



Onondaga County Planning Board

July 03, 2018

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
James Corbett
Marty Voss

STAFF PRESENT

Allison Bodine
Robin Coon

GUESTS PRESENT

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on July 03, 2018.

III. MINUTES & OTHER BUSINESS

Minutes from June 13, 2018 were submitted for approval. Daniel Cupoli made a motion to accept the minutes. Marty Voss seconded the motion. The votes were recorded as follows: Douglas Morris - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Marty Voss - yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-18-44	TSpaPB	<i>No Position With Comment</i>	S-18-45	TSpaPB	<i>No Position</i>
Z-18-187	TSaIPB	<i>Modification</i>	Z-18-188	TClaTB	<i>No Position With Comment</i>
Z-18-189	CSyrPB	<i>No Position With Comment</i>	Z-18-190	TClaTB	<i>No Position With Comment</i>
Z-18-191	TClaTB	<i>No Position With Comment</i>	Z-18-192	TClaZBA	<i>No Position With Comment</i>
Z-18-193	TClaPB	<i>No Position With Comment</i>	Z-18-194	TVanZBA	<i>No Position With Comment</i>
Z-18-195	TVanPB	<i>No Position With Comment</i>	Z-18-196	TVanPB	<i>No Position With Comment</i>
Z-18-197	TLafTB	<i>Disapproval</i>	Z-18-198	TCamPB	<i>Modification</i>
Z-18-199	TDewPB	<i>No Position</i>	Z-18-200	TDewPB	<i>No Position With Comment</i>
Z-18-201	VSkaPB	<i>No Position With Comment</i>	Z-18-202	VSkaPB	<i>Modification</i>
Z-18-203	VSkaPB	<i>Modification</i>	Z-18-204	VSkaPB	<i>No Position</i>
Z-18-205	VSkaPB	<i>No Position With Comment</i>	Z-18-206	VSkaPB	<i>No Position With Comment</i>
Z-18-207	VSkaPB	<i>No Position</i>	Z-18-208	VSkaPB	<i>No Position With Comment</i>
Z-18-209	VSkaPB	<i>No Position With Comment</i>	Z-18-210	VSkaPB	<i>No Position With Comment</i>
Z-18-211	TOnoZBA	<i>Modification</i>	Z-18-212	TOnoZBA	<i>No Position With Comment</i>
Z-18-213	TOnoZBA	<i>No Position With Comment</i>	Z-18-214	TOnoZBA	<i>No Position With Comment</i>
Z-18-215	TSkaPB	<i>No Position With Comment</i>			



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 03, 2018

OCPB Case # S-18-44

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Spafford Planning Board at the request of Larry & Nancy Hart for the property located at 2288 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 Route 174, a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 48.75-acre parcel into 4 new lots, Lot 1 (2.70 acres), Lot 2 (11.60 acres), Lot 3 (8.80 acres) and Lot 4 (25.66 acres), in Residential Agricultural (RA) and Otisco Lake (OL) zoning districts; and
- WHEREAS, the site is located in a rural area in the Town of Spafford, on the western side of Otisco Lake; the site and surrounding lands are enrolled in NYS Agricultural District 2 and the surrounding lands appear to contain active farmland; the site also abuts seasonal camps and lakefront residences located along Olanco Road/Glen Cove Road to the east; and
- WHEREAS, the submitted subdivision map dated April 24, 2018 shows the site has frontage on West Lake Road, a state road, and contains an existing two-story house, three additional structures, and an existing gravel driveway, all of which are situated at the West Lake Road frontage; there is a second, long gravel driveway (labeled in aerial imagery as Hart Camp Road) that extends to Otisco Lake and serves four existing structures, two of which appear to be houses, occurring close to the shoreline; the site is steeply sloped, dropping in elevation approximately 200' from West Lake Road to the lake; and
- WHEREAS, per the subdivision map, the proposed subdivision will divide the parcel into four new lots; Lot 1 (2.70 acres) is shown to occur at the north end of the site, Lot 2 (11.60 acres) to contain the house and structures along West Lake Road, Lot 3 (8.80 acres) to contain a portion of the long, gravel driveway and one of the presumed houses, and Lot 4 (25.66 acres) to contain the remainder of the site; and
- WHEREAS, per aerial imagery, proposed Lots 1 and 2 appear to be undeveloped, open land and Lots 3 and 4 contain a mix of forested land and open land; no development plans are indicated in the referral materials;
ADVISORY NOTE: any new or proposed driveways onto West Lake Road require a residential driveway permit from the NYS Department of Transportation Onondaga West Residency office and will be subject to a work permit; and
- WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, the site is served by an individual well and septic system; no new drinking water or wastewater accommodations are proposed;
ADVISORY NOTE: the Onondaga County Health Department's Bureau of

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E-mail Address: countyplanning@ongov.net

Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service proposed Lot 1 prior to Department endorsement of the subdivision; and

WHEREAS, the site is located in the Otisco Lake watershed; Otisco Lake is a filtered drinking water source for Onondaga County; and

WHEREAS, aerial imagery shows Willow Brook runs along the southern lot line of the site; GIS mapping shows a potential area of federal wetlands associated with Willow Brook;

ADVISORY NOTE: the applicant is advised to conduct a formal wetland delineation to determine the presence and location of any federal wetlands on the site, and any delineated wetlands must be confirmed by the U.S. Army Corps of Engineers and shown on the plans for the site; and

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

1. Water quality protection measures are encouraged and should include preservation of existing tree cover on the site and limited transition of land uses which may have a negative impact on runoff to Otisco Lake.
2. The Board encourages the Town to consider the potential long-term effects of large-lot, strip subdivisions along road frontages, particularly within areas containing New York State Agricultural District properties and in farm/agricultural zoning districts, as potential conflicts with agricultural operations, changes to the rural character, increased public service demands and costs, reduction of open space and farmland, and impacts to road safety and mobility may cumulatively occur.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 03, 2018

OCPB Case # S-18-45

- 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 Spafford Planning Board at the request of Ann Paullin for the property located at 2020 Collard Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a recently-created 31.85-acre lot into two new parcels, Lot B (26.2 acres) and Lot C (5.65 acres), in a Residential-Agriculture (R-A) zoning district; and
- WHEREAS, the Board recently offered no position for a preliminary subdivision referral (S-18-13) proposing to subdivide a larger, 97-acre parcel into two new lots; in 2016, the Board received zone change (Z-16-95) and site plan (Z-16-96) referrals to establish a glamping business on 60 acres of the subject parcel; the referrals were ultimately withdrawn by the Town on April 5, 2016; and
- WHEREAS, the site is located in a rural area east of Skaneateles Lake in the Town of Spafford; the site and adjacent lands are enrolled in New York State Agricultural District 2 and appear to contain active farmland; and
- WHEREAS, the submitted survey map dated June 1, 2018 shows Lots A (66.0 acres) and B (31.85 acres) that were created in the recent subdivision (S-18-13); Lot B has frontage on Collard Road, a local road, and contains an existing house, detached garage, shed, and an existing driveway onto Collard Road; the survey map shows the remainder of the 31.85-acre parcel to consist of fields, woods, and a walnut tree plantation; and
- WHEREAS, per the survey map, the proposed subdivision currently under review will divide out 5.65 acres from Lot B; the new proposed parcel, Lot C, is shown to contain the lands to the west, including the existing shed, an agricultural field, and the walnut tree plantation; 26.2 acres are shown to remain as Lot B containing agricultural fields, forested land and the existing house; no development plans are indicated in the referral materials; and
- WHEREAS, per the referral notice, the existing house is served by an individual well and septic system; no new drinking water or wastewater accommodations are proposed; and
- WHEREAS, the site is located in the Skaneateles Lake watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; and
- WHEREAS, the survey map shows the centerline of a creek (Five Mile Brook), a regulated, classification AA stream, along the rear lot line of Lot B; and

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 03, 2018

OCPB Case # Z-18-187

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Salina Planning Board at the request of The Edgewater Salina Land for the property located at 200 Greenfield Parkway; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Buckley Road (Route 48) and Old Liverpool Road (Route 137), both county highways, Interstate Route 81, a state highway, Onondaga Lake Park, a county-owned park, and the municipal border between the Town of Salina and the City of Syracuse; and
- WHEREAS, the applicant is proposing to construct a 25,400 square foot medical building, with related site improvements, on a vacant 5.16-acre parcel in an Industrial (I-1) zoning district; and
- WHEREAS, in 2008, the Board recommended modification of a site plan referral (Z-08-59) to construct a 35,280 sf office building on an adjacent parcel, citing traffic data requirements and encouraging a visual buffer for adjacent residential properties; and
- WHEREAS, the site is located just north and west of the Destiny USA mall, NBT Bank Stadium, the CNY Regional Market, and the Regional Transportation Center in an area transitioning to medium density residential; aerial imagery shows the site is vacant, and half-forested and has frontage on Buckley Road, a county road, and Greenfield Parkway, a local, medianed road serving three additional office buildings in the Greenfield Corporate Office Center;
ADVISORY NOTE: per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality, and 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
- WHEREAS, the submitted survey map dated September 24, 2009 shows the site contains a 10' Onondaga County Water Authority (OCWA) easement along Buckley Road and a drainage and sanitary sewer easement at the northeast corner of the site; there is a 12' sanitary sewer crossing a small portion of the parcel to the east near the dead end of Greenfield Parkway; and
- WHEREAS, the submitted Site Plan dated June 1, 2018 shows a proposed one-story building (25,400 sf) with a canopied main entry and drop-off area, a large asphalt parking lot (83 patient parking spaces) at the front of the building, a small asphalt parking lot (30 employee parking spaces) at the rear of the building, 6 physician garage parking spaces at the rear of the building (shown to occur in the building footprint), and a 22' wide drive aisle at the side of the

building connecting the two parking areas; and

WHEREAS, per the Site Plan, access will come from a proposed driveway on Greenfield Parkway, to occur across from an existing driveway for another building in the office park; a monument sign (85" x 60") is shown adjacent to the proposed driveway; per the plan details, the sign will include a double sided, LED lit box sign with push thru acrylic letters; and

WHEREAS, the referral materials include a Lighting Plan dated March 30, 2018 which shows pole-mounted light fixtures (25' tall) to be located throughout the proposed parking areas and wall-mounted fixtures to be mounted 10' above grade around the proposed office building; and

WHEREAS, per the Site Plan, the existing hardwood street trees along Greenfield Parkway, the existing evergreen trees at the Greenfield Parkway/Buckley Road intersection, a portion of the existing forest cover along the rear lot line, and three individual trees (to be situated around the proposed building and parking lot) will remain; the Site Plan shows proposed landscaping to include curbed, landscape islands throughout the parking lot and additional trees interspersed throughout the site; and

WHEREAS, per the Environmental Assessment Form (EAF) dated May 30, 2018, 4.5 acres of the site will be disturbed by the proposed project and stormwater will discharge to an existing closed storm sewer that is owned and maintained by the Town; the Site Plan shows a proposed stormwater management area on the northeastern side of the parcel; a Stormwater Pollution Prevention Plan (SWPPP) dated June 1, 2018 was included with the referral materials; ADVISORY NOTES: any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation (DEC) prior to municipal approval; the applicant and municipality are encouraged to consider the use of green infrastructure, such as permeable pavement, to further reduce stormwater runoff and improve stormwater quality; and

WHEREAS, the site has access to public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area in an area tributary to the Electronics Park trunk sewer; new connections to public drinking water and sewers are proposed as part of the proposed project; ADVISORY NOTES: the Onondaga County Department of Water Environment Protection (WEP) asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; the applicant is advised to contact OCWA's Engineering Department to determine drinking water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, per WEP, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); ADVISORY NOTE: per WEP, the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734123, 734030) in the DEC Environmental Site Remediation database (per EAF Mapper); the site is also located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); and

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

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

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

The Board also offers the following comment(s):

The applicant is encouraged to provide additional landscaping along Buckley Road to further screen the proposed parking areas and drive aisles from residential properties located across the street.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 03, 2018

OCPB Case # Z-18-188

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Clay Town Board at the request of Alberici General Contractors for the property located at 4850 Buckley Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of Buckley Road (Route 161), a county highway; and
- WHEREAS, the applicant is proposing a zone change on an 8.68-acre parcel from Regional Commercial (RC-1) to Residential Apartments (R-APT) to allow for the construction of residential apartments with associated site improvements (Ravada Hill Apartments Phase 3); and
- WHEREAS, in 2015, the Board offered no position for a zone change referral (Z-15-361) to rezone a landlocked, vacant lot at the rear of the subject parcel from RC-1 to R-APT as part of Phase 2 of the Ravada Hill Apartments expansion; in 2012, the Board recommended modification of a site plan referral (Z-12-384) for the part of the Phase 2 expansion occurring on another adjacent parcel rezoned R-APT in 2011 (Z-11-1); the Board required a traffic study and permits and commented on water, wastewater, drainage, connections with adjacent parcels, and traditional neighborhood development; and
- WHEREAS, the site is located along Buckley Road, a county road, in the Town of Clay; the site abuts a parcel containing a portion of the Ravada Hill Apartments (Phase 2) and is across Buckley Road from a medical building; other surrounding land uses are primarily residential; and
- WHEREAS, the vacant site formerly contained a hardware store and garden center which have since been demolished; per the Town zoning code, the current RC-1 district "is intended to allow for diverse, large-scale commercial development of potentially multiple lots, structures and uses arranged in a planned and coordinated manner. Such development shall be treated as a unified development maintaining coordinated site management of shared parking, signage and similar site improvements"; and
- WHEREAS, per the Town zoning code, the proposed R-APT district is intended to "permit multiple-family residential and supportive nonresidential development on sites served by both public water and sewers"; the proposed zone change will allow for Phase 3 of the Ravada Hill Apartments to be constructed; and
- WHEREAS, given the size of the parcel (378,101 sf) and minimum area requirements per dwelling unit, the Town zoning code will permit roughly 63 one-bedroom apartments (6,000 sf per unit), 56 two-bedroom apartments (6,750 sf per unit), or 50 three-bedroom apartments (7,500 sf per unit) on the site with the zone change; no information or plans for the proposed apartment expansion were included; and

WHEREAS, the submitted survey map dated March 13, 2018 shows the site contains a 160' wide Niagara Mohawk Power Corporation easement with power lines along the west lot line, separating the site from the existing Ravada Hill Apartments; the survey also shows two existing driveways on Buckley Road, which must meet Onondaga County Department of Transportation requirements;

ADVISORY NOTE: for the next phase of development, the applicant is advised that any proposed driveways on Buckley Road or work within the county right-of-way will require highway access and work permits from the Onondaga County Department of Transportation; and

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

ADVISORY NOTES: prior to the next phase of development, the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; the applicant is also advised to contact OCWA's Engineering Department for the next phase of development to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

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

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

WHEREAS, the project is within 2,000 feet of a site (ID: 734127) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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

To identify cumulative impacts of the zone change and proposed development project and avoid potential perceptions of segmentation, the applicant and Town are advised to complete a combined environmental assessment encompassing all proposed actions required for the Ravada Hill Apartments expansion in addition to the proposed zone change.

