



Onondaga County Planning Board

July 08, 2015

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

<u>I. ATTENDANCE</u>	<u>STAFF PRESENT</u>	<u>GUESTS PRESENT</u>
<u>MEMBERS</u>		
Douglas Morris	Megan Costa	Catherine Johnson
Robert Jokl	Gilly Cantor	Dylan Bruns
Daniel Cupoli	Don Jordan	
Brian Donnelly	Robin Coon	
James Corbett		

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on July 08, 2015

III. MINUTES

Minutes from June 17, 2015 were submitted for approval. Daniel Cupoli made a motion to accept the minutes. Robert Jokl seconded the motion. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Brian Donnelly - yes; Daniel Cupoli - yes; James Corbett - abstain.

Doug Morris introduced James Corbett to the Onondaga County Planning Board Members. A brief overview of the Planning Board process was discussed.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-15-48	Modification	S-15-49	Modification	S-15-50	No Position With Comment
S-15-51	No Position	S-15-52	Modification	S-15-53	No Position With Comment
S-15-54	No Position With Comment	S-15-55	No Position With Comment	S-15-56	No Position
Z-15-232	No Position	Z-15-233	No Position	Z-15-237	Modification
Z-15-238	Approval	Z-15-239	No Position	Z-15-240	No Jurisdiction
Z-15-241	No Position	Z-15-242	No Position	Z-15-243	No Position
Z-15-244	No Position With Comment	Z-15-245	No Position	Z-15-246	No Position With Comment
Z-15-247	No Position With Comment	Z-15-248	No Position	Z-15-249	Modification
Z-15-250	No Position With Comment	Z-15-251	Modification	Z-15-252	No Position With Comment
Z-15-253	No Position With Comment	Z-15-254	No Position	Z-15-255	No Position
Z-15-256	Modification	Z-15-257	No Position With Comment	Z-15-258	No Position With Comment
Z-15-259	No Position With Comment	Z-15-260	No Position With Comment	Z-15-261	No Position With Comment
Z-15-262	Modification				



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 08, 2015

OCPB Case # S-15-48

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of Fabius Planning Board at the request of Kevin Carter for the property located on Swift 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 Swift Road, a county road, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing to subdivide a vacant 42.42-acre parcel into two new lots, Lot 1 (9.1 acres) and Lot 2 (33 acres), in an Agriculture zoning district, in order to construct a four-bedroom house on proposed Lot 1; and
- WHEREAS, the Minor Subdivision Plan dated May 4, 2015 shows a proposed four-bedroom house location on proposed Lot 1 with a large front yard setback; the plan notes the remaining lands on proposed Lot 2 were not surveyed, though one existing shed is shown; and
- WHEREAS, the plan shows proposed Lot 1 with frontage and a proposed connection to an existing driveway on Swift Road, and proposed Lot 2 as U-shaped with frontage on Swift Road on either side of proposed Lot 2 and one existing driveway on Swift Road; any existing or proposed access to Swift Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the EAF notes 2 acres will be physically disturbed by the project; if the proposed project cumulatively disturbs one acre or more of land, it must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity, and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality and the applicant must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water Permits; and
- WHEREAS, the plan shows the location of three streams on proposed Lot 2, with the approximate location of "DEC Wetlands Limits" surrounding two of the streams extending into the rear of proposed Lot 1; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the streams on site are tributaries of Fabius Brook; the current FEMA Flood Insurance Rate Maps (FIRM) indicate that lands around all three streams are in a Special Flood Hazard Area (SFHA); preliminary updated FIRM data released in June 2008 shows that additional lands are anticipated to be added to the SFHA once maps are finalized; and
- WHEREAS, wetland maps indicate the presence of state wetlands (NYS Wetland TUL-6)

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

WHEREAS, the Onondaga County Agricultural District map shows the site is located in New York State Agricultural District 4; aerial photography shows the site contains vacant wooded land and surrounding properties are primarily active farmland and vacant wooded land with a few residences; and

WHEREAS, the site is located outside the Onondaga County Sanitary District; per the referral notice, the site will be served by private water and private septic; a proposed septic system location is shown on proposed Lot 1 and was approved by the Onondaga County Health Department on May 14, 2015; and

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

1. Per the Onondaga County Department of Transportation, the Town and applicant are required to contact the Department at (315) 435-3205 to coordinate all existing and proposed access to Swift Road. The Town and applicant are advised that all access to Swift Road will be determined by the availability of sight distance.
2. The municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department.
3. Per the Onondaga County Health Department, the only septic information permitted on the plan is the stamped and dated Health Department approval. All other information must be removed prior to Health Department endorsement of the subdivision plan.

