in those areas; a large stormwater BMP facility is shown east of the cottages (size to be determined) in an area which also contains a non-DEC wetland and a stream; the narrative notes the proposed impermeable surface coverage of the combined lot will be 2.36% and open space is 97.51%; the Environmental Assessment Form dated June 9, 2016 notes a NYS DEC SPDES permit will be required; and

WHEREAS, the plan shows a 14' wide stone drive leading from the main parking area back to the cottages with a 50' radius circle, which the narrative notes is to accommodate emergency vehicles, along with the potential addition of dry hydrants from the pond depending on the result of water line flow tests being conducted; and

WHEREAS, the site is served by town water and a proposed private septic system; the plan shows the residence with an existing leach field and a 25% expansion area, and the hotel facility with two proposed septic fields and a 25% expansion area along the southern end of the site, buffered from the road frontage by a proposed landscaped berm; the narrative notes the system details are being coordinated with the Onondaga County Health Department, with a tentative plan to collect sewage in several tanks that pump to the common leach field, allowing even distribution; and

WHEREAS, the plan shows proposed permeable nature trails throughout the developed part of the site, and an existing trail leading behind the residence "to the swamp"; the narrative notes mature pine trees and as much of the forested area as possible will be preserved, and that a comprehensive landscaping plan is being developed to include the berm and buffers along the east and west property lines; the plan shows a landscaped dumpster enclosure between the septic area and the first cottage; and

WHEREAS, the narrative further notes a lighting plan will include night sky compliant fixtures with soft lighting for safety in the parking areas and along the main trails; aerial photography shows an existing pylon sign in the front yard; no proposed signage plans were included with the referral; and

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

1. The Town and applicant must continue to coordinate with the New York State Department of Transportation regarding traffic data, access to East

Genesee Street, and obtaining appropriate permits, and the plan must be modified to reflect any Department requirements.

2. The Town and applicant must also continue to coordinate with the Onondaga County Health Department regarding proposed plans for septic service on site, and the Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to Department endorsement of the subdivision plan or issuance of a building permit.

3. The applicant must obtain all necessary permits for any confirmed wetlands and buffers from the New York State Department of Environmental Conservation and/or the U.S. Army Corps of Engineers, prior to Town approval of plans for this site.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 29, 2016

OCPB Case # Z-16-227

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Skaneateles Planning Board at the request of Shelly Strang for the property located at 1410 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of East Genesee Street (U.S. Route 20), a state highway; and
- WHEREAS, the applicant is requesting a special permit to establish a mixed-use retail, service, and restaurant space (Drooz & Company) in a portion of an existing commercial building on a 2.15-acre lot in Highway Commercial and Lake Watershed Overlay (HC and LWOD) zoning districts; and
- WHEREAS, the Board previously recommended modification of a special permit referral to establish a CrossFit fitness facility in the building (Z-15-338) and of prior special permit referrals (Z-05-56 and Z-07-132) for prior business uses in the building, with requirements to pave the portion of the driveway in the State right-of-way and to obtain approval from the City of Syracuse Water Department, and commenting on enhancing character in the Village gateway location; and
- WHEREAS, a narrative notes the applicant is seeking to sell furniture and art, host small group creative classes (twice a week, groups of 15-20 or less), and to offer beverages and prepackaged foods to customers; and
- WHEREAS, a Site Plan dated November 10, 2016 shows the proposed business would occupy about half of an existing building fronting U.S. Route 20 which also contains a welding company (R.G. Hood); and
- WHEREAS, an existing crushed gravel parking area with 22 spaces on the south side of the building is also shown, as well as an additional R.G. Hood building and parking area for equipment/vehicles across a seasonal watercourse running through the site; the plan and narrative note the welding business requires 7 spaces, and that the remaining allotment is sufficient to accommodate one employee, a few customers, and/or one car per student for classes; and
- WHEREAS, the plan shows an existing gravel drive on Route 20 to be removed and replaced with a paved apron with landscaping on either side, with a note indicating work within the State right-of-way "to be completed June 1"; any existing or proposed access to Route 20 must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that a majority of this parcel is in a Special Flood Hazard Area (SFHA); the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the

free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, the site is served by village water and sewers, and is located outside the Onondaga County Sanitary District; a letter dated May 27, 2016 from the Village of Skaneateles to the Town of Skaneateles Planning Board notes the Village Board unanimously approved the proposed change of use, as the applicant anticipates no increase in sewer use beyond the two existing bathrooms;