The Board also offers the following comment(s) to be considered for the next phase of development:

1. The applicant is advised to contact the Onondaga County Department of Transportation early in the planning process to discuss traffic and drainage data requirements for full build out of the site.

2. The Board encourages careful site planning for the proposed project that

includes vehicle and pedestrian access to the adjacent apartment complex, consolidates access to Buckley Road, provides a landscape buffer for adjacent residential properties, and is compatible in scale and density with the adjacent residential neighborhoods.

3. The Town and applicant are encouraged to consider mixed use opportunities and affordable housing accommodations as part of large-scale apartment projects.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 03, 2018

OCPB Case # Z-18-189

- 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 Maguire Family Limited Partnership for the property located at 959 Hiawatha Boulevard West; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law the site is located within 500 feet of Interstate Route 690, a state highway, Harbor Brook, a county-owned drainage channel, and the Harbor Brook Regional Sewage treatment Facility; and
- WHEREAS, the applicant is proposing an off-premises advertising sign (Maguire Nissan) as part of the construction of an automotive dealership facility on 13.3 acres in an Industrial, Class A zoning district; and
- WHEREAS, in 2017, the Board recommended modification of a project site review referral (Z-17-254) as part of the proposed development of the Maguire Syracuse automotive dealership, prohibiting the proposed access on Hiawatha Boulevard and clearing along I-690, and requiring coordination with various agencies on a site plan review, a lighting plan submission, drainage data, upholding the local flood ordinance, avoiding a critical sewer infrastructure easement, and buffering for Harbor Brook; the project was closed administratively and resubmitted in 2018; at which time, the Board recommended modification of concurrent project site review (Z-18-65) and other authorization (Z-18-66) referrals as part of the proposed project; and
- WHEREAS, the Maguire Syracuse site is located at the intersection of Hiawatha Boulevard West and State Fair Boulevard, both city roads, in the West Side neighborhood of the City of Syracuse; surrounding properties consist of similar automotive uses, including Napa Auto Parts, Ziebart, and Romano Subaru; the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse draft zoning map dated March 2018, the proposed zoning for the site is Light Industrial (LI), which would act to "provide areas appropriate for low-intensity industrial uses...and to protect these areas, to the extent feasible, from the disruption and competition for space from unrelated retail uses, primary offices, and general industrial uses"; and
- WHEREAS, the submitted survey map dated August 15, 2016 shows the entirety of the Maguire Syracuse site consists of 6 tax parcels, including 4 vacant parcels totaling 2.4 acres south of State Fair Boulevard, referred to as the "South Site" in the referral materials, and 2 parcels totaling 13.3 acres north of State Fair Boulevard, referred to as the "North Site"; the "South Site" has frontage on State Fair Boulevard and Rusin Avenue, a local cul-de-sac, and the "North

Site” has frontage on Hiawatha Boulevard West and State Fair Boulevard and abuts I-690, a state highway, to the north; and

WHEREAS, the survey map shows the subject parcel as “Parcel F”, which is part of the “North Site” and contains an existing 35,000 sf one-story building (Dodge Ram dealership) and an existing 10,050 sf one-story building (used car dealership to be removed) with a large expanse of pavement for parking surrounding the buildings; per the Illustrative Master Plan dated May 4, 2018, the proposed off-premises advertising sign is to be located on “Parcel F” along the State Fair Boulevard frontage; and

WHEREAS, the submitted Ground Signage drawing dated May 4, 2018 shows the off-premises sign will be an internally-illuminated, ground sign 30’ in total height with a 10’-7 ³/₄” x 9’-6” Nissan logo; per the local application, the proposed Nissan building will be set back over 500’ from Hiawatha Boulevard West on “Parcel G”, making visibility of the dealership difficult; the proposed sign location on the adjacent Dodge Ram parcel (“Parcel F”) ensures that the Nissan ground sign will be visible from Hiawatha Boulevard; a table listing signage, included with the referral materials, indicates that 12 on-premises signs (4 ground signs, 3 display tower signs, and 5 wall signs) totaling 1,117 sf of sign area will be located on “Parcel F” where current zoning permits 4 signs (909 sf); and

WHEREAS, the Illustrative Master Plan and referral materials show the proposed Maguire Syracuse in its entirety to include an addition to the existing Dodge Ram building, a proposed Nissan building, a proposed five-story car display tower to be visible from I-690, a 1,138-car parking lot for vehicle display and employee, customer, and service parking around the existing and proposed buildings on the “North Site”, and a 223-car parking lot for vehicle display and car delivery on the “South Site”; sidewalks are proposed along Hiawatha Boulevard West and State Fair Boulevard and throughout the parking areas; the master plan shows the “North Site” to include two existing curb cuts on Hiawatha Boulevard West to remain and two proposed driveways onto State Fair Boulevard, one of which will align with a proposed driveway for the “South Site”; additional access to the “South Site” is shown from a proposed driveway onto Rusin Avenue; the referral materials for the project site review referral (Z-17-254) included a proposed driveway onto Hiawatha Boulevard West at the northern end of the “North Site”, across from the I-690 off-ramp, and a request to clear underbrush along I-690 to maintain a parklike condition in the buffer area between the “North Site” and the highway; neither are shown in the current plans; per the New York State Department of Transportation, the previously proposed driveway location is without access and vegetation clearing along I-690 will not be permitted; and

WHEREAS, the Environmental Assessment Form (EAF) submitted with the project site review referral (Z-17-254) indicates the “State Fair Boulevard site may be constructed as part of a second phase if not done as part of the first phase”; an EAF was not included with this referral and the EAF previously received presumably still applies to the project as a whole; the referral included a notice of determination indicating the project will have no significant effect on the environment; and

WHEREAS, a letter from the Onondaga County Department of Water Environment Protection dated February 6, 2017 was shared with city representatives and the applicant early in the planning process and a pre-development meeting for the proposed project occurred, at which time several of the following items

were discussed:

- 1) the project is located in close proximity and/or encroaches into the Harbor Brook Intercepting sanitary sewer easement owned by Onondaga County, and this piece of critical infrastructure serves a significant portion of the west side of Syracuse, and there are also other significant sanitary sewers and easements crossing the site;
- 2) the project is located in close proximity and/or encroaches in the Harbor Brook Drainage Easement which is owned by the Harbor Brook Drainage District;
- 3) the soils in this area are likely impacted by Honeywell waste and pottery waste and may require a soil mitigation plan from the New York State Department of Environmental Conservation (NYSDEC);
- 4) a significant portion of the site, including proposed building locations, are now located within the revised FEMA 100-year floodplain, and lands between State Fair Boulevard and Harbor Brook are also within the floodway, which is a higher risk area closer to the waterway, and local required flood plain ordinances will likely require elevation of structures two feet above the base flood elevation, and proof that development proposed in the floodway will not increase flood elevations at any location during the 100-year flood; payment of flood insurance premiums is also likely;
- 5) from our projects in the immediate vicinity, we are aware that geotechnical aspects of the site area may be very complex, and construction activities, such as pile driving or dewatering of excavations, need to be carefully designed and constructed to avoid damage or settlement to the critical infrastructure described above; and
- 6) lands adjacent to the proposed westernmost parking lot are owned by the Onondaga County Industrial Development Agency, and contain potentially active rail infrastructure, and therefore the developer is advised that no increase to the amount of stormwater runoff entering into adjacent lands as a result of construction will be permitted and a copy of the Stormwater Pollution Prevention Permit should be submitted to the rail operator for review; and

WHEREAS, the EAF states that the site is located in the 100-year floodplain and is adjacent to a regulated waterbody, Harbor Brook; GIS mapping shows the floodplain appears to encroach on nearly all of the existing and proposed development, including the proposed new building; Harbor Brook runs along the southern boundary of the "South Site" and has associated federal wetlands that do not appear to encroach on the site; most of the lands between Harbor Brook and State Fair Boulevard are in the floodway, which carries a higher likelihood of flooding and required mitigation, and development in the floodway is generally discouraged; and

WHEREAS, per the EAF, 15.726 acres of the site are to be disturbed and stormwater discharge will be directed to on-site stormwater management facilities; the submitted Grading and Drainage Plan dated January 12, 2018 shows an underground pipe storage system in the proposed parking area on the "South Site", as well as a bioretention area to the rear of the parking lot; the plan shows stormwater management systems to include a bioretention area, two infiltration basins, and a surface inlet underground sand filter; and

WHEREAS, the existing building is served by public drinking water and wastewater and is located in the Metropolitan Wastewater Treatment Plant service area; to provide services to the proposed building, service laterals are proposed to supply drinking water and an extension of the sewer laterals is proposed for wastewater services; the Onondaga County Department of Water Environment

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

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper indicates that the project is within 2,000 feet of sites listed in the NYS DEC Environmental Site Remediation database (ID: C734083, 734075, 734030, 734083, 734039, V00222); site C734083, 800 Hiawatha Boulevard West (former Roth Steel), is an active site in the Brownfield Cleanup Program; sites 734075 (Waste Bed B/Harbor Brook Area) and 734030 (Onondaga Lake Mercury Sediments) are Classification 2 sites in the State Superfund Program; sites 734083 (Roth Steel Site) and 734039 (Syracuse Fire Training School) are potential completed sites, respectively, in the State Superfund Program; site V00222, Mann Realty, Inc., is a completed site in the Voluntary Cleanup Program; per the EAF, these sites include two historic petroleum spills reported on State Fair Boulevard and one spill on the Rotella Auto site which have been cleaned and spill files have been closed; the EAF Mapper indicates that the site is located over, or immediately adjoining, primary and principal aquifers; the EAF Mapper states that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; per the EAF Mapper, the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site registry; and

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

1. Per the New York State Department of Transportation, the City and applicant are advised that should the proposed off-premises sign be found to act as a functional advertising device to I-690 traffic, after construction, it would be subject to State approval and registration pursuant to Title 17, Part 150 of the Highway Law and the 1965 Highway Beautification Act.
2. The applicant is encouraged to minimize the quantity and size of the proposed signage for the site and consult the ReZone Syracuse project for development standards for signage in pursuit of adherence to future zoning regulations and design guidelines.
3. The applicant must continue to coordinate on the site plan with the Onondaga County Department of Water Environment Protection to accommodate the existing critical infrastructure easement crossing the parcel.
4. The applicant must continue to coordinate on lighting plan approval with the New York State Department of Transportation to ensure there is no glare or spillover onto adjacent properties or the State right-of-way.
5. Given the site's location in a floodplain and floodway, and its proximity to Harbor Brook, the applicant is encouraged to consider further minimizing the size of the parking area proposed and consider green infrastructure

accommodations, such as pervious pavement, to decrease the impact of the large expanse of impermeable surfaces on stormwater runoff and quality in a sensitive area. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 03, 2018

OCPB Case # Z-18-190

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Clay Town Board at the request of Thomas Potter for the property located at 4739 Buckley Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of Buckley Road (Route 161) and Henry Clay Boulevard (Route 121), both county highways; and
- WHEREAS, the applicant is proposing a zone change on a 6.76-acre parcel from Highway Commercial (HC-1) to Limited Use for Gasoline Services (LuC-1) to allow for construction of a Byrne Dairy; and
- WHEREAS, in 2009, the Board offered no position with comment for a zone change referral (Z-09-234) to rezone the subject parcel from Residential Agricultural (RA-100) to the current HC-1 zoning, citing traffic and drainage considerations for the next phase of development; and
- WHEREAS, the site is located at the intersection of Buckley Road and Henry Clay Boulevard, both county roads, in the Town of Clay; the site is adjacent to a one-story office building and across Buckley Road from a Sunoco gas station and convenience store; there is a band of industrial uses situated between Henry Clay Boulevard and Morgan Road to the west; surrounding land uses are mostly residential east of Henry Clay Boulevard; and
- WHEREAS, the submitted Zone Change Map dated June 8, 2018 shows the parcel is vacant, open land with a wooded area occurring at the rear of the site where the parcel abuts a residential neighborhood; there is over a 30' drop in elevation from the front of the site to the back, with the most steep topography occurring at the rear, forested area and in the Henry Clay Boulevard right-of-way; aerial imagery shows the site has existing curb cuts on Buckley Road and Henry Clay Boulevard and the remnants of an existing u-shaped gravel driveway (to be removed) near the intersection of the two roads; and
- WHEREAS, per the local application, the proposed zone change is intended to allow for a Byrne Dairy retail store, fueling facility, and carwash; the Town zoning code indicates the proposed LuC-1 district "allows for the inclusion of motor vehicle and gasoline service facilities to serve the residents, employees and customers of surrounding residential neighborhoods or business areas"; the current HC-1 district is intended "to maintain in this district the quality of environment that is usually found in areas of commercial use often located near, but generally not immediately adjacent to, residential neighborhoods" and does not permit gas station uses; and
- WHEREAS, the submitted Conceptual Site Plan dated May 2018 shows the proposed convenience store building (4,232 sf) surrounded on three sides by parking (39 spaces total); the building is shown to face Henry Clay Boulevard with a