The Board also offers the following comments:

1. The applicant is advised to obtain a permit from the Onondaga County Department of Transportation for any proposed driveways and prior to any proposed work within a county road right-of-way.
2. The municipality is encouraged to minimize exposure to damage from natural hazards and uphold local flood ordinance requirements, as required for good standing in the National Flood Insurance Program, by ensuring that any proposed development would not negatively affect drainage patterns in or near the floodplain.
3. The applicant is advised to contact the U.S. Army Corps of Engineers and/or the New York State Department of Environmental Conservation to

confirm the presence of federal and/or state wetlands, respectively, and/or the 100-foot state wetland buffer on this site, and obtain all necessary permits for any confirmed wetlands and buffers and show them on the plans for the site.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 08, 2015

OCPB Case # S-15-49

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SUBDIVISION from the Town of Onondaga Planning Board at the request of Roberta Fagan / Fagan's Farm ReSub Lot 1A for the property located at 3425 West Seneca Turnpike; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of West Seneca Turnpike (New York State Route 175), a state highway, and Beef Street, a county road; and
- WHEREAS, the applicant is proposing to subdivide a 23.43-acre parcel into four approximately 5.85-acre building lots in a Residential and Country (R-C) zoning district; and
- WHEREAS, the Board previously recommended modification of a Final Subdivision referral (S-06-18) which created the subject parcel (Lot 1A); at that time, the Onondaga County Department of Transportation required the applicant to reserve a 60-foot right-of-way for a future road access to Beef Street for any future subdivision of proposed Lot 1A; the Department also requested additional right-of-way for highway use; and
- WHEREAS, the Re-Subdivision Plan dated March 24, 2015 shows three proposed lots along Beef Street: Lot #1A1 (5.86 acres) which contains an existing metal building, Lot #1A2 (5.87 acres) which is vacant, and Lot #1A3 (5.86 acres) which is vacant; the plan further shows one proposed lot on the corner of Beef Street and West Seneca Turnpike: Lot #1A4 (5.83 acres), which contains an existing two-story frame house and detached frame barn; and
- WHEREAS, the plan shows Lot #1A4 with an existing driveway on West Seneca Turnpike, which must meet the requirements of the New York State Department of Transportation; the plan shows one proposed driveway each on Beef Street for proposed Lots #1A1, 2, and 3, and a proposed "alternative driveway" on Beef Street for proposed Lot #1A4; a letter from the Onondaga County Department of Transportation dated December 11, 2014 states that locations for the four proposed driveways on Beef Street have been drafted and approved, pending completed permit applications; and
- WHEREAS, the plan shows additional right-of-way along both road frontages with a note "Additional right-of-way for highway purposes only to be offered for dedication upon request"; and
- WHEREAS, the Environmental Assessment Form dated April 8, 2015 notes more than an acre will be cumulatively disturbed by the project; the proposed project may disturb one acre or more of land and must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) and the applicant must submit a Stormwater Pollution

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

WHEREAS, the referral included a resolution dated June 8, 2015 noting the Planning Board of the Town of Onondaga, acting as Lead Agency, issued a Negative Declaration for the proposed Unlisted Action pursuant to SEQR; and

WHEREAS, the plan shows the approximate location of a tributary of Onondaga Creek (West Branch tributaries) in the rear of proposed Lot #1A2; and

WHEREAS, the plan shows the approximate location of national wetlands and a 100-foot buffer zone at the rear of proposed Lots #1A1 and 2; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; the applicant must obtain appropriate permits from the U.S. Army Corps of Engineers for any proposed development or drainage in federal wetlands on site; and