WHEREAS, a memo from the City of Syracuse Department of Water dated June 3, 2016 indicates the Department has no comments regarding the proposal; and

WHEREAS, the plan shows an existing freestanding sign with two components (9 square feet and 12 square feet); mock-ups of the front façade shows additional potential building signage above the windows, on the windows, and on the door; and

WHEREAS, per aerial photography, site is located at the edge of the commercial area with no sidewalks, just east of the Village of Skaneateles; and

WHEREAS, the recently adopted and pending updates to the Skaneateles Joint Comprehensive Plan emphasize the enhancement of the Town/Village gateway areas to create higher density, mixed use, and walkable neighborhoods compatible and connected with adjacent village development patterns; the comprehensive plan recommends that commercial and industrial properties should screen parking from the road and adjacent properties, and that a traditional street network with connecting sidewalks should be incentivized and encouraged; and

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

1. Per the New York State Department of Transportation, the applicant is advised to coordinate any driveway changes with the Department, and that a highway work permit is required for any work within the State right-of-way.
2. The Board encourages the Town to consider the proposal in the context of its location at the gateway to the Village. The Town should ensure that any proposed changes enhance the character at this important location and considerations should include locating all parking behind the building, incorporating adequate natural screening of parking, and installing sidewalks.

The motion was made by Daniel Cupoli and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Brian Donnelly - yes; Daniel Cupoli - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 29, 2016

OCPB Case # Z-16-228

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Sonic Restaurant for the property located at 3170 Erie Boulevard East; 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 Erie Boulevard East, a state highway; and
- WHEREAS, the applicant is proposing to amend a recently approved site plan to demolish an existing car wash and construct a fast food restaurant (Sonic Restaurant) on a proposed 3.11-acre lot in Business (B) and Residential (R-3) zoning districts; and
- WHEREAS, in 2015, the Board recommended modification of a site plan (Z-15-82) and subdivision (S-15-19) and a subsequent area variance referral (Z-15-141) for this project, with requirements and comments pertaining to facilities in the State right-of-way, sidewalks, drainage, wastewater, and green infrastructure; the Town approved a site plan for the restaurant in November 2015, with changes; and
- WHEREAS, the Site Layout Plan submitted represents the Town approved site plan, with subsequent revisions to be considered, including "NYSDOT Comments" dated February 4, 2016 and revisions named "Utility Pole To Remain, Adjust Canopy" dated June 13, 2016; and
- WHEREAS, the plan shows a single lane right-in and right-out driveway onto Erie Boulevard East, with a note "main entrance drives to remain shall be repaired, resurfaced and repainted"; any existing or proposed access onto Erie Boulevard East must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the plan also shows a continuous sidewalk along the frontage set back approximately 8 feet from the road, with notes regarding the "continuation of sidewalk and removal of snow shelf" and "curbing adjacent to new sidewalk to be transitioned to depressed at edge of walk" (to extend across driveway entries); and
- WHEREAS, along the western edge of the site, in the location of a proposed canopied parking area, a smaller canopied area is shown than in previous versions reviewed by the OCPB, and a note reads "raised planting bed with landscaping to be provided around utility pole per [DeWitt] Planning Board requirements"; canopy lighting notes are also included; 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 Daniel Cupoli and seconded by Brian Donnelly. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Brian Donnelly - yes; Daniel Cupoli - yes; Robert Antonacci - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 29, 2016

OCPB Case # Z-16-229

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Drumlins, Inc. for the property located at 800 Nottingham 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 Nottingham Road, a county road, and the municipal boundaries between the Town of Dewitt and both the City of Syracuse and the Town of Onondaga; and
- WHEREAS, the applicant is proposing a multi-tenant sign plan and wayfinding signage at an existing country club (Drumlins) on a 281.77-acre lot in a Residential (R-0) zoning district; and
- WHEREAS, a Location Survey dated July 30, 1999 shows the site is located along the western town boundary with the City of Syracuse and the Town of Onondaga, with the country club structures located along one of three frontages on Nottingham Road, with the site otherwise located behind existing residential frontage properties; and
- WHEREAS, the Site Plan dated June 1, 2016 focused on the group of existing structures along Nottingham Road, including: the main Drumlins building containing management offices, a golf pro shop, banquet and meeting rooms, a restaurant, and a bistro; a swim club building; a tennis club; a cluster of Syracuse University office and equipment buildings; and extensive parking areas; and
- WHEREAS, the plan indicates three proposed unlit wayfinding signs set between two posts, with slats for each referenced tenant set (height varies based on the number of necessary slats); six externally-lit building-mounted signs in hardwood frames; and one ornamental ground sign (5'4" high x 4' wide) with internal LED illumination on a dusk to dawn timer; and
- WHEREAS, the plan shows three existing driveways on Nottingham Road, which must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, per the Town, the freestanding sign will be located along a landscaped island at the westernmost entrance to the site; and
- WHEREAS, per the Town, multi-tenant signage is not currently permitted in residential zoning districts and the Town is in the process of amending the sign ordinance to better accommodate such proposals; as such, the building multi-tenant signage portion of the proejct will not be approved at this time; and