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E-mail Address: countyplanning@ongov.net

fuel canopy (40' x 132') with 10 fuel pumps and underground storage tanks situated in front of it and a separate, two-bay carwash building, air station, and vacuum machines with 6 parking spaces occurring on the north side of the building; clearing of the existing tree cover on the site appears to be minimal with the Conceptual Site Plan showing 2.42 acres at the rear of the site to remain undeveloped and almost entirely forested; and

WHEREAS, per the Conceptual Site Plan, there is a proposed 30' wide driveway onto Buckley Road, to align with the existing driveway for Sunoco across the street, and three proposed 30' wide driveways onto Henry Clay Boulevard; two of the proposed driveways on Henry Clay Boulevard will provide access on either side of the fuel canopy and pumps and one will occur at the end of the car wash area;

ADVISORY NOTE: the proposed driveways onto Buckley Road and Henry Clay Boulevard require highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and

WHEREAS, the referral materials indicate proposed signage will include a freestanding sign (TBD) in a landscape bed near the Buckley Road/Henry Clay Boulevard intersection, two internally-illuminated wall-mounted signs (3'-6" x 14") on the main building, and four fuel-canopy graphics (12.5 sf each); proposed lighting will include 17' pole mount LED fixtures for yard lighting, LED fixtures mounted on the building wall at 9', and recessed LED fuel canopy lights;

ADVISORY NOTE: Per the Onondaga County Department of Transportation, any existing or proposed signage must not obstruct sight distance; and

WHEREAS, per the project narrative, the proposed Byrne Dairy will operate 24-7, 365 days a year and employ 25 people; and

WHEREAS, per the Environmental Assessment Form (EAF) dated June 11, 2018, 4.0 acres of the site will be disturbed by the proposed project; the Conceptual Site Plan shows two stormwater management basins, one near the Buckley Road/Henry Clay Boulevard intersection and one along Henry Clay Boulevard; both basins appear to partially fall in the 20' perimeter landscape buffers;

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

WHEREAS, the submitted project narrative indicates that the site has access to public drinking water; public sewers would need to be extended for the proposed project; the site is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas;

ADVISORY NOTES: prior to the next phase of development, the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; the applicant is also advised to contact OCWA's Engineering Department for the next phase of development to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

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

Overflow (CSO);

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

WHEREAS, the project is within 2,000 feet of a site (ID: 734127) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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

1. The Board encourages the Town and applicant to consider reducing the scale of the disturbed area, to minimize impervious surface coverage and allow for future development on remaining lands.

2. Given the specificity of the proposed zoning district to motor vehicle and gas service facilities, and the extent of remaining lands on the parcel, the Town is encouraged to consider alternate zoning for the remainder of the site.

The Board also offers the following comment(s) to be considered for the next phase of development:

1. The Board encourages site planning that relocates the buildings closer to the road frontages, places the pumps on the side of the building, and situates stormwater infrastructure at the rear of the development to improve the aesthetics of this prominent site and intersection and maintain consistency with the prevailing front yard setback line of neighboring parcels along Buckley Road.

2. The municipality and the applicant must continue to coordinate Buckley Road and Henry Clay Boulevard access requirements with the Onondaga County Department of Transportation.

3. The applicant is advised to contact the Onondaga County Department of Transportation early in the planning process to discuss traffic and drainage data requirements for full build out of the site.

4. Any extension of the public wastewater infrastructure must be approved by the Onondaga County Health Department and Onondaga County Department of Water Environment Protection prior to municipal approval.

5. Front yard landscaping is encouraged along both road fronts to provide screening of parking areas and improve the streetscape at this prominent intersection.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 03, 2018

OCPB Case # Z-18-191

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Clay Town Board at the request of Railroad, LLC for the property located at 4675 Burr Drive; 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 Vine Street (Route 51), a county highway, and the municipal boundary between the Town of Clay and the Town of Salina; and
- WHEREAS, the applicant is requesting a special permit to allow for a trucking terminal and motor vehicle sales (limited) on a 1.41-acre parcel in an Industrial (I-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-18-193) as part of the proposed project; in 2004, the Board recommended disapproval of a site plan referral (Z-04-90) proposing to construct two buildings for a warehouse/office complex on the subject site, citing that the applicant had not submitted a site plan application to the Town of Salina; and
- WHEREAS, the site is located at the intersection of Vine Street, a county road, and Burr Drive, a local road, in a band of industrial land uses bound by Henry Clay Boulevard to the east and Morgan Road to the west; the submitted survey map dated June 1, 2018 shows the site is divided into two parcels by the municipal boundary between the Town of Clay and Town of Salina; and
- WHEREAS, the site plan (Z-18-191) and special permit (Z-18-193) referrals currently under review relate to the parcel located in the Town of Clay; per a phone conversation with the Town of Salina, local application to Salina is not required for the proposed project as there are no changes being made to the Salina parcel; however, the Town requests notification of the full plans for the site;
- ADVISORY NOTE: per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality and 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
- WHEREAS, the survey map shows the site contains two existing, one-story buildings, both of which fall entirely on the Clay parcel; one of the buildings (56.3' x 160.4') is shown to be situated along the rear lot line and separated from the second building (40.4' x 60.35') by an asphalt parking and loading area; there is a lined row of parking at the front of the second building and a strip of maintained lawn and a detention basin separating the row of parking from Vine Street; the site has two existing driveways on Burr Drive with a second

detention basin occurring between them; the site has existing signage near the Burr Drive/Vine Street intersection;

ADVISORY NOTE: per the Onondaga County Department of Transportation, no access to Vine Street will be permitted; and

WHEREAS, the local application indicates that the special permit is requested to allow the existing warehouse to be used for logistical assembly, servicing, and temporary storage of fire apparatus by J.P.B Fire Services, Inc.; per the Town zoning code, trucking terminal and motor vehicle sales uses are permitted in the I-1 district with special permit approval from the Town Board; and

WHEREAS, per the project narrative, the premises do not require any major outside building or renovation; no proposed modifications are indicated in the plans or referral materials; and

WHEREAS, the project narrative indicates that Fire Services employs 12 people and hopes to add 1-3 additional employees in the near future; hours of operation are typically Monday through Friday from 9am to 7-9pm; and

WHEREAS, the Environmental Assessment Form (EAF) dated June 11, 2018 indicates that stormwater on site will discharge to existing on-site stormwater facilities, shown in the survey map to include several detention basins; and

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

WHEREAS, the project is within 2,000 feet of a site (ID: 734065) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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

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

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

1. The Town of Salina requests additional information regarding plans for the proposed project. The municipality is advised to submit the project materials to Salina for their review and to ensure that no conflicts are anticipated.
2. Any front yard lighting must be reviewed by the Onondaga County Department of Transportation. No glare or spillover onto adjacent properties or the county right-of-way will be permitted.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 03, 2018

OCPB Case # Z-18-192

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of Red Barn Country, LLC for the property located at 7175 Buckley Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Buckley Road, a county highway, and the municipal boundary between the Town of Clay and Town of Salina; and
- WHEREAS, the applicant is requesting an area variance to reduce the perimeter landscape strip from 50 feet to 27 feet to allow for a stormwater management area on a 1.26-acre parcel in a Highway Commercial (HC-1) zoning district; and
- WHEREAS, the Board has recently reviewed several referrals as part of a larger redevelopment project of the former Hafner's Red Barn site, including concurrent site plan (Z-18-73), special permit (Z-18-74), and area variance (Z-18-91) referrals to construct a 5,700 sf Brooklyn Pickle restaurant on a 2.99-acre lot to be created in a proposed subdivision (S-18-38) of the site; a coordinated review meeting was held on May 15, 2018 at the request of the Town to discuss full build out potential for the site and surrounding area; during the meeting, access management strategies, stormwater management, and wastewater accommodations were discussed in consideration of the current Brooklyn Pickle project and the future needs of the site and surrounding area; and
- WHEREAS, additional reviews occurred in 2011, with the Board recommending disapproval of subdivision (S-11-42) and zone change (Z-11-189, Z-11-190) referrals as part of a development proposal to create 36 single-family residential lots and 38,000 sf of commercial space from three lots, including a portion of the Red Barn site; and
- WHEREAS, the entire Red Barn site consists of three parcels located along Buckley Road, a county road, in the Town of Clay, south of West Taft Road and adjacent to the North Medical Center; the site abuts several recently developed single-family residential lots to the south and has frontage on Red Barn Circle, a local road serving the residential neighborhood, all of which were created as part of the 2011 subdivision and zone change referrals; and
- WHEREAS, aerial imagery shows the site contains two existing vacant structures (formerly Hafner's Red Barn Country Store and Farm Market), a front asphalt parking lot, and a rear gravel drive, all to be demolished as part of the proposed redevelopment project; the site has four existing driveways onto Buckley Road; per the recent subdivision referral (S-18-38), Lots 1 (2.99 acres) and 2 (5.43 acres) will be created from the three existing parcels by a proposed lot line adjustment, with Lot 1 occurring at the northeast corner of the site and intended for the proposed Brooklyn Pickle restaurant (Z-18-73, Z-18-74, Z-18-

91); the area variance currently under review pertains to Lot 2; and

WHEREAS, per the Town zoning code, a 50' perimeter landscape strip is required where boundaries abut a residential district and the site abuts residential properties to the west and south; the submitted variance map shows stormwater management facilities will fall in the perimeter landscape strip at the rear of Lot 2, requiring a reduction in the perimeter landscape strip from 50' to 27'; per the local application, the detention basin already exists; and

WHEREAS, a submitted letter from GTS Consulting dated February 16, 2018, included with the referral materials for the proposed Brooklyn Pickle (Z-18-73, Z-18-74, Z-18-91), indicated that the overall concept plan for future redevelopment of the "remaining Hafner property" (presumably proposed Lot 2 and a nearby parcel under common ownership) includes a 6,400 sf building behind the proposed Brooklyn Pickle, a 5,000 sf building south of the proposed access roadway, a 3,000 sf bank building north of Red Barn Circle, and a 5,000 sf building south of Red Barn Circle; per the letter, the three unidentified buildings are assumed to be general commercial; the letter also indicated that the four existing driveways will be replaced by a single, full access roadway opposite Dolshire Road, a local road serving a residential neighborhood to the east; and

WHEREAS, numerous potential developments adjacent to and near the site were also discussed at the coordinated review meeting, in the context of long term planning for increased traffic in the area, and the need for interconnected roadways, consolidated access points, turning lanes, and/or traffic signals, as well as long-term shared funding mechanisms; and

WHEREAS, the stormwater management basin will be shared as part of the larger redevelopment project; no additional information regarding stormwater management was included in the referral materials; the location of the detention basin precludes extension of the proposed driveway further to the west to serve the rear landlocked parcel or possible local driveway/roadway extension configurations; the site is also located in the Bloody Brook Drainage Basin, requiring consultation with the Onondaga County Department of Water Environment Protection; and

WHEREAS, the Syracuse Metropolitan Transportation Council (SMTC) has created a Sustainable Streets Guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would likely be beneficial to connect residents and businesses; this site is located within a priority zone; and

WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and

WHEREAS, per discussion at the coordinated review meeting, wastewater service for Brooklyn Pickle and the remainder of the 8-acre site, and possibly another parcel south of Red Barn Circle, would flow east through Pitcher Hill, subject to agreements allowing for 3,000 gpd maximum flowage through Town of Salina infrastructure; additional anticipated residential development (13-20 lots) just west of the site would feed south through Red Barn Acres

residential, and also be subject to Town of Salina requirements; and
WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper indicates that the project is within 2,000 feet of a site in the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database (734051); the site is located over, or immediately adjoining, a principal aquifer; 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 has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

The Board offers the following comments to be considered for the project as a whole, and as they may relate to the requested area variance:

1. Shared stormwater management facilities with adjacent development are encouraged and should consider potential full buildout and locations for future road connections.
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 and Onondaga County Department of Water Environment Protection, early in the planning process for approval and complete any appropriate mitigation as may be determined by the Departments.
3. The applicant and Town are encouraged to continue coordinating with agency stakeholders on a proposed site plan, traffic study, wastewater planning, and SEQR documentation that considers infrastructure access and traffic impacts for full buildout. The Board encourages consideration of adjacent developable parcels, well-planned driveway/roadway access points, potential future signal or turning movement locations, and interconnections to serve the proposed development and facilitate mobility in and through adjacent developments via logical pathways. The Town is encouraged to explore shared financing mechanisms with involved landowners/project sponsors for current or future traffic mitigation.
4. To minimize duplication of effort, identify shared and cumulative impacts and avoid potential perceptions of segmentation, the applicant and Town are advised to complete a combined environmental assessment of full build out of the site as indicated in the overall concept plan.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 03, 2018

OCPB Case # Z-18-193

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of JPB Fire Services for the property located at 4675 & 4383 Burr Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Vine Street (Route 51), a county highway, and the municipal boundary between the Town of Clay and the Town of Salina; and
- WHEREAS, the applicant is proposing to establish a trucking terminal for the assembly, servicing and temporary storage of fire apparatus on a 1.41-acre parcel in an Industrial (I-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-18-191) as part of the proposed project; in 2004, the Board recommended disapproval of a site plan referral (Z-04-90) proposing to construct two buildings for a warehouse/office complex on the subject site, citing that the applicant had not submitted a site plan application to the Town of Salina; and
- WHEREAS, the site is located at the intersection of Vine Street, a county road, and Burr Drive, a local road, in a band of industrial land uses bound by Henry Clay Boulevard to the east and Morgan Road to the west; the submitted survey map dated June 1, 2018 shows the site is divided into two parcels by the municipal boundary between the Town of Clay and Town of Salina; and
- WHEREAS, the site plan (Z-18-191) and special permit (Z-18-193) referrals currently under review relate to the parcel located in the Town of Clay; per a phone conversation with the Town of Salina, local application to Salina is not required for the proposed project as there are no changes being made to the Salina parcel; however, the Town requests notification of the full plans for the site;
- ADVISORY NOTE: per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality and 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
- WHEREAS, the survey map shows the site contains two existing, one-story buildings, both of which fall entirely on the Clay parcel; one of the buildings (56.3' x 160.4') is shown to be situated along the rear lot line and separated from the second building (40.4' x 60.35') by an asphalt parking and loading area; there is a lined row of parking at the front of the second building and a strip of maintained lawn and a detention basin separating the row of parking from Vine Street; the site has two existing driveways on Burr Drive with a second

detention basin occurring between them; the site has existing signage near the Burr Drive/Vine Street intersection;