WHEREAS, per the referral notice, the site has access to public water; the site is located outside the Onondaga County Sanitary District and will be served by private septic; a letter from the Onondaga County Health Department dated May 20, 2015 states that all references to "perc tests" must be removed, and a note must be added to the plan which states: "Lots in excess of 5 acres are not residential building lots under Onondaga County Health Department subdivision regulations and are therefore not approved by that Department for residential use. Individual sewage disposal plans must be approved by the Health Department prior to conversion to residential buildings lots and issuance of building permits."; and

WHEREAS, per aerial photography, surrounding land uses include a mix of active farmland and residences further north on Beef Street and along West Seneca Turnpike; and

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

1. The municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department.
2. The plan must reflect the changes as requested by the Onondaga County Health Department, and the Department must formally accept or approve, respectively, any existing or proposed septic system to service this property, prior to Department endorsement of this subdivision plan.

The Board also offers the following comments:

1. The applicant is advised to obtain a permit from the Onondaga County Department of Transportation for any proposed driveways and prior to any proposed work within a county road right-of-way.
2. The Onondaga County Department of Transportation requests that the Town and applicant contact the Department at (315) 435-3205 regarding the dedication of additional right-of-way on Beef Street.
3. The Board recommends that the Town and applicant to remove the unused driveway on West Seneca Turnpike and encourages future access to proposed Lot #1A4 occur on Beef Street. The Town and applicant are further advised that any work within the State right-of-way will require a highway work permit from the New York State Department of Transportation.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 08, 2015

OCPB Case # S-15-50

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SUBDIVISION from the Town of Clay Planning Board at the request of COR Ver Plank Road Company, LLC & Harke Farms H.O.A., Ltd. for the property located west of Dell Center Drive and south of Ver Plank 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 Ver Plank Road, a county road; and
- WHEREAS, the applicant is proposing an amended subdivision plan for the remaining undeveloped single-family lots on a 70.594-acre portion of two parcels totaling 90.032 acres, in order to create 11 single-family lots in a One-Family Residential (R-15) zoning district and 2 lots containing 285 apartment units and associated amenities in an Apartment (R-APT) zoning district; and
- WHEREAS, the Board recently offered no position with comment on a Site Plan referral (Z-15-195) for the proposed 285-unit apartment complex, clubhouse, pool, maintenance building, and 1,041 parking spaces; the Board previously reviewed several related referrals and Coordinated Review meetings were also held with the Town in 2010 and 2011, recommending: 1) Disapproval of a Zone Change referral (Z-06-171) and a Subdivision referral (S-06-70) for a proposed apartment complex; 2) Disapproval of a Zone Change referral (Z-10-372) and a Subdivision referral (S-10-84) for an apartment complex and single-family home development, and a Site Plan referral (Z-10-373) for the apartment complex; 3) No Position With Comment on a Zone Change referral (Z-11-220) for the single-family home development; 4) No Position With Comment on a Subdivision referral (S-11-63) and a Site Plan referral (Z-11-281) for the apartment complex; 5) Modification of a Site Plan Referral (Z-11-251) for a proposed Super Wal-Mart; 6) No Position With Comment on a Subdivision referral (S-12-44) for a cluster subdivision version of the single-family home development with 30% open space; and 7) No Position With Comment on a Zone Change referral (Z-14-437) for the remaining undeveloped portion of the site to build 296 apartments as a cluster subdivision; and
- WHEREAS, in its various recommendations, the Board noted concerns relative to buildout of the site, including inconsistencies with local and regional transportation and land use plans for the area; congestion on Route 31 with limited mitigation solutions; limitations of Ver Plank Road to accommodate heavier vehicles and suburban traffic levels; bicycle, pedestrian and transit accommodations including connections to nearby developments; increased screening and setbacks along Ver Plank Road; reduction in the amount of clustered development; local wastewater transmission capacity and design concerns; the potential transition in character of this area with the introduction of higher intensity development, infrastructure, and service demands; and