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

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

1. Per the Onondaga County Department of Transportation, signage may not obstruct sight distance and no glare or spillover is permitted in the County right-of-way.
2. The Board does not endorse Town approval of any signage which is not currently allowed under town code, and supports the Town's efforts to amend the sign ordinance prior to approving the multi-tenant signage portion of the proposal.

The motion was made by Daniel Cupoli and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Brian Donnelly - yes; Daniel Cupoli - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 29, 2016

OCPB Case # Z-16-232

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Spafford Town Board at the request of Town of Spafford Town Board for the property located Townwide; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and

WHEREAS, the applicant is proposing a revised version of a local law to amend the Town of Spafford Zoning Code; and

WHEREAS, the Board previously offered no position with comment on an earlier version of the amendments (Z-16-93), encouraging more comprehensive solar regulations, in consultation with the CNY RPDB Energy Management Office and NYSERDA recommendations; and

WHEREAS, the changes to the originally submitted zoning code amendments pertain to commercial and temporary lodging; the rest of the original amendments remain unchanged; and

WHEREAS, per the revisions, the definition for "Commercial Lodging Establishment" and for "Roomer, Boarder, Lodger" has eliminated any reference to short-term stays in houses and apartments, and instead a new definition has been added for "Temporary Rentals," defined as "the rental of a one family or two family dwelling by the owner/occupant of the dwelling for a term not to exceed 180 days"; and

WHEREAS, per the revisions, Temporary Rentals will now be a permitted use in all three of the town's main zoning districts (not PDDs): Residential-Agricultural (R-A), Otisco Lake (OL), and Skaneateles Lake (SL); no further regulations are included regarding temporary rentals; 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 reiterates its prior comments regarding solar energy conversion systems, advising the inclusion of accompanying definitions, adoption of the Unified Solar Permit Process, and consultation with the CNY RDPB Energy Management office (315-422-8276) regarding best practices and comprehensive regulations.
2. The Board further encourages the Town to incorporate additional regulations for temporary rentals, in order to ensure adequate compatibility with adjacent uses.

The motion was made by Daniel Cupoli and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Brian Donnelly - yes; Daniel Cupoli - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 29, 2016

OCPB Case # Z-16-233

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Skaneateles Planning Board at the request of Patricia Carberry for the property located at 4357 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, a county road; and
- WHEREAS, the applicant is proposing to convert an existing warehouse building to an event center on a 2.85-acre lot with two other existing office buildings in an Industrial/Research/Office (IRO) zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral for the project (Z-16-234); and
- WHEREAS, the site is located along Jordan Road and town-owned Skaneateles Short Line property along Railroad Street, between Skaneateles Falls to the north and Mottville to the south, with Skaneateles Creek following the western and southern boundary of the site where Railroad Street meets Sheldon Road; surrounding land uses include mainly single-family residences, with one low-intensity warehouse use on the east side of Jordan Road; and
- WHEREAS, per a narrative dated June 8, 2016 and the Site Plan revised June 15, 2016, the site contains two existing two-story buildings used as offices, an existing three-story stone building with an attached storage garage to be converted into an event center with two proposed rear patios for small and large scale events; and
- WHEREAS, per the narrative, the main floor of the event center will be an assembly space for up to 172 people with restrooms and a small catering kitchen, the second floor will have spaces for smaller groups, the third floor will have office and storage spaces, and the west lawn adjacent to the creek will be available for wedding ceremonies, with music limited to indoors; large events would typically be held on weekends with an end time of 11pm, with smaller weekday events, mostly in the evenings between 5 and 10pm, as not to interfere with the office use to remain; and
- WHEREAS, per the plan and narrative, there are 17 existing parking spaces on existing paved area which provide adequate parking for the weekday office uses on site, and 31 proposed parking spaces to be added on a gravel area on the south end of the property, for a total of 48 spaces for event uses; the narrative notes the town-owned land along Railroad Street has a driveway and parking area that can serve as occasional overflow parking; the materials note 85% peak calculations would require 48 spaces for the event use, based on attendees, however the narrative notes for large events up to 7 staff members may be on site, which do not appear to be part of the calculations; and