ADVISORY NOTE: per the Onondaga County Department of Transportation, no access to Vine Street will be permitted; and

WHEREAS, the local application indicates that the special permit is requested to allow the existing warehouse to be used for logistical assembly, servicing, and temporary storage of fire apparatus by J.P.B Fire Services, Inc.; per the Town zoning code, trucking terminal and motor vehicle sales uses are permitted in the I-1 district with special permit approval from the Town Board; and

WHEREAS, per the project narrative, the premises do not require any major outside building or renovation; no proposed modifications are indicated in the plans or referral materials; and

WHEREAS, the project narrative indicates that Fire Services employs 12 people and hopes to add 1-3 additional employees in the near future; hours of operation are typically Monday through Friday from 9am to 7-9pm; and

WHEREAS, the Environmental Assessment Form (EAF) dated June 11, 2018 indicates that stormwater on site will discharge to existing on-site stormwater facilities, shown in the survey map to include several detention basins; and

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

WHEREAS, the project is within 2,000 feet of a site (ID: 734065) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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

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

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

1. The Town of Salina requests additional information regarding plans for the proposed project. The municipality is advised to submit the project materials to Salina for their review and to ensure that no conflicts are anticipated.
2. Any front yard lighting must be reviewed by the Onondaga County Department of Transportation. No glare or spillover onto adjacent properties or the county right-of-way will be permitted.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 03, 2018

OCPB Case # Z-18-194

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Van Buren Zoning Board of Appeals at the request of Joseph Haney for the property located at 2119 Downer 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 a state owned portion of Downer Street (Route 31), and Route 690, a state highway; and
- WHEREAS, the applicant is requesting a special permit to construct a temporary 20' x 20' stage for live music performances on a 1.8-acre parcel in a Local Business (LB) zoning district; and
- WHEREAS, the site is located on Downer Street, a state road, just west of I-690 and abuts an electrician's office and a veterinary emergency center; aerial imagery shows the site contains an existing one-story, multi-tenant building, including a bar (Average Joe's Beernasium), pizzeria and sign shop; and
- WHEREAS, aerial imagery shows the building is surrounded on the front and west side by asphalt and appears to have an existing gravel area and drive extending along the east and around the rear of the building; the rear of the site is wooded and abuts a vacant, partially wooded lot buffering the site from a residential neighborhood to the north; there is an existing asphalt driveway onto Downer Street; and
- WHEREAS, the submitted survey map dated August 4, 2017 shows the proposed stage (20' x 20') will be located at the front, southwest corner of the existing building in an area that is currently asphalt; proposed rope fencing is generally shown to enclose the front asphalt area, including the stage, and end at the existing entrance and patio on the east side of the building;
ADVISORY NOTE: per the NYS Department of Transportation, the stage and fencing must be contained entirely on private property and will not be permitted in the state right-of-way; and
- WHEREAS, the local application indicates that the stage will be temporary and is intended to allow for outdoor performances; no additional information regarding the frequency and/or duration of the stage setup is provided; GIS mapping shows the proposed stage area to be approximately 350' from the nearest residential development; and
- WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, the site is served by public drinking water and an individual septic system; no changes to the existing infrastructure are proposed; and
- WHEREAS, the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as

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

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

Given the site's proximity to residential properties, the Town is advised to ensure any outdoor uses will not have a negative noise impact on the nearby residential uses.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 03, 2018

OCPB Case # Z-18-195

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Van Buren Planning Board at the request of Joseph DeMaio for the property located at 7283 State Fair Boulevard; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of a state-owned portion of State Fair Boulevard (Route 48); and
- WHEREAS, the applicant is proposing construction of a 44' x 65' storage building for an existing business on a 0.77-acre parcel in a Local Business (LB) zoning district; and
- WHEREAS, the site is located at the intersection of State Fair Boulevard, a state road, and Walker Boulevard, a local road, in the Seneca Knolls area of Van Buren; the site abuts residential properties to the rear and a commercial property to the side; other surrounding land uses are a mix of low-density strip commercial and roadside residential along State Fair Boulevard and residential neighborhoods; and
- WHEREAS, aerial imagery shows the site contains an existing one-story, multi-tenant building, including a used car dealer and an appliance parts store, with front and north side asphalt parking areas and two existing driveways, one on Walker Boulevard and one on State Fair Boulevard; there is a gravel extension of the side parking area which appears to have unrestricted access to Walker Boulevard; per aerial imagery, there also appears to be an attached shed structure at the rear of the building which is not depicted in the submitted drawings; and
- WHEREAS, a submitted hand drawn plan shows the proposed building (65' x 44') will be constructed 5' from the rear of the existing building in an area that is currently maintained lawn; per the local application, the free-standing building will be steel construction and is intended for storage for existing business (unspecified); and
- WHEREAS, the submitted Environmental Assessment Form (EAF) dated May 29, 2018 indicates the site has existing storm pipes buried with stone at the rear of the existing building which will continue to be used for stormwater discharges; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Baldwinsville-Seneca Knolls Wastewater Treatment Plant service area; no drinking water or wastewater services are proposed for the storage building; and
- WHEREAS, the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); and
- WHEREAS, the site may contain the Indiana bat and bald eagle, or their associated

habitats, which have been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); and

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

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

1. The applicant is encouraged to provide a landscape buffer or appropriate screening along the boundaries adjacent to residential properties.
2. The Board encourages the Town and applicant to consider eliminating the driveway on State Fair Boulevard to help minimize the number of access points onto State Fair Boulevard.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 03, 2018

OCPB Case # Z-18-196

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Van Buren Planning Board at the request of Barram, LLC for the property located at Crego 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 a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing construction of a self-storage facility on a 2.5-acre parcel in a R-40 zoning district; and
- WHEREAS, the site is located just east of I-690 at the edge of a commercial node occurring around the Downer Street/Crego Road intersection; several nearby parcels are enrolled in NYS Agricultural District 3 and appear to contain active farmland; and
- WHEREAS, the submitted survey map dated February 3, 2003 shows the vacant parcel has frontage on Crego Road, a local road; aerial imagery shows the site is located across Crego Road from the River Mall shopping plaza and abuts a National Grid power substation to the west and fire station to the south; and
- WHEREAS, the submitted Concept Site Plan dated March 16, 2018 shows the proposed self-storage facility to include 6 self-storage buildings (31,838 sf total) with chain-link fencing along the front of the site and at the northern end of the developed area; 3 of the buildings are shown to occur at the front of the site, situated parallel to Crego Road in rows; the other 3 buildings will be located on the rear, slightly offset portion of the site and run perpendicular to Crego Road in rows; the buildings will be separated by asphalt pavement and there will be a paved perimeter driveway at the ends of the rows and connecting the two building clusters; and
- WHEREAS, per the Concept Site Plan, there is a proposed gated driveway onto an existing access road to the north that serves the power substation and another self-storage facility west of the site; an emergency access gate is shown to provide additional access via a driveway onto the fire department access road to the south; and
- WHEREAS, the submitted Easement Legal Description dated March 20, 2018 indicates there is a 50' wide easement encompassing the northerly access road that runs the length of the site's northern lot line, roughly 225'; and
- WHEREAS, proposed landscaping includes a border of native grass mixture around the perimeter of the site and street trees at the front of the site along Crego Road; the Concept Site Plan shows proposed signs at the northeast and southeast corners of the site, closest to Crego Road; no additional information regarding signage was included in the referral materials; proposed lighting includes building-mounted light fixtures; and

WHEREAS, per the Environmental Assessment Form (EAF) dated May 30, 2018, 2.56 acres of the site will be disturbed by the proposed project; the Concept Site Plan shows stormwater management facilities to include a subsurface underdrain drainage/stormwater infiltration system with gravel or lawn surface around almost the entire perimeter of the development area; per a submitted letter to the Town Planning Board dated May 31, 2018, included with the referral materials, the perimeter underdrains will discharge into an infiltration pond along Crego Road and site stormwater will be completely contained for the 100 year storm;
ADVISORY NOTES: the applicant and municipality are encouraged to consider the use of green infrastructure, such as pervious pavement, to further reduce stormwater runoff and improve stormwater quality; any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, per the referral notice, the site has access to public drinking water and sewers and is located in the Baldwinsville-Seneca Knolls Wastewater Treatment Plant service area; per the EAF, no wastewater services are proposed for the project; however, a connection to drinking water service may be provided;
ADVISORY NOTES: for drinking water service, the applicant is advised to contact OCWA's Engineering Department to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; prior to connecting to public sewers, the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; and

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

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

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board 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 Health Department, any site providing drinking water services must also provide a legal means of accommodating wastewater. The Town is advised to ensure an appropriate sewage disposal system is provided should the proposed project connect to public drinking water infrastructure.
2. The Board encourages the Town to ensure appropriate access and maintenance agreements are in place for the shared access roads.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 03, 2018

OCPB Case # Z-18-197

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of LaFayette Town Board at the request of Town of LaFayette Town Board for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing Local Law C-2018 titled "A Local Law to Amend the 1970 Zoning Ordinance of the Town of LaFayette to Add Provisions Governing Site Plan Review for Manure Storage Facilities Associated with Concentrated Animal Feeding Operations (CAFOs) and to Repeal Local Law No. 2-2017 which Related to the Same Subject Matter"; and
- WHEREAS, in 2017, the Board offered no position with comment for a local law referral (Z-17-213) to add site plan review regulations for liquid manure storage facilities to the Town zoning ordinance, encouraging the Town to consult with the NYS Department of Agricultural and Markets; and
- WHEREAS, per the Legislative Purpose and Intent, "The purpose of this Local Law is to review the location, construction, installation, operation, use and abandonment of manure storage facilities for Concentrated Animal Feeding Operations (CAFOs) in order to prevent water pollution and other environmental impacts and thereby protect the health of the residents of the Town of LaFayette, and promote the prosperity and general welfare of the residents of the Town of LaFayette."; and
- WHEREAS, per the Legislative Purpose and Intent, the Town Board finds that "despite the existence of State and Federal regulations, which set detailed performance standards for the construction and maintenance of such facilities, some measure of local oversight is required in order to ensure the transparency of the process surrounding the permitting, construction and expansion of these facilities"; and
- WHEREAS, new definitions to be added to the Town zoning code include animal manure, concentrated animal feeding operation (CAFO), and manure storage facility; a CAFO is defined as "An operation that confines animals on a site for more than forty-five (45) days per year, where feed is brought onsite. Medium and Large CAFOs as defined by the New York State Department of Environmental Conservation ("DEC") in 6 NYCRR 750-1.2 shall be subject to the provisions of Article III(D) of the 1970 Zoning Ordinance of the Town of LaFayette."; 6 NYCRR 750-1.2 categorizes CAFOs as large, medium or small based on the number of animals (i.e., mature dairy cows, veal calves, cattle, swine, horses, sheep or lambs, turkeys, laying hens or broilers, chickens, ducks) that are stabled or confined and fed or maintained at a lot or facility; and
- WHEREAS, proposed Article III(D) of the 1970 Zoning Ordinance of the Town of LaFayette regulates the design, construction, installation, reconstruction or enlargement

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of any new or existing manure storage facility for a CAFO, requiring controlled site review by the Town Planning Board; and

WHEREAS, per proposed Article III(D), applicants for controlled site review shall include in their submissions the proposed location and arrangement of livestock containment areas or manure storage/manure compost sites, the number, kinds and weights of animals for which storage is provided, duration for which storage is provided, storage volume computations and storage facility volume, if any new structures are going to be located adjacent to a stream or wetland, the location of any existing well within 300' of the facility, soil test pit locations and soil descriptions (to a depth of 5') below the planned bottom of the facility, and elevation of high ground water level or bedrock; and

WHEREAS, per proposed Article III(D), the applicant shall submit to the Town a copy of the documents that the CAFO supplies to the New York State Department of Environmental Conservation for abandonment of a manure storage facility; and

WHEREAS, a letter dated April 25, 2018 included in the referral materials indicates that the Town has submitted the proposed local law to the NYS Department of Agriculture and Markets, and the Department is satisfied that the law does not appear to conflict with AML §305-a(1); the Department also notes that a farm operation located in an agricultural district could request the Department's review of the same for compliance with the AML; and

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

It is the position of the Board that the proposed additional restrictions may be burdensome to farm operations, given exiting state regulation.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 03, 2018