- WHEREAS, the Amended Preliminary Plan dated June 2, 2015 shows the adjacent River Pointe Apartments to the south (416 units per prior referrals); other nearby land uses include active farmland enrolled in New York State Agricultural District 3, open land, scattered residential properties, and big box commercial development on a heavily traveled commuter corridor; and
- WHEREAS, the plan shows the Harke Farms single-family development spanning Dell Center Drive, with existing lots No. 1 through 16, 39 through 50, 73, and 74, and proposed Lots No. 17 through 28; the single-family development was reduced from 107 to 41 total lots as part of the recent zone change referral (Z-14-437) along with the amount of conserved open space per the use of cluster subdivision regulations (decreased from 30% to 20%); the plan shows existing Open Space Lot B of 5.51 acres (1.03 acres excluding a large Power Authority of the State of New York easement) and New Open Space Lot A (6.08 acres); the plan shows proposed Apartment Lot No. 1 (31.444 acres) and Apartment Lot No. 2 (26.872 acres) to contain a mix of five and seven-unit buildings, with a total of 86 two-bedroom and 72 three-bedroom units proposed for Lot No. 1 and 70 two-bedroom and 57 three-bedroom units proposed for Lot No. 2; Lot No. 1 would also contain a proposed maintenance building (1,400 square feet) with parking (4 spaces), club house (5,500 square feet), pool, and parking lot (47 spaces); plans and elevations submitted with the recent site plan referral (Z-15-195) show the buildings would be two-story townhouse-style buildings with 285 single-car garages, 570 driveway spaces, and 135 visitor spaces; and
- WHEREAS, the plan shows an internal loop road and cul-de-sac for the single-family homes accessing Dell Center Drive, a local road, and a network of private drives (labeled A through J) serving the proposed apartments; the private drives would rely on two connections across a Power Authority right-of-way through the existing apartment site to the south to access Dell Center Road, and ultimately, New York State Route 31 for all vehicular trips; a traffic study submitted with the zone change referral was completed in November 2014 which states there will be minimal impact to the intersection of New York State Route 31 and Dell Center Road; previous traffic studies completed for the initial COR projects and subsequent Super Wal-Mart project indicated that the intersection is already at capacity with no apparent mitigation options; and
- WHEREAS, the recent zone change plan also showed a single limited access onto Ver Plank Road, labeled "Road pavement and connection to Ver Plank Road not to occur until future improvements to Ver Plank Road are completed and Onondaga County D.O.T. approval is granted"; plans now show three total proposed gated emergency access only points on Ver Plank Road, two located on proposed Apartment Lot No. 2 and one at the end of Dell Center Drive; the Onondaga County Department of Transportation has previously noted, and maintains, that "town approval of subject zone changes shall not represent the potential for roadway access directly to Ver Plank Road, nor from Dell Center Drive onto Ver Plank Road, nor shall construction vehicle permits be granted from Ver Plank Road, due to existing roadway condition, capacity constraints, and funding constraints to support reconstruction of the roadway"; and
- WHEREAS, the Environmental Assessment Form dated June 2, 2015 notes that 50.6 acres will be physically disturbed by the project and stormwater is anticipated to be managed on site; the plan shows two proposed stormwater management facilities and three bioretention areas; the proposed project may disturb one acre or more of land and must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity (GP-0-10-

001) and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the DEC Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality, and the applicant must consult with the municipal engineer to ensure conformance of construction plans with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the New York State Department of Environmental Conservation Bureau of Water Permits; and

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

WHEREAS, the project would connect to public water and sewer; the site is located in the Oak Orchard Wastewater Treatment Plant service area in the Gaskin Road Pump Station service area, which is currently being diverted to the Wetzel Road Wastewater Treatment Plant; the Onondaga County Department of Water Environment Protection has previously expressed concerns regarding local sewer capacity in the town-owned system and recommended a sewer capacity assurance assessment (including the economic development locations proposed within the draft Northern Clay Land Use Plan) as part of the development review process; and