WHEREAS, the plan shows a proposed ingress-only driveway on Jordan Road where it meets Railroad Street and two egress-only driveways on Railroad Street, with one-way traffic flow through the site; any existing or proposed access to Jordan Road must meet the requirements of the Onondaga County Department of Transportation, and the Department will be requiring traffic data from the applicant and a copy of the SWPPP; and

WHEREAS, the referral materials note that adding the gravel parking area increases impermeable surface coverage from 19.4% to 28%, and the patios decrease open space from 80.6% to 71.1%; the plan shows the location of a proposed swale between the gravel parking area and the creek and a drainage run between the septic area and parking lot leading to the creek; and

WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that a majority of this parcel is in a Special Flood Hazard Area (SFHA), which is reflected on plans for the site; preliminary updated FIRM data released in June 2008 shows that some lands may no longer be in a SFHA once maps are finalized, including the gravel parking area; and

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

WHEREAS, the site is served by public water and private septic and is located outside the Onondaga County Sanitary District; the plan shows an existing septic system, which is located within the current and preliminary floodplain area, and a proposed split rail fence around three sides of the septic area; the Onondaga County Health Department has yet to determine the adequacy of the proposed plan for wastewater disposal; and

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

The referral does not adequately demonstrate feasibility of the proposed use, which may conflict with environmental and other constraints on the site. Specifically, the Board notes a potential issue with the viability of onsite wastewater accommodations for the proposed use, given the presence of flood plains on significant portions of the parcel, poor soil conditions, and likely intensity of use associated with events. The Board has further concerns related to the adequacy of parking on site and/or the availability of nearby ancillary parking, safety of the proposed access, and the possible negative effects on stormwater drainage patterns. The municipality is encouraged to work with the applicant on these potential issues, and re-refer this project to the Onondaga County Planning Board as applicable.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 29, 2016

OCPB Case # Z-16-234

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Skaneateles Planning Board at the request of Patricia Carberry for the property located at 4357 Jordan Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Jordana Road, a county road; and
- WHEREAS, the applicant is requesting a special permit to convert an existing warehouse building to an event center on a 2.85-acre lot with two other existing office buildings in an Industrial/Research/Office (IRO) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral for the project (Z-16-233); and
- WHEREAS, the site is located along Jordan Road and town-owned Skaneateles Short Line property along Railroad Street, between Skaneateles Falls to the north and Mottville to the south, with Skaneateles Creek following the western and southern boundary of the site where Railroad Street meets Sheldon Road; surrounding land uses include mainly single-family residences, with one low-intensity warehouse use on the east side of Jordan Road; and
- WHEREAS, per a narrative dated June 8, 2016 and the Site Plan revised June 15, 2016, the site contains two existing two-story buildings used as offices, an existing three-story stone building with an attached storage garage to be converted into an event center with two proposed rear patios for small and large scale events; and
- WHEREAS, per the narrative, the main floor of the event center will be an assembly space for up to 172 people with restrooms and a small catering kitchen, the second floor will have spaces for smaller groups, the third floor will have office and storage spaces, and the west lawn adjacent to the creek will be available for wedding ceremonies, with music limited to indoors; large events would typically be held on weekends with an end time of 11pm, with smaller weekday events, mostly in the evenings between 5 and 10pm, as not to interfere with the office use to remain; and
- WHEREAS, per the plan and narrative, there are 17 existing parking spaces on existing paved area which provide adequate parking for the weekday office uses on site, and 31 proposed parking spaces to be added on a gravel area on the south end of the property, for a total of 48 spaces for event uses; the narrative notes the town-owned land along Railroad Street has a driveway and parking area that can serve as occasional overflow parking; the materials note 85% peak calculations would require 48 spaces for the event use, based on attendees, however the narrative notes for large events up to 7 staff members may be on site, which do not appear to be part of the calculations; and