OCPB Case # Z-18-198

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Camillus Planning Board at the request of Rocklyn West, LLC / Art Kanerviko for the property located at 4801 West Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of West Genesee Street (Route 98, Old Route 5), a county highway; and
- WHEREAS, the applicant is proposing construction of a mixed-use development consisting of 84 apartment units in two buildings (Tumblerock Apartments), two office buildings, and related infrastructure and parking facilities on two parcels totaling 5.963 acres in a Limited Business Office (LBO) zoning district; and
- WHEREAS, in 2017, the Board offered no position with comment for a text amendment referral (Z-17-228) to change the zoning classification of the site from R-4 to either GBO or LBO, encouraging consideration of zoning that allows for mixed-use development and coordination with the Onondaga County Department of Transportation prior to development of the site; and
- WHEREAS, the site has significant frontage on West Genesee Street on the west side of Whedon Road; this section of West Genesee Street is situated between two highly commercialized sections of retail development approximately one-half mile to the east and west; land uses surrounding the site are predominantly apartments and single-family residential; and
- WHEREAS, the submitted Existing Survey dated June 4, 2018 shows the site contains an existing church (Fairmount Community Church), attached one-story building, a large rear parking area, two existing driveways on Whedon Road, and one existing driveway on West Genesee Street (all to be demolished) on the eastern parcel, and vacant land (3.5 acres) on the western parcel; an existing concrete sidewalk is shown in the county right-of-way; there is no space between the sidewalk and the curb to provide a buffer between pedestrians and the road, or space for street trees, landscaping, or snow storage; there is a second concrete sidewalk on the western parcel set back farther from the road that extends onto the adjacent senior apartments property to the west;
ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects, and the applicant must contact Plumbing Control to ensure appropriate permits are obtained; and
- WHEREAS, the submitted Layout & Utility Plan dated June 4, 2018 shows the proposed development to include Building A (21,684 sf), Building B (24,336 sf), Building C (3,750 sf), and Building D (10,000 sf), all generally occurring around a center greenspace area encircled by concrete sidewalks, an access drive, and parking areas; Buildings A and B will contain a total of 84 apartment units

and Buildings C and D, both shown to be set along the West Genesee Street frontage approximately 35' from the county right-of-way, are intended for office space; per the Layout & Utility Plan, concrete sidewalks and crosswalks will be located throughout the site, linking the buildings, green space, and parking areas and connecting the site and adjacent senior apartment to the existing sidewalk along West Genesee Street; and

WHEREAS, per the Layout & Utility Plan, site access will come from a proposed right-in, right-out driveway on West Genesee Street at the northwest corner of the site, a proposed full access driveway aligning with Yorkshire Boulevard across West Genesee Street, and a proposed full access driveway on Whedon Road; an adjacent house south of the site currently uses the church parking lot and driveway for access onto Whedon Road; the Layout & Utility Plan shows a proposed, relocated driveway onto Whedon Road on the adjacent residential lot;

ADVISORY NOTE: the proposed driveways onto West Genesee Street require highway access and work permits from the Onondaga County Department of Transportation and must meet Department requirements; and

WHEREAS, proposed parking is shown to consist of 148 parking spaces, with nearly half of the parking occurring at the rear of the apartment buildings and the remainder located towards the center of the development; the Layout & Utility Plan indicates that the number of on-site parking spaces will be 260; the apartment buildings appear to have vehicle entrance/exit and will presumably include parking garage space; and

WHEREAS, the submitted Landscape Plan dated June 4, 2018 shows proposed landscaping to include fairly significant planting along the west and south lot lines, which are adjacent to other residential properties, and at the West Genesee Street and Whedon Road frontages; additional landscaping is shown to be interspersed throughout the center of the development; and

WHEREAS, the Environmental Assessment Form (EAF) dated June 5, 2018 indicates proposed lighting includes 16' to 20' LED downward facing area lighting in the parking areas; and

WHEREAS, per the EAF, 6.0 acres of the site will be disturbed by the proposed project and on-site stormwater will be conveyed to a stormwater management basin and discharged to the existing enclosed storm sewer system and ultimately to Geddes Brook; the Layout & Utility Plan shows a subsurface infiltration system in the center green space of the development;

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

WHEREAS, the church has existing access to public drinking water and wastewater infrastructure, and the site is located in the Metropolitan Wastewater Treatment Plant and West Side Pump Station service area; per the EAF, anticipated drinking water demand and generated liquid waste for the proposed project will be 15,000 gallons per day each; the Layout & Utility Plan indicates the site has an existing septic tank that will be located and removed,

if found;

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

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

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

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), West Genesee Street has public transit service and bus stops are located in front of the site; and

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

1. The municipality and the applicant must continue to coordinate West Genesee Street access requirements with the Onondaga County Department of Transportation.
2. The Onondaga County Department of Transportation has determined that the municipality and applicant must contact the Department to discuss any required traffic data for the proposed project. Any modifications required by the Department must be reflected on the project plans prior to municipal approval.
3. The municipality must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval. Additional stormwater runoff into the county's right-of-way or drainage system will be prohibited.
4. The applicant must submit a lighting plan to the Onondaga County Department of Transportation and reflect any mitigation as may be determined by the Department on the project plans prior to municipal approval. No glare or spillover onto adjacent properties or the county right-of-way will be permitted.

The Board also offers the following comment(s):

1. The Board commends the incorporation of mixed uses into the proposed development, and the overall site plan for its walkability, landscape planning, and parking accommodations.
2. The applicant is encouraged to provide an active space at the front of the

parcel, including windows and building entries for the proposed office buildings, which would be visible from the road frontage and make the buildings accessible to pedestrians from the sidewalk.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 03, 2018

OCPB Case # Z-18-199

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of McDonald's Corp. for the property located at 3207 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 (Route 5) and Bridge Street (Route 290), both state highways; and
- WHEREAS, the applicant is proposing to remodel the existing 4,578 sf McDonald's restaurant to include new signage and pedestrian access improvements, on a 1.45-acre parcel in a Business zoning district; and
- WHEREAS, the site is located at the intersection of Erie Boulevard East, a state road, and Kravec Drive, a local, dead end road; Erie Boulevard East is a corridor of mixed roadside commercial and large retail establishments; and
- WHEREAS, the submitted survey map dated April 18, 2018 shows the site contains an existing one-story building (McDonald's) surrounded on three sides by asphalt parking; the front yard contains a one-way drive for site circulation; a single drive-thru lane is shown to begin at the rear corner of the building, extend behind the building and then along the side to two pickup window areas; the site has two driveways on Erie Boulevard East, that are restricted to right-in and right-out movements by the median along this stretch of Erie Boulevard; the site has an additional, full access driveway on Kravec Drive; and
- WHEREAS, the submitted elevations show that the proposed exterior renovations will include removing the existing mansard roofing, painting some of the existing siding on the building, a new aluminum canopy fascia system, and new brick veneer; the proposed project will also consist of parking and signage improvements; and
- WHEREAS, per the submitted Site Plan dated April 30, 2018, the proposed site improvements include stop signs and stop bars at the existing exits, a concrete sidewalk and pedestrian crosswalk to connect the building to the sidewalk along Erie Boulevard East, concrete sidewalks with ADA ramps along the side of the building, directional signs and arrows to indicate one-way site circulation, new pre-browse board, digital menu board, and 'order here' canopy, line striping and signage for pull forward and mobile to go parking spaces, and pavement markings and signage for accessible parking spaces; and
- WHEREAS, per the Site Plan, proposed signage for the site also includes one "Playplace" sign (22 sf) to be wall-mounted on the building's non drive-thru elevation and one "McDonald's" sign (33 sf) to be wall-mounted on the front elevation of the building; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and

WHEREAS, the Site Plan shows existing asphalt sidewalks along Erie Boulevard East to remain; the site is located along a stretch of Erie Boulevard which will undergo a large New York State Department of Transportation (NYSDOT) project to install bicycle, pedestrian, and roadway enhancements to accommodate the Empire State Trail; designs for the project are currently being finalized and all applicants and municipalities are advised to coordinate with NYSDOT on site planning within the right-of-way along this portion of Erie Boulevard; and

WHEREAS, the project is within 2,000 feet of a site (ID: C734108) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 03, 2018

OCPB Case # Z-18-200

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of First Unitarian Universalist Society of Syracuse for the property located at 109 Waring 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 (Route 6), a county highway; and
- WHEREAS, the applicant is proposing to improve the existing parking lot, driveways, entryway and landscaping, and add a dumpster enclosure on a 1.52-acre parcel in a Residential (R-2) zoning district; and
- WHEREAS, the site is located near Drumlins Country Club at the intersection of Nottingham Road, a county road, and Waring Road, a local road; the site abuts a residential neighborhood and is located across Waring Road from Tecumseh Elementary School; other surrounding land uses are primarily residential; and
- WHEREAS, the submitted survey map dated May 24, 2018 shows the site contains a large existing brick building (First Unitarian Universalist Church), a front asphalt parking lot with an existing driveway onto Waring Road, and a large rear asphalt parking lot with existing driveway access onto Waring Road and Nottingham Road; the existing driveway onto Nottingham Road runs between the western lot line and side of the building under an attached portico; the site also contains a front concrete patio;
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Nottingham Road must meet Department requirements; and
- WHEREAS, the submitted Site Plan dated June 1, 2018 shows the proposed project to include a rear dumpster enclosure with wood fencing and removing some of the existing rear asphalt to allow for proposed concrete sidewalks, a paver patio, planting beds, a play area enclosed with wood fencing, and a vegetable garden at the rear of the church; on-site parking will decrease from 56 spaces (existing) to 54 spaces (proposed) following the site improvements; and
- WHEREAS, per the local application, the proposed project will also include decreasing the width of the northerly driveway on Waring Road; and
- WHEREAS, per the Environmental Assessment Form dated May 31, 2018, the main parking lot pitches towards the east and discharges into an existing on-site catch basin which connects to the municipal storm sewer system; some stormwater sheet flows into Waring Road to another existing municipal catch basin; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the

Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and

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

The Board applauds the proposed site improvements, including decreasing the driveway width, increasing screening, and adding amenities to the site. The Board encourages consideration of additional tree or shrub screening along Waring Road.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 03, 2018

OCPB Case # Z-18-201

- 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 AREA VARIANCE from the Village of Skaneateles Planning Board at the request of Johann Visser & Michael Williams for the property located at 90 East Lake Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of East Lake Street (Route 41), a state highway, and the municipal boundary between the Village of Skaneateles and the Town of Skaneateles; and
- WHEREAS, the applicant is requesting an area variance to expand a non-conforming structure and decrease open area from 90% to 85.6% to construct a patio and retaining walls on a 0.41-acre parcel in an A-1 zoning district; and
- WHEREAS, the site is located along East Lake Street, a state road, in the Village of Skaneateles; the site is just east of Skaneateles Lake (more than 1,000') and situated between two local, dead end roads (Ashwood Lane and Bitter End Lane) serving single-family residential and lakefront properties to the west of the site; and
- WHEREAS, the submitted survey map dated May 8, 2018 shows the topography of the site to slope down from the road to the rear of parcel roughly 15'; the site contains an existing two-story house, an attached garage, an attached concrete side patio, an attached covered side patio, two paver sidewalks from the road to the house, and a paver sidewalk along the front of the house; and
- WHEREAS, per the survey map, the site has an existing asphalt driveway onto Ashwood Lane to the north; a 50' access easement is shown along Ashwood Lane; and
- WHEREAS, the local application indicates that the house is an existing non-conforming structure with open area (as % of lot area) being 88% where 90% is required, a front yard setback of 15.5' where 30' is required, a right side yard setback of 2.6' where 25' is required, a combined side yard setback of 45.8' where 55' is required, and maximum width of structure (as % of lot width) being 64.8% where 55% is permitted; additionally, the site (16,459 sf) does not meet minimum lot area requirements (44,000 sf) of the A-1 district; and
- WHEREAS, per the local application, an area variance is required to expand a non-conforming structure and additional variance is required to further decrease open area to 85.6% with the proposed patio and retaining wall; and
- WHEREAS, the submitted Site Plan dated June 8, 2018 shows the proposed patio area (16' x 24') to be located at the rear of the house; the submitted rear elevation shows proposed rock retaining walls on either side of the patio and a new door for patio access from the basement of the house; and
- WHEREAS, the site is served by Village drinking water and sewers; no changes to the existing infrastructure are proposed; and

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

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

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

The Board does not endorse increases in impervious surface coverage in a sensitive watershed area and encourages the applicant to consider using permeable building materials for the patio that allow stormwater to infiltrate into the ground.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 03, 2018

OCPB Case # Z-18-202

- 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 SPECIAL PERMIT from the Village of Skaneateles Planning Board at the request of Peer & Maureen Soderberg for the property located at 44 State 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 State Street (Route 321), a state highway; and
- WHEREAS, the applicant is requesting a special use permit to allow for construction of a proposed 12,350 sf accessory structure on a 3.51-acre parcel in an A-2 zoning district; and
- WHEREAS, the Board is concurrently reviewing an area variance referral (Z-18-203) as part of the proposed project; and
- WHEREAS, the site is located along State Street, a state road, in the Village of Skaneateles and just south of Skaneateles High School and Austin Park; aerial imagery shows the rear of the parcel to be situated at the center of a residential neighborhood and bordered to the north, south, and east by single-family residential lots; and
- WHEREAS, the submitted survey map dated April 13, 2018 shows the site contains an existing two-story house (more than 5,000 sf), an attached garage, a detached barn structure, a front brick patio, a rear brick driveway area, and a rear gazebo, all situated on the front half of the parcel in close proximity to the State Street frontage; aerial imagery shows the rear of the site (close to 2.5 acres) to be largely undeveloped and forested; and
- WHEREAS, per the survey map, the site has an existing asphalt driveway onto State Street that runs under an attached portico along the north side of the house and connects with the rear brick driveway area; and
- WHEREAS, the submitted Layout Plan dated May 17, 2018 shows the proposed two-story accessory building (12,350 sf), to include an indoor tennis court, a three car garage, and an in-law apartment, will be located on the rear, forested portion of the parcel; a proposed asphalt driveway onto East Elizabeth Street is shown to cross an adjacent residential parcel to the north with a gate just inside the property line of the site; per the Layout Plan, an access and utility easement is to be provided for the portion of the proposed driveway occurring on the adjacent parcel; the submitted project narrative letter dated May 2, 2018 indicates that the adjacent parcel is under common ownership; and
- WHEREAS, per a phone conversation with the Village of Skaneateles, the Village code enforcement officer has reviewed plans for the project and determined several potential permitting and variance requirements and is finalizing details with the applicant; per the CEO determination, potential variances are required to

1) decrease open space from 85% (required) to 84.1% (proposed), 2) allow the proposed supplemental apartment to exceed the permitted 800 sf, and 3) increase the allowable height of the proposed accessory building; special use permits are required to 1) allow for a supplemental apartment and 2) allow the proposed garage to accommodate more than 3 vehicles (will provide space for 4); additionally, the development is determined to be a critical impact use due to the cumulative floor area of the site (in excess of 20,000 sf) and establishment of vehicular activity, and will require a critical impact permit; and

WHEREAS, the submitted Grading & Erosion Sediment Control Plan dated May 17, 2018 shows the cleared area at the rear of the parcel to be only slightly larger than the proposed development area; the remaining tree cover is intended to provide a visual buffer along the perimeter of the site and adjacent residential properties; the proposed building will be more than 30' from the closest boundary; and

WHEREAS, per the Environmental Assessment Form (EAF) dated April 20, 2018, 1.25 acres of the site will be disturbed by the proposed project and stormwater runoff from the site will sheet flow to a proposed swale which will be directed to a proposed sediment basin and dry-well; the Grading & Erosion Sediment Control Plan shows a proposed diversion swale along the north side of the proposed building; no additional information regarding stormwater management was included;

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

WHEREAS, the site is served by Village drinking water and sewers; the submitted Utility Plan dated May 17, 2018 shows the proposed accessory building will connect to public drinking water and sewers along East Elizabeth Street via the proposed easement on the adjacent residential property; and

WHEREAS, the site is located more than 1,300' from Skaneateles Lake and may be partially within the watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; and

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

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

Given the scale and critical impact nature of the proposed project, the municipality must ensure all conditions are met and approvals are obtained from the City of Syracuse Water Department prior to approving the proposed application.