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

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

WHEREAS, the draft 2013 Northern Clay Land Use Study identifies as its prime

recommendation “to retain the current rural open land character of the North Country,” including restricting sewers and intensive development north of Ver Plank Road except in identified economic development areas, limiting added tax burdens from upgrading roads, and minimizing long term maintenance, capital expenses, and service needs from additional local infrastructure; the Clay-Cicero Route 31 Transportation Study, conducted in 2010 by the Syracuse Metropolitan Transportation Council, forecasted a 40% increase over 20 years in vehicles miles traveled (VMT) along the NYS Route 31 corridor, assuming buildout projections and planned road networks provided by the Towns, and determined that land use changes (both in spatial distribution and in magnitude of total growth) have a much more significant impact on total traffic in the Town of Clay than any of the transportation networks that were modeled; the Limited Growth scenario achieved the most study goals including minimizing community VMT increases through the orderly development of nodal, mixed use communities with bicycle and pedestrian access and a density that can support enhanced transit; the Onondaga County Settlement Plan was completed in 2001 to demonstrate how communities can implement Smart Growth principles that preserve open space, generate walkable neighborhoods, and provide a diversity of building types, uses, and density; and

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

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

1. The Board reconfirms concerns relative to the buildout of this site, including potential for connections with Ver Plank Road, increasing development pressures resulting from a provision of local sewer and/or water infrastructure, and a change in character from rural to a more built pattern along Ver Plank Road.
2. The Board continues to recommend that the set back and screening of development along Ver Plank Road to be increased, in order to maintain the existing character along Ver Plank Road. This recommendation is in accordance with the recommendations of the Clay-Cicero Route 31 Study, has been discussed in previous coordination meetings and Board reviews of various stages of this project, and is recommended in lieu of use of clustering as previously proposed for the site.
3. Town approval of this subdivision shall not represent the potential for roadway access directly to Ver Plank Road, nor from Dell Center Drive onto Ver Plank Road, nor shall construction vehicle permits be granted from Ver Plank Road, due to existing road condition, capacity constraints, and funding constraints to support reconstruction of the roadway. Any proposed emergency access point onto Ver Plank Road must remain unpaved and have a fire department-approved crash gate to accommodate emergency vehicles only. The Onondaga County Department of Transportation also notes the emergency access is not to be used for maintenance vehicles.
4. The Town of Clay Fire Department should contact the Onondaga County Department of Transportation regarding the proposed emergency access points on Ver Plank Road.

5. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315)435-6820 early in the planning process to determine sewer availability and capacity.
6. Per the Onondaga County Department of Water Environment Protection, the Town and Consulting Engineer should evaluate the possibility of excessive odors due to high levels of Hydrogen Sulfide and extended residence time of the sanitary discharge as it enters the receiving manhole. The design of a mitigation system may be necessary to control odor issues.
7. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.
8. The Board recommends the inclusion bicycle amenities and sidewalks connections from this development to nearby commercial and civic destinations and transit stops, including a sidewalk along Dell Center Drive.
9. The Board recommends the inclusion of progressive stormwater management techniques, such as green infrastructure, and low flow fixtures in accordance with federal EPA Water Sense criteria.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 08, 2015

OCPB Case # S-15-51

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the City of Syracuse Zoning Administration at the request of Syracuse Housing Authority for the property located on the 400 block of Burt Street; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of
- WHEREAS, the applicant is proposing to combine 15 vacant parcels into a 1.61-acre lot in order to construct a new 71,000 square foot three-story housing facility (Freedom Commons) on 1.61 acres in BA/RB zoning districts; and
- WHEREAS, the city application states that the Syracuse Housing Authority has partnered with the Center for Community Alternatives, Inc. to develop and construct a mixed-income and supportive housing building that will contain 54 units and 3 emergency shelter units; and
- WHEREAS, a project description dated June 10, 2015 states that 8 of the units will house homeless individuals and families with at least one member who has had some contact with the criminal justice system (e.g., formerly incarcerated, prison reentry), and the remaining 46 units will be available as permanent affordable housing for low income individuals and families of the larger community; administrative offices and support services space will also be included; and
- WHEREAS, the Resubdivision Map dated June 15, 2015 shows the proposed lot with frontage on Burt Street, South McBride Street, Van Buren Street, and Oakwood Avenue, all city streets; and
- WHEREAS, aerial photography shows sidewalks running along all street frontages; and
- WHEREAS, the site will be served by public water and sewer and is located in the Metropolitan Syracuse Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting

the offset plan; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 08, 2015

OCPB Case # S-15-52

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of DeWitt Planning Board at the request of DeFrancisco & Falgiatano Law Offices for the property located at 6739 Myers Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Interstate Route 481 and the New York State Thruway (Interstate Route 90), both state highways, and Fly Road, a county road; and
- WHEREAS, the applicant is proposing to subdivide a 3.2-acre parcel into two new lots, Lot 1 (1.342 acres) and Lot 2 (1.861 acres), in a High-Tech (H-T) zoning district as part of a project to construct a law office building on proposed Lot 2; and
- WHEREAS, the Board previously recommended modification of a Site Plan referral (Z-15-180) for the proposed office building, citing drainage, lighting, and headlight screening, and offering comments on signage near the Thruway, water, wastewater, and endangered species; and
- WHEREAS, the Preliminary/Final Plan dated March 12, 2005 shows the proposed vacant lots which currently contain trees and brush located at the edge of the New York State Thruway and Interstate Route 481; per aerial photography, the site is located in a primarily commercial area, however several remaining houses are located directly across from the site set back from the road; and
- WHEREAS, the previously submitted Site Layout Plan dated May 4, 2015 (Z-15-180) showed the proposed office building, two proposed parking lots for a total of 47 spaces, and 6' concrete sidewalks around the building leading to the front entrance and a rear entrance and 20' x 30' brick paver patio; and
- WHEREAS, the site plans showed the site with a proposed 24' driveway on Myers Road, a local road which dead ends at Interstate Route 481; the subdivision plan shows a 30' x 30' Town of DeWitt Easement at the southeastern corner of the site, which contains a pump station and gravel drive onto Myers Road; and
- WHEREAS, the Environmental Assessment Form dated June 15, 2015 indicates 1.8 acres will be physically disturbed the prior referral indicated that a NYSDEC SPDES permit will be required and that stormwater discharges will be managed on site with a proposed stormwater basin along Myers Road; the proposed project may disturb one acre or more of land and must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the DEC Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality, and the applicant must consult with the municipal engineer to ensure conformance

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

WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that land adjoining the site contains wetlands or other regulated waterbodies; and

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

WHEREAS, the site has access to public water and sewer and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; and

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

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

WHEREAS, prior referral materials indicated that the project would require an area variance to install more highway-facing signage than is permitted by code, with brand wall signage proposed on the eastern and southern facades, and further indicated plantings and lawn would be installed around the proposed building and trees would be installed along the proposed driveway; and

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

1. The municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the New York State Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department.

2. A drainage and grading plan must be provided to the New York State Thruway Authority for review, and the Town and applicant are advised that no increase to the amount of site drainage entering onto the Thruway as a result of this construction will be permitted.
3. A site lighting plan must be provided to the New York State Thruway Authority for review, and site lighting must be designed so as not to affect Thruway patrons.
4. Per the New York State Thruway Authority, headlight screening must be provided to prevent headlight glare from affecting Thruway patrons.

The Board also offers the following comments:

1. Per the New York State Thruway Authority, there may be Thruway Authority signage restrictions for this site and an Ad Device Permit may be required. The Thruway Authority should be contacted with any plans for signage for this new facility.
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
3. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
4. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.
5. Per the New York State Department of Environmental Conservation (NYS DEC), if a proposed project is in an area containing threatened or endangered species and/or associated habitats, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional NYS DEC Division of Environmental Permits office.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 08, 2015