WHEREAS, the plan shows a proposed ingress-only driveway on Jordan Road where it meets Railroad Street and two egress-only driveways on Railroad Street, with one-way traffic flow through the site; any existing or proposed access to Jordan Road must meet the requirements of the Onondaga County Department of Transportation, and the Department will be requiring traffic data from the applicant and a copy of the SWPPP; and

WHEREAS, the referral materials note that adding the gravel parking area increases impermeable surface coverage from 19.4% to 28%, and the patios decrease open space from 80.6% to 71.1%; the plan shows the location of a proposed swale between the gravel parking area and the creek and a drainage run between the septic area and parking lot leading to the creek; and

WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that a majority of this parcel is in a Special Flood Hazard Area (SFHA), which is reflected on plans for the site; preliminary updated FIRM data released in June 2008 shows that some lands may no longer be in a SFHA once maps are finalized, including the gravel parking area; and

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

WHEREAS, the site is served by public water and private septic and is located outside the Onondaga County Sanitary District; the plan shows an existing septic system, which is located within the current and preliminary floodplain area, and a proposed split rail fence around three sides of the septic area; the Onondaga County Health Department has yet to determine the adequacy of the proposed plan for wastewater disposal; and

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

The referral does not adequately demonstrate feasibility of the proposed use, which may conflict with environmental and other constraints on the site. Specifically, the Board notes a potential issue with the viability of onsite wastewater accommodations for the proposed use, given the presence of flood plains on significant portions of the parcel, poor soil conditions, and likely intensity of use associated with events. The Board has further concerns related to the adequacy of parking on site and/or the availability of nearby ancillary parking, safety of the proposed access, and the possible negative effects on stormwater drainage patterns. The municipality is encouraged to work with the applicant on these potential issues, and re-refer this project to the Onondaga County Planning Board as applicable.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 29, 2016

OCPB Case # Z-16-235

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Tully Town Board at the request of Town of Tully Town Board for the property located Townwide; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing to amend the Town of Tully Zoning Code with respect to comprehensive solar energy system management; and
- WHEREAS, per the Environmental Assessment Form dated June 16, 2016, the Town currently has existing provisions for wind energy systems and for small-scale solar energy systems (using the Unified Solar Permit), and the current proposal would replace that existing section of the code with a more comprehensive set of regulations; and
- WHEREAS, per the proposed regulations, systems are divided into capacity categories (small, medium, large, and utility) and location categories (building-integrated, building-mounted, ground-mounted); and
- WHEREAS, building-integrated and small-scale systems, whether building or ground-mounted, would be allowed in all zoning districts and would continue to be permitted by the Code Enforcement Officer and utilizing the Unified Solar Permit where applicable, with guidelines regarding location, setback, height, size, and protection of natural features; and
- WHEREAS, medium, large, and utility-scale systems would require combined Special Authorization and Site Plan Review by the Town Planning Board, and would automatically be considered Type I pursuant to SEQR; medium-scale systems would be allowed in A-1, A-2, B-1 and IND districts, large within A-1 and A-2 districts, and utility within A-2 districts, with increasing minimum lot sizes for each scale and based on capacity; and
- WHEREAS, regulations are outlined for medium, large, and utility-scale systems including for setbacks, height, size, viewsheds and natural features, buffering/screening, transmission lines and mechanical equipment locations, signage, lighting, erosion and dust, stormwater, fire protection, noise, decommissioning, financial liability, and security; the site plan and special authorization review processes would require adequate plans and documentation in these areas, and the Town Planning Board would have waiver authority over area, height, location, and dimensional requirements upon consideration of certain outlined criteria; and
- WHEREAS, the Central New York Regional Planning and Development Board (CNY RPDB) Energy Management office is currently developing a comprehensive model solar ordinance for municipalities which addresses small and large-scale systems; 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. Prior to enacting the proposed regulations, the Town is strongly encouraged to consult with the CNY RPDB Energy Management office (315-422-8276) regarding best practices for regulating solar energy systems, in particular to ensure a balance between adequate regulation and ease of review for the Town and applicants.
2. The Town is further encouraged to consult with the New York State Department of Agriculture and Markets prior to enactment any local laws affecting farmland, to ensure against conflicts with New York State Agricultural District law for certified properties in the Town.
3. The Town is advised that any access to proposed commercial solar farms located on state or county roads must meet the commercial requirements of the New York State or Onondaga County Department of Transportation, respectively.

The motion was made by Daniel Cupoli and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Brian Donnelly - yes; Daniel Cupoli - yes; James Corbett - yes.