The Board also offers the following comment(s):

The Board discourages variances from local regulations for non-essential increases in impervious surface coverage in a sensitive watershed area.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 03, 2018

OCPB Case # Z-18-203

- 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 AREA VARIANCE from the Village of Skaneateles Planning Board at the request of Peer & Maureen Soderberg for the property located at 44 State Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of State Street (Route 321), a state highway; and
- WHEREAS, the applicant is requesting area variances to allow for the construction of a 12,350 sf accessory structure on a 3.51-acre parcel in an A-2 zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-18-202) as part of the proposed project; and
- WHEREAS, the site is located along State Street, a state road, in the Village of Skaneateles and just south of Skaneateles High School and Austin Park; aerial imagery shows the rear of the parcel to be situated at the center of a residential neighborhood and bordered to the north, south, and east by single-family residential lots; and
- WHEREAS, the submitted survey map dated April 13, 2018 shows the site contains an existing two-story house (more than 5,000 sf), an attached garage, a detached barn structure, a front brick patio, a rear brick driveway area, and a rear gazebo, all situated on the front half of the parcel in close proximity to the State Street frontage; aerial imagery shows the rear of the site (close to 2.5 acres) to be largely undeveloped and forested; and
- WHEREAS, per the survey map, the site has an existing asphalt driveway onto State Street that runs under an attached portico along the north side of the house and connects with the rear brick driveway area; and
- WHEREAS, the submitted Layout Plan dated May 17, 2018 shows the proposed two-story accessory building (12,350 sf), to include an indoor tennis court, a three car garage, and an in-law apartment, will be located on the rear, forested portion of the parcel; a proposed asphalt driveway onto East Elizabeth Street is shown to cross an adjacent residential parcel to the north with a gate just inside the property line of the site; per the Layout Plan, an access and utility easement is to be provided for the portion of the proposed driveway occurring on the adjacent parcel; the submitted project narrative letter dated May 2, 2018 indicates that the adjacent parcel is under common ownership; and
- WHEREAS, per a phone conversation with the Village of Skaneateles, the Village code enforcement officer has reviewed plans for the project and determined several potential permitting and variance requirements and is finalizing details with the applicant; per the CEO determination, potential variances are required to 1) decrease open space from 85% (required) to 84.1% (proposed), 2) allow the

proposed supplemental apartment to exceed the permitted 800 sf, and 3) increase the allowable height of the proposed accessory building; special use permits are required to 1) allow for a supplemental apartment and 2) allow the proposed garage to accommodate more than 3 vehicles (will provide space for 4); additionally, the development is determined to be a critical impact use due to the cumulative floor area of the site (in excess of 20,000 sf) and establishment of vehicular activity, and will require a critical impact permit; and

WHEREAS, the submitted Grading & Erosion Sediment Control Plan dated May 17, 2018 shows the cleared area at the rear of the parcel to be only slightly larger than the proposed development area; the remaining tree cover is intended to provide a visual buffer along the perimeter of the site and adjacent residential properties; the proposed building will be more than 30' from the closest boundary; and

WHEREAS, per the Environmental Assessment Form (EAF) dated April 20, 2018, 1.25 acres of the site will be disturbed by the proposed project and stormwater runoff from the site will sheet flow to a proposed swale which will be directed to a proposed sediment basin and dry-well; the Grading & Erosion Sediment Control Plan shows a proposed diversion swale along the north side of the proposed building; no additional information regarding stormwater management was included;

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

WHEREAS, the site is served by Village drinking water and sewers; the submitted Utility Plan dated May 17, 2018 shows the proposed accessory building will connect to public drinking water and sewers along East Elizabeth Street via the proposed easement on the adjacent residential property; and

WHEREAS, the site is located more than 1,300' from Skaneateles Lake and may be partially within the watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; and

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

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

Given the scale and critical impact nature of the proposed project, the municipality must ensure all conditions are met and approvals are obtained from the City of Syracuse Water Department prior to approving the proposed application.

The Board also offers the following comment(s):

The Board discourages variances from local regulations for non-essential increases in impervious surface coverage in a sensitive watershed area.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 03, 2018

OCPB Case # Z-18-204

- 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 AREA VARIANCE from the Village of Skaneateles Planning Board at the request of Thomas & Carrie Rodgers for the property located at 104 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of East Genesee Street (Route 20), a state highway, and Onondaga Street (Route 41), a county highway; and
- WHEREAS, the applicant is requesting an area variance to expand a non-conforming structure and decrease open area from 90% to 63.7% to construct a permeable patio, steps and retaining wall on a 0.33-acre parcel in an A-1 zoning district; and
- WHEREAS, the site is located along East Genesee Street, a state road, in the Village of Skaneateles and the Skaneateles Historic District; the site is just east of the Village's Downtown commercial area and within approximately 200' of Skaneateles Lake; surrounding land uses are residential; and
- WHEREAS, the submitted survey map dated December 19, 2014 shows the site contains an existing two-story house, a detached frame garage, front and rear porch areas, rear walkways, and a concrete sidewalk from the front of the house to the East Genesee Street frontage and sidewalk; there is an existing tarvia drive onto East Genesee Street; and
- WHEREAS, the local application indicates that the house is an existing non-conforming structure with open area (as % of lot area) being 66% where 90% is required, a front yard setback of 13.7' where 30' is required, a left side yard setback of 7' where 25' is required, a right side yard setback of 19' where 25' is required, a combined side yard setback of 26' where 55' is required, a rear yard setback of 19.9' where 35' is required, and maximum width of structure (as % of lot width) being 75.3% where 55% is permitted; and
- WHEREAS, per the local application, an area variance is required to expand a non-conforming structure and additional variance is required to further decrease open area to 63.7% with the proposed patio, steps and retaining wall; and
- WHEREAS, the submitted Site Plan dated May 17, 2018 shows a proposed multi-level patio with stone retaining walls and a walkway at the rear of the house to replace the existing walkways; a new set of stairs is proposed that will connect the patio area to the existing, upper level deck; and
- WHEREAS, the site is served by Village drinking water and sewers; no changes to the existing infrastructure are proposed; and
- WHEREAS, the site is located in the Skaneateles Lake watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered,

requiring strict adherence to water quality protections on land in the watershed; per the local application, the proposed patios will be permeable; and

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 03, 2018

OCPB Case # Z-18-205

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Village of Skaneateles Planning Board at the request of John & Lisa Luczycki for the property located at 188 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of East Genesee Street (Route 20) and East Lake Street (Route 41), both state highways, and the municipal boundary between the Village of Skaneateles and the Town of Skaneateles; and
- WHEREAS, the applicant is requesting an area variance to expand a non-conforming structure and decrease open area from 90% to 87.6% to construct a replacement patio, walkway and steps on a 0.16-acre parcel in an A-1 zoning district; and
- WHEREAS, the site is located along East Genesee Street, a state road, in the Village of Skaneateles; surrounding land uses are residential; and
- WHEREAS, the submitted survey map dated March 17, 2017 shows the site contains an existing two-story house, a detached garage at the rear of the lot, and a rear porch and walk; there is an existing asphalt driveway onto East Genesee Street; and
- WHEREAS, the local application indicates that the house is an existing non-conforming structure with open area (as % of lot area) being 89.7% where 90% is required, a left side yard setback of 12.4' where 25' is required, a right side yard setback of 10' where 25' is required, a combined side yard setback of 22.4' where 55' is required, and maximum width of structure (as % of lot width) being 62% where 55% is permitted; additionally, the site (9,108 sf) does not meet minimum lot area requirements (44,000 sf) of the A-1 district; and
- WHEREAS, per the local application, an area variance is required to expand a non-conforming structure and additional variance is required to further decrease open area to 87.6% with the proposed walkway, patio, steps and air conditioner condenser; the local application indicates that the right side yard setback and combined side yard setback for the patio and air conditioner condenser do not conform to zoning requirements, but do not exacerbate the existing non-conformities; and
- WHEREAS, per the survey map, the proposed patio and walkway will be situated at the rear of the house and the air conditioner condenser will be on the west side of the house; the local application indicates that the project is intended to remove unsafe brick/flagstone areas and rotting wood front steps and replace them with a proposed stamped concrete walkway, patio and new steps; and
- WHEREAS, the site is served by Village drinking water and sewers; no changes to the existing infrastructure are proposed; and

WHEREAS, the site is located in the Skaneateles Lake watershed and roughly one-third of a mile from the lake; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; and

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

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

The Board does not endorse increases in impervious surface coverage in a sensitive watershed area and encourages the applicant to consider using permeable building materials for the patio and walkway that allow stormwater to infiltrate into the ground.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 03, 2018

OCPB Case # Z-18-206

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Village of Skaneateles Planning Board at the request of John Kenney for the property located at 5 Hawthorn Woods Court; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Kane Avenue (Route 41A), a state highway; and
- WHEREAS, the applicant is requesting an area variance to expand a non-conforming structure and decrease open area from 90% to 82.5% to construct a 16' x 23' deck with stairs on a 0.39-acre parcel in an A-1 zoning district; and
- WHEREAS, the site is located along Hawthorne Woods Court, a local, cul-de-sac, in the Village of Skaneateles; the site is just west of Kane Avenue (NY 41A) and is on the west side of Skaneateles Lake; surrounding land uses are residential; and
- WHEREAS, the submitted survey map dated October 12, 2006 shows the site contains an existing one-and-a-half-story house, an attached garage, and a rear balcony; there is an existing asphalt driveway onto Hawthorne Woods Court; per the local application, the site slopes upward towards Kane Avenue and is often wet, limiting use of the backyard; and
- WHEREAS, the local application indicates that the house is an existing non-conforming structure with open area (as % of lot area) being 85.05% where 90% is required, a left side yard setback of 9.6' where 25' is required, a right side yard setback of 24.8' where 25' is required, a combined side yard setback of 34.4' where 55' is required, and maximum width of structure (as % of lot width) being 62% where 55% is permitted; additionally, the site (16,988 sf) does not meet minimum lot area requirements (44,000 sf) of the A-1 district; and
- WHEREAS, per the local application, an area variance is required to expand a non-conforming structure and additional variance is required to further decrease open area to 82.5% with the proposed deck and staircase; and
- WHEREAS, the local application indicates that the first floor deck is currently 8' off the ground with no access to the back yard; the proposed staircase and lower deck (16' x 23') will provide access and space for additional use of the backyard; and
- WHEREAS, the site is served by Village drinking water and sewers; no changes to the existing infrastructure are proposed; and
- WHEREAS, the site is located in the Skaneateles Lake watershed and more than one-quarter of a mile from the lake; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; and
- WHEREAS, the site within 500' of the Lakeview Cemetery which is listed on, or has been

nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

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

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

The Board does not endorse increases in impervious surface coverage in a sensitive watershed area, particularly in an area that is already susceptible to wet weather, and encourages the applicant to ensure that the proposed deck allows stormwater to infiltrate into the ground to the maximum practicable extent.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 03, 2018

OCPB Case # Z-18-207

- 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 AREA VARIANCE from the Village of Skaneateles Planning Board at the request of Nick Huss for the property located at 23 Onondaga Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Onondaga Street (Route 41), a county highway; and
- WHEREAS, the applicant is requesting an area variance to expand a non-conforming structure to construct an 8' x 16' elevated deck on a 0.33-acre parcel in an A-2 zoning district; and
- WHEREAS, the site is located along Onondaga Street, a county road, in the Village of Skaneateles; surrounding land uses are residential; and
- WHEREAS, the submitted survey map dated November 26, 2017 shows the site contains an existing two-story house, a front porch, and a rear shed; there is an existing gravel driveway onto Onondaga Street and an existing sidewalk along the road frontage; and
- WHEREAS, the local application indicates that the house is an existing non-conforming structure with a front yard setback of 19.3' where 30' is required, a left side yard setback of 8.2' where 15' is required, a right side yard setback of 13.3' where 15' is required, and a combined side yard setback of 21.5' where 35' is required; and
- WHEREAS, per the local application, an area variance is required to expand a non-conforming structure; the proposed deck meets the zoning regulations of the A-2 district and will not exacerbate the existing non-conformities; and
- WHEREAS, the survey map shows the proposed elevated deck (8' x 16') to be located at the rear of the house; the submitted elevations indicate that the house has a walk-out basement and the deck will be accessible from the first floor of the house; and
- WHEREAS, the site is served by Village drinking water and sewers; no changes to the existing infrastructure are proposed; and
- WHEREAS, the site is located in the Skaneateles Lake watershed and roughly one-quarter of a mile from the lake; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; per the local application, open space is projected to decrease from 89.1% to 88% where 85% is required in the A-2 district; and
- WHEREAS, the site is located near the Skaneateles Historic District which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 03, 2018

OCPB Case # Z-18-208

- 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 AREA VARIANCE from the Village of Skaneateles Planning Board at the request of Michael Hughes for the property located at 71 East Lake Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of East Lake Street (Route 41), a state highway, and the municipal boundary between the Village of Skaneateles and the Town of Skaneateles; and
- WHEREAS, the applicant is requesting an area variance to expand a non-conforming structure and decrease open area from 90% to 80.57% to construct a 21' x 8' rear porch with a roof on a 0.18-acre parcel in an A-1 zoning district; and
- WHEREAS, the site is located at the intersection of East Lake Street, a state road, and Sachem Drive, a local, dead end road, in the Village of Skaneateles; surrounding land uses are residential; and
- WHEREAS, the submitted survey map dated April 20, 2015 shows the site contains an existing two-story house with a front porch and a detached garage at the rear of the parcel; there is an existing asphalt driveway with access points on East Lake Road and Sachem Drive; the driveway is shown to run along the southern side and rear of the house; and
- WHEREAS, the local application indicates that the house is an existing non-conforming structure with open area (as % of lot area) being 82.52% where 90% is required, a front yard setback of 26' where 30' is required, a left side yard setback of 19.2' where 25' is required, a right side yard setback of 16.5' where 25' is required, a combined side yard setback of 35.7' where 55' is required, and maximum width of structure (as % of lot width) being 62.2% where 55% is permitted; additionally, the site (7,594 sf) does not meet minimum lot area requirements (44,000 sf) of the A-1 district; and
- WHEREAS, per the local application, an area variance is required to expand a non-conforming structure and additional variance is required to further decrease open area to 80.57% with the proposed porch; the local application indicates that the left and right side yard setbacks and combined side yard setback for the porch do not conform to zoning requirements, but do not exacerbate the existing non-conformities; and
- WHEREAS, the survey map shows the proposed porch (8' x 21') to be situated between the rear of the house and the asphalt drive, replacing a smaller, existing porch; submitted elevation drawings show the porch will be covered by a shingled roof; and
- WHEREAS, the site is served by Village drinking water and sewers; no changes to the existing infrastructure are proposed; and
- WHEREAS, the site is located in the Skaneateles Lake watershed and roughly one-quarter

of a mile from the lake; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; and

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

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

The Board discourages variances from local regulations for non-essential increases in impervious surface coverage in a sensitive watershed area.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 03, 2018

OCPB Case # Z-18-209

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Village of Skaneateles Planning Board at the request of Stephen Hartnett for the property located at 5 Prentiss Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Kane Avenue (Route 41A), a state highway, and the municipal boundary between the Village of Skaneateles and the Town of Skaneateles; and
- WHEREAS, the applicant is requesting an area variance to decrease open area from 90% (required) to 86% (proposed) to construct an inground pool, concrete surround, patio and shed on a 1.14-acre parcel in an A-1 zoning district; and
- WHEREAS, the site is located along Prentiss Drive, a local road, in the Village of Skaneateles; the site is on the west side of Skaneateles Lake and just north of the Skaneateles Country Club; surrounding land uses are residential; and
- WHEREAS, the submitted survey map dated April 30, 2018 shows the site contains an existing two-story house, an attached garage, a front porch, a rear shed, a rear deck and covered patio, and front and rear walkways; a significant portion of the backyard is enclosed by a wood fence (6' tall), and there is an existing blacktop driveway onto Prentiss Drive; and
- WHEREAS, per the survey map, there is a 20' drainage easement along the western lot line of the property; and
- WHEREAS, the submitted drawings show a proposed 16' x 36' pool with a 3' surround (22' x 42' total pool area) and a proposed 16' x 32' storage shed; the local application indicates additional site work to include repairing and replacing the existing wood fence and extending it 8' to the east and 16' to the north; none of the proposed work appears to fall in the drainage easement; and
- WHEREAS, additional dimensions around the proposed pool and surround area are shown on the drawings, totaling an area over 1,800 sf (including the pool and surround); this area appears to be additional surround for the pool; and
- WHEREAS, the site is served by Village drinking water and sewers; no changes to the existing infrastructure are proposed; and
- WHEREAS, the site is located in the Skaneateles Lake watershed and roughly one-quarter of a mile from the lake; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

The Board discourages variances from local regulations for non-essential increases in impervious surface coverage in a sensitive watershed area.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 03, 2018

OCPB Case # Z-18-210

- 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 Village of Skaneateles Planning Board at the request of Michael Corbett for the property located at 25 Onondaga Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Onondaga Street (Route 41), a county highway; and
- WHEREAS, the applicant is requesting area variances to expand a non-conforming structure and for open space, front yard, and accessory building regulations to construct a 23.6' x 8' covered front porch and a 12' x 8' shed on a 0.27-acre parcel in an A-2 zoning district; and
- WHEREAS, the site is located along Onondaga Street, a county road, in the Village of Skaneateles; surrounding land uses are residential; and
- WHEREAS, the submitted survey map dated February 3, 2000 shows the site contains an existing two-story house, a rear patio, and a front porch; there is an existing gravel driveway onto Onondaga Street; and
- WHEREAS, the local application indicates that the pre-war era house is an existing non-conforming structure with open area (as % of lot area) being 81.05% where 85% is required, a front yard setback of 14' where 30' is required, a left side yard setback of 9.3' where 15' is required, and a combined side yard setback of 28.3' where 35' is required; additionally, the site (8,412 sf) does not meet minimum lot area requirements (30,000 sf) of the A-2 district; and
- WHEREAS, per the local application, an area variance is required to expand a non-conforming structure and additional variances are required to decrease open area to 79.14%, decrease the front yard setback to 10' for the proposed porch, and allow the proposed shed to be in the side yard setback and closer than 10' to the existing house; and
- WHEREAS, the survey map shows the proposed porch (23.6' x 8') to be situated at the front of the house, replacing a smaller, existing porch; submitted elevation drawings show the porch will be covered by a shingled roof; the proposed shed (12' x 8') is shown to be located at the end of the existing driveway; and
- WHEREAS, the site is served by Village drinking water and sewers; no changes to the existing infrastructure are proposed; and
- WHEREAS, the site is located in the Skaneateles Lake watershed and is roughly one-quarter of a mile from the lake; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; and
- WHEREAS, the site is located near the Skaneateles Historic District which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion

on, the State or National Register of Historic Places; and

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

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

The Board discourages variances from local regulation for non-essential increases in impervious surface coverage in a sensitive watershed area.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 03, 2018

OCPB Case # Z-18-211

- 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 Onondaga Zoning Board of Appeals at the request of Marcellus Schools for the property located at 4641 Kasson 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 Kasson Road (Route 179), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing minor site improvements to operate a day-care/preschool program and a membership athletic club (Kasson Road Education & Wellness Center) in an existing vacant school building on a 19.43-acre parcel in a Residential and Country (RC) zoning district; and
- WHEREAS, the Board is concurrently reviewing special permit (Z-18-212), use variance (Z-18-213), and area variance (Z-18-214) referrals as part of the proposed project; and
- WHEREAS, the site is located along Kasson Road, a county road, in a rural area in the Town of Onondaga; surrounding lands are enrolled in NYS Agricultural District 1 and appear to contain active farmland; an agricultural data statement was not included with the referral materials;
ADVISORY NOTE: any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on or within 500 feet of a property within a NYS Certified Agricultural District is required by the NYS Agricultural and Markets Law to include an Agricultural Data Statement; and
- WHEREAS, the submitted survey map dated September 28, 2017 shows the site contains a large existing, one-story building, formerly the Kasson Road School, an elementary school in the Marcellus School District; the building is shown to have north and south wings and the central part of the building is offset by a front courtyard and overhang situated between the two wings; an asphalt basketball court and playground area are shown on the south side of the building; the southwest corner of the site is occupied by a large, wooded and overgrown area; and
- WHEREAS, per the survey map, there is an existing u-shaped driveway with two access points onto Kasson Road; the driveway runs along the front of the building and includes a row of front yard parking, and branches off to an asphalt parking lot on the north side of the building; and
- WHEREAS, per the local applications, the applicant is under contract to purchase the property and intends to operate the Kasson Road Education and Wellness Center out of the existing building; the proposed facility will offer an early childhood development program for preschool services, an after school activities program for school-age children, a physical education center,

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vacation and summer camp programs, and adult/senior memberships for educational and athletic activities; specifically, the north classroom wing is intended for day-care/preschool services with shared offices, the south classroom wing will provide educational, training, library, media resource, and flexible use breakout rooms for the membership club activities for all ages, and the gymnasiums, warming kitchen, and outdoor play areas will be shared; and

WHEREAS, per the Town zoning code, athletic clubs, defined as “a private or public club which charges membership fees to clients to use athletic facilities on the club’s premises,” are not permitted in the R-C district, requiring a use variance for the proposed athletic facilities; day-care facilities are permitted in the R-C district upon issuance of a special permit; per the local application, the purchase of the site and operation of the Kasson Road Education and Wellness Center will help to eliminate the financial burden to the current owner, the Marcellus School District, and maintains the integrity and intent of the original use of the building; and

WHEREAS, the submitted Site Plan dated May 9, 2018 shows the existing site to remain mostly as is; proposed site improvements include reconfiguring the existing parking lot, reconfiguring the front parking area, adding additional parking along the driveway at the front of the building, and relocating existing light poles to accommodate the proposed parking changes; the Site Plan shows a total of 96 parking spaces, which requires a variance from the required 274 spaces; per the local application, the decreased amount of parking should meet the needs of the proposed use, for which fewer occupants are anticipated than the original elementary school use of the building; and

WHEREAS, per the Site Plan, the northerly drive will be a full access entry point onto Kasson Road and the southerly drive is intended for exit-only; ADVISORY NOTES: per the Onondaga County Department of Transportation, all existing or proposed driveways on Kasson Road must meet Department requirements; any work within the county right-of-way will be subject to a work permit from the Onondaga County Department of Transportation; and

WHEREAS, per the Environmental Assessment Form (EAF) dated March 2, 2018, additional parking is anticipated to be pervious if approved by the Town; if not approved, additional parking will be impervious, creating minor additional stormwater runoff to be directed to the existing drainage structures; and

WHEREAS, the site is served by public drinking water and an individual septic system; per the Site Plan, wastewater is conveyed to the existing septic tanks and pumping station along the northern lot line and then directed to the existing septic leach field near the northwest corner of the site; and

WHEREAS, a letter to the applicant from the Onondaga County Health Department dated March 22, 2018, included in the referral materials, indicates that the Department reviewed the proposed project and has no objection with respect to arrangements for water supply and sewage disposal; in its letter to the applicant, the Department offered the following conditions: 1. The sewage disposal facilities must be maintained in a sanitary condition at all times. In the event that the system is found to be inadequate, it must be modified under inspection and approval of this office; 2. Any inside plumbing modifications must be completed under a plumbing permit issued by the Plumbing Control Section of the Department of Water Environment Protection; 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 to discuss any required traffic data for the proposed project. Any modifications required by the Department must be reflected on the project plans prior to municipal approval.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 03, 2018

OCPB Case # Z-18-212

- 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 SPECIAL PERMIT from the Town of Onondaga Zoning Board of Appeals at the request of Marcellus Schools for the property located at 4641 Kasson 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 Kasson Road (Route 179), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting a special permit to allow a day-care facility use in a Residential and Country (RC) zoning district as part of a proposed project to operate a day-care/preschool program and a membership athletic club in an existing vacant school building on a 19.43-acre parcel; and
- WHEREAS, the Board is concurrently reviewing site plan (Z-18-211), use variance (Z-18-213), and area variance (Z-18-214) referrals as part of the proposed project; and
- WHEREAS, the site is located along Kasson Road, a county road, in a rural area in the Town of Onondaga; surrounding lands are enrolled in NYS Agricultural District 1 and appear to contain active farmland; an agricultural data statement was not included with the referral materials;
ADVISORY NOTE: any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on or within 500 feet of a property within a NYS Certified Agricultural District is required by the NYS Agricultural and Markets Law to include an Agricultural Data Statement; and
- WHEREAS, the submitted survey map dated September 28, 2017 shows the site contains a large existing, one-story building, formerly the Kasson Road School, an elementary school in the Marcellus School District; the building is shown to have north and south wings and the central part of the building is offset by a front courtyard and overhang situated between the two wings; an asphalt basketball court and playground area are shown on the south side of the building; the southwest corner of the site is occupied by a large, wooded and overgrown area; and
- WHEREAS, per the survey map, there is an existing u-shaped driveway with two access points onto Kasson Road; the driveway runs along the front of the building and includes a row of front yard parking, and branches off to an asphalt parking lot on the north side of the building; and
- WHEREAS, per the local applications, the applicant is under contract to purchase the property and intends to operate the Kasson Road Education and Wellness Center out of the existing building; the proposed facility will offer an early childhood development program for preschool services, an after school

activities program for school-age children, a physical education center, vacation and summer camp programs, and adult/senior memberships for educational and athletic activities; specifically, the north classroom wing is intended for day-care/preschool services with shared offices, the south classroom wing will provide educational, training, library, media resource, and flexible use breakout rooms for the membership club activities for all ages, and the gymnasiums, warming kitchen, and outdoor play areas will be shared; and

WHEREAS, per the Town zoning code, athletic clubs, defined as “a private or public club which charges membership fees to clients to use athletic facilities on the club’s premises,” are not permitted in the R-C district, requiring a use variance for the proposed athletic facilities; day-care facilities are permitted in the R-C district upon issuance of a special permit; per the local application, the purchase of the site and operation of the Kasson Road Education and Wellness Center will help to eliminate the financial burden to the current owner, the Marcellus School District, and maintains the integrity and intent of the original use of the building; and

WHEREAS, the submitted Site Plan dated May 9, 2018 shows the existing site to remain mostly as is; proposed site improvements include reconfiguring the existing parking lot, reconfiguring the front parking area, adding additional parking along the driveway at the front of the building, and relocating existing light poles to accommodate the proposed parking changes; the Site Plan shows a total of 96 parking spaces, which requires a variance from the required 274 spaces; per the local application, the decreased amount of parking should meet the needs of the proposed use, for which fewer occupants are anticipated than the original elementary school use of the building; and

WHEREAS, per the Site Plan, the northerly drive will be a full access entry point onto Kasson Road and the southerly drive is intended for exit-only; ADVISORY NOTES: per the Onondaga County Department of Transportation, all existing or proposed driveways on Kasson Road must meet Department requirements; any work within the county right-of-way will be subject to a work permit from the Onondaga County Department of Transportation; and

WHEREAS, per the Environmental Assessment Form (EAF) dated March 2, 2018, additional parking is anticipated to be pervious if approved by the Town; if not approved, additional parking will be impervious, creating minor additional stormwater runoff to be directed to the existing drainage structures; and

WHEREAS, the site is served by public drinking water and an individual septic system; per the Site Plan, wastewater is conveyed to the existing septic tanks and pumping station along the northern lot line and then directed to the existing septic leach field near the northwest corner of the site; and

WHEREAS, a letter to the applicant from the Onondaga County Health Department dated March 22, 2018, included in the referral materials, indicates that the Department reviewed the proposed project and has no objection with respect to arrangements for water supply and sewage disposal; in its letter to the applicant, the Department offered the following conditions: 1. The sewage disposal facilities must be maintained in a sanitary condition at all times. In the event that the system is found to be inadequate, it must be modified under inspection and approval of this office; 2. Any inside plumbing modifications must be completed under a plumbing permit issued by the Plumbing Control Section of the Department of Water Environment Protection; 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 Transportation has determined that the municipality and applicant must contact the Department to discuss any required traffic data for the proposed project. Any modifications required by the Department must be reflected on the project plans prior to municipal approval.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 03, 2018

OCPB Case # Z-18-213

- 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 USE VARIANCE from the Town of Onondaga Zoning Board of Appeals at the request of Marcellus Schools for the property located at 4641 Kasson 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 Kasson Road (Route 179), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting a use variance to allow an athletic club use in a Residential and Country (RC) zoning district as part of a proposed project to operate a day-care/preschool program and a membership athletic club in an existing vacant school building on a 19.43-acre parcel; and
- WHEREAS, the Board is concurrently reviewing site plan (Z-18-211), special permit (Z-18-212), and area variance (Z-18-214) referrals as part of the proposed project; and
- WHEREAS, the site is located along Kasson Road, a county road, in a rural area in the Town of Onondaga; surrounding lands are enrolled in NYS Agricultural District 1 and appear to contain active farmland; an agricultural data statement was not included with the referral materials;
ADVISORY NOTE: any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on or within 500 feet of a property within a NYS Certified Agricultural District is required by the NYS Agricultural and Markets Law to include an Agricultural Data Statement; and
- WHEREAS, the submitted survey map dated September 28, 2017 shows the site contains a large existing, one-story building, formerly the Kasson Road School, an elementary school in the Marcellus School District; the building is shown to have north and south wings and the central part of the building is offset by a front courtyard and overhang situated between the two wings; an asphalt basketball court and playground area are shown on the south side of the building; the southwest corner of the site is occupied by a large, wooded and overgrown area; and
- WHEREAS, per the survey map, there is an existing u-shaped driveway with two access points onto Kasson Road; the driveway runs along the front of the building and includes a row of front yard parking, and branches off to an asphalt parking lot on the north side of the building; and
- WHEREAS, per the local applications, the applicant is under contract to purchase the property and intends to operate the Kasson Road Education and Wellness Center out of the existing building; the proposed facility will offer an early childhood development program for preschool services, an after school

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activities program for school-age children, a physical education center, vacation and summer camp programs, and adult/senior memberships for educational and athletic activities; specifically, the north classroom wing is intended for day-care/preschool services with shared offices, the south classroom wing will provide educational, training, library, media resource, and flexible use breakout rooms for the membership club activities for all ages, and the gymnasiums, warming kitchen, and outdoor play areas will be shared; and

WHEREAS, per the Town zoning code, athletic clubs, defined as “a private or public club which charges membership fees to clients to use athletic facilities on the club’s premises,” are not permitted in the R-C district, requiring a use variance for the proposed athletic facilities; day-care facilities are permitted in the R-C district upon issuance of a special permit; per the local application, the purchase of the site and operation of the Kasson Road Education and Wellness Center will help to eliminate the financial burden to the current owner, the Marcellus School District, and maintains the integrity and intent of the original use of the building; and

WHEREAS, the submitted Site Plan dated May 9, 2018 shows the existing site to remain mostly as is; proposed site improvements include reconfiguring the existing parking lot, reconfiguring the front parking area, adding additional parking along the driveway at the front of the building, and relocating existing light poles to accommodate the proposed parking changes; the Site Plan shows a total of 96 parking spaces, which requires a variance from the required 274 spaces; per the local application, the decreased amount of parking should meet the needs of the proposed use, for which fewer occupants are anticipated than the original elementary school use of the building; and

WHEREAS, per the Site Plan, the northerly drive will be a full access entry point onto Kasson Road and the southerly drive is intended for exit-only; ADVISORY NOTES: per the Onondaga County Department of Transportation, all existing or proposed driveways on Kasson Road must meet Department requirements; any work within the county right-of-way will be subject to a work permit from the Onondaga County Department of Transportation; and

WHEREAS, per the Environmental Assessment Form (EAF) dated March 2, 2018, additional parking is anticipated to be pervious if approved by the Town; if not approved, additional parking will be impervious, creating minor additional stormwater runoff to be directed to the existing drainage structures; and

WHEREAS, the site is served by public drinking water and an individual septic system; per the Site Plan, wastewater is conveyed to the existing septic tanks and pumping station along the northern lot line and then directed to the existing septic leach field near the northwest corner of the site; and

WHEREAS, a letter to the applicant from the Onondaga County Health Department dated March 22, 2018, included in the referral materials, indicates that the Department reviewed the proposed project and has no objection with respect to arrangements for water supply and sewage disposal; in its letter to the applicant, the Department offered the following conditions: 1. The sewage disposal facilities must be maintained in a sanitary condition at all times. In the event that the system is found to be inadequate, it must be modified under inspection and approval of this office; 2. Any inside plumbing modifications must be completed under a plumbing permit issued by the Plumbing Control Section of the Department of Water Environment Protection; 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 Transportation has determined that the municipality and applicant must contact the Department to discuss any required traffic data for the proposed project. Any modifications required by the Department must be reflected on the project plans prior to municipal approval.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 03, 2018

OCPB Case # Z-18-214

- 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 AREA VARIANCE from the Town of Onondaga Zoning Board of Appeals at the request of Marcellus Schools for the property located at 4641 Kasson 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 Kasson Road (Route 179), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting an area variance to reduce the required amount of parking spaces from 274 to 96 as part of a proposed project to operate a day-care/preschool program and a membership athletic club in an existing vacant school building on a 19.43-acre parcel in a Residential and Country (RC) zoning district; and
- WHEREAS, the Board is concurrently reviewing site plan (Z-18-211), special permit (Z-18-212), and use variance (Z-18-213) referrals as part of the proposed project; and
- WHEREAS, the site is located along Kasson Road, a county road, in a rural area in the Town of Onondaga; surrounding lands are enrolled in NYS Agricultural District 1 and appear to contain active farmland; an agricultural data statement was not included with the referral materials; and
- WHEREAS, the submitted survey map dated September 28, 2017 shows the site contains a large existing, one-story building, formerly the Kasson Road School, an elementary school in the Marcellus School District; the building is shown to have north and south wings and the central part of the building is offset by a front courtyard and overhang situated between the two wings; an asphalt basketball court and playground area are shown on the south side of the building; the southwest corner of the site is occupied by a large, wooded and overgrown area; and
- WHEREAS, per the survey map, there is an existing u-shaped driveway with two access points onto Kasson Road; the driveway runs along the front of the building and includes a row of front yard parking, and branches off to an asphalt parking lot on the north side of the building; and
- WHEREAS, per the local applications, the applicant is under contract to purchase the property and intends to operate the Kasson Road Education and Wellness Center out of the existing building; the proposed facility will offer an early childhood development program for preschool services, an after school activities program for school-age children, a physical education center, vacation and summer camp programs, and adult/senior memberships for educational and athletic activities; specifically, the north classroom wing is intended for day-care/preschool services with shared offices, the south classroom wing will provide educational, training, library, media resource, and

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flexible use breakout rooms for the membership club activities for all ages, and the gymnasiums, warming kitchen, and outdoor play areas will be shared; and

WHEREAS, per the Town zoning code, athletic clubs, defined as “a private or public club which charges membership fees to clients to use athletic facilities on the club’s premises,” are not permitted in the R-C district, requiring a use variance for the proposed athletic facilities; day-care facilities are permitted in the R-C district upon issuance of a special permit; per the local application, the purchase of the site and operation of the Kasson Road Education and Wellness Center will help to eliminate the financial burden to the current owner, the Marcellus School District, and maintains the integrity and intent of the original use of the building; and

WHEREAS, the submitted Site Plan dated May 9, 2018 shows the existing site to remain mostly as is; proposed site improvements include reconfiguring the existing parking lot, reconfiguring the front parking area, adding additional parking along the driveway at the front of the building, and relocating existing light poles to accommodate the proposed parking changes; the Site Plan shows a total of 96 parking spaces, which requires a variance from the required 274 spaces; per the local application, the decreased amount of parking should meet the needs of the proposed use, for which fewer occupants are anticipated than the original elementary school use of the building; and

WHEREAS, per the Site Plan, the northerly drive will be a full access entry point onto Kasson Road and the southerly drive is intended for exit-only; ADVISORY NOTES: per the Onondaga County Department of Transportation, all existing or proposed driveways on Kasson Road must meet Department requirements; any work within the county right-of-way will be subject to a work permit from the Onondaga County Department of Transportation; and

WHEREAS, per the Environmental Assessment Form (EAF) dated March 2, 2018, additional parking is anticipated to be pervious if approved by the Town; if not approved, additional parking will be impervious, creating minor additional stormwater runoff to be directed to the existing drainage structures; and

WHEREAS, the site is served by public drinking water and an individual septic system; per the Site Plan, wastewater is conveyed to the existing septic tanks and pumping station along the northern lot line and then directed to the existing septic leach field near the northwest corner of the site; and

WHEREAS, a letter to the applicant from the Onondaga County Health Department dated March 22, 2018, included in the referral materials, indicates that the Department reviewed the proposed project and has no objection with respect to arrangements for water supply and sewage disposal; in its letter to the applicant, the Department offered the following conditions: 1. The sewage disposal facilities must be maintained in a sanitary condition at all times. In the event that the system is found to be inadequate, it must be modified under inspection and approval of this office; 2. Any inside plumbing modifications must be completed under a plumbing permit issued by the Plumbing Control Section of the Department of Water Environment Protection; 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.net

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 03, 2018

OCPB Case # Z-18-215

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Skaneateles Planning Board at the request of Curt Coville for the property located at 4012 State Street Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of State Street Road (Route 321), a state highway; and
- WHEREAS, the applicant is proposing to construct a single family dwelling on a 9.78-acre lot with an existing garage and accessory apartment in a Rural Residential (RR) zoning district; and
- WHEREAS, in 2015, the Board offered no position with comment for a site plan referral (Z-15-185) to construct a 2,060 sf house on one of the subject parcels, advising continued coordination with the NYS Department of Transportation, septic system approval, wetland boundary delineation and confirmation, and permitting for the proposed stream culvert; the Board previously recommended modification of two preliminary subdivision referrals (S-13-85 and S-15-15) to create the subject parcels and two adjacent lots to the south, and of concurrent site plan and special permit referrals (Z-15-96 and Z-15-97) to construct an exercise studio on one of the subject lots; and
- WHEREAS, the site is located in a rural area in the Town of Skaneateles; surrounding land uses are a mix of residential and agriculture; and
- WHEREAS, the submitted survey map dated January 15, 2014 shows the site consists of two lots (recently combined into one) with frontage on NYS Route 321; there is a 75' right-of-way for the Tennessee Gas Transmission Company crossing the southwest corner of the site; the approximate location of an intermittent stream is shown to be roughly parallel to Route 321 and generally occurs less than 100' from the road; and
- WHEREAS, per the submitted Site Plan (undated) and Environmental Assessment Form (EAF), the site contains an existing two-story building with first floor garages and a second floor two-bedroom apartment (to be converted to an accessory structure); the site has an existing driveway onto Route 321 that crosses an existing 18" diameter culvert at the intermittent stream; and
- WHEREAS, the Site Plan shows the proposed project to include a two-story, four-bedroom house (31' x 40' footprint), a front porch (8' x 40'), a 205 sf walk between the accessory building and house, and a 405 sf turnaround at the end of the existing driveway; a driveway extension is shown to connect to the proposed house with an additional 2,990 sf of driveway/parking area; and
- WHEREAS, the Site Plan shows a 100' watercourse setback from the intermittent stream; both the accessory building and house are east of the stream and outside the setback; a proposed silt fence location is shown between the stream and

proposed development area; and

WHEREAS, the site is served by public drinking water and an individual septic system; per the referral notice, an individual septic system is proposed for the new house; and

WHEREAS, GIS mapping shows the northern corners of the site may contain state and federal wetlands, and the 100-foot wetland buffer, all of which appear to encompass only vegetated areas of the site; a wetland boundary is shown on the survey map, though it is not clear if the wetland is state or federal, or if the boundary has been confirmed by the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation;

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

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

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

The applicant is advised to maintain as much existing vegetation and tree cover as possible, particularly in the watercourse setback, to provide a stream buffer for water quality protection.

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