OCPB Case # S-15-53

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of Lysander Planning Board at the request of Bruce Butler for the property located at 9471 East Mud Lake Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of East Mud Lake Road, a county road, and the municipal boundary between the Town of Lysander and the Town of Granby, and the county boundary between Onondaga County and Oswego County; and
- WHEREAS, the applicant is proposing to subdivide a 19.7-acre parcel into two proposed lots, Lot 1 (1.84 acres) and Lot 2 (17.83 acres), in an Agricultural (A) zoning district; and
- WHEREAS, the Preliminary Plan revised May 18, 2015 shows an existing one-story wood frame house, metal building, shed, and well on proposed Lot 1 and two metal buildings, metal storage, pavilion, concrete court, two ponds, and well on proposed Lot 2; aerial photography shows the remainder of proposed Lot 2 contains farmland; and
- WHEREAS, the plan shows two existing gravel drives on East Mud Lake Road for each proposed lot; any existing or proposed access to East Mud Lake Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the plan shows a 40-foot strip dedicated to Onondaga County for highway use running along the road frontage of both proposed lots; and
- WHEREAS, the plan states there are no New York State freshwater wetlands on site, however wetland maps indicate the presence of state wetland (L-8) in the southwestern corner of the site, as well as potential federal wetlands; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the site is located in an archeological sensitive area; and
- WHEREAS, the site is served by private water and septic and is located outside the Onondaga County Sanitary District; the applicant must have an approved septic plan for each proposed lot that is less than five acres prior to Onondaga County Health Department endorsement of the plan; and

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

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

1. The Town and applicant are advised to contact the Onondaga County Department of Transportation at (315) 435-3205 regarding the undelineated driveway on East Mud Lake Road on proposed Lot 1. The Town and applicant are further advised that no additional access to East Mud Lake Road will be permitted.
2. The Town and applicant are advised that the Onondaga County Health Department should formally accept or approve, respectively, any existing or proposed septic system to service proposed Lot 1 prior to Department endorsement of this subdivision plan.
3. The subdivision plan should be amended to remove the note which states "NYS Freshwater Wetlands - None" and the applicant is advised to contact the U.S. Army Corps of Engineers and/or the New York State Department of Environmental Conservation to confirm the presence of federal and/or state wetlands, respectively, and/or the 100-foot state wetland buffer on this site, and obtain all necessary permits for any confirmed wetlands and buffers and show them on the plans for the site.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 08, 2015

OCPB Case # S-15-54

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SUBDIVISION from the City of Syracuse Planning Commission at the request of Dromik, LLC for the property located on South West Street, Tully Street, and Fabius Street; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of South West Street, a state-owned arterial, and the Clinton Wastewater Storage Facility, a county-owned facility; and
- WHEREAS, the applicant is proposing to combine six parcels containing vacant land, parking, loading docks, and an pharmaceutical manufacturing building (Steri-Pharma) in Commercial Class A (CA) and Industrial Class A(IA) zoning districts into a new 3.46-acre lot in a proposed new Planned Development District (PDD); and
- WHEREAS, the Board is concurrently reviewing a Zone Change referral (Z-15-253) for this project; and
- WHEREAS, the Board previously offered no position with comment on a project site review referral (Z-14-256) to construct a new shipping dock at the existing facility, and no position on three prior referrals (Z-10-341, Z-10-7, and S-09-70) to paint the building, install signage, and convert 8 parcels into 3 lots; and
- WHEREAS, per a conversation with City Zoning on July 1, 2015, the proposed PDD was the preferred solution to avoid potential split zoning on the combined parcels and to facilitate controlled future expansion of the Steri-Pharma campus, which is intended to occur through individually reviewed phases; and
- WHEREAS, the Preliminary Plan revised May 26, 2015 shows proposed New Lot 1B spanning the abandoned portion of Tully Street with an existing one-story concrete block building along South West Street and additional frontage on Onondaga Creek and Fabius Street, a city street; and
- WHEREAS, the Proposed Site Plan dated May 27, 2015 shows the proposed Planned Development District would encompass the entire parcel, with surrounding zoning remaining CA along South West Street and IA along Onondaga Creek and across Fabius Street along Granger Street, a city street; the plan states “the PDD shall have the same yard requirements as adjacent properties”; and
- WHEREAS, plans show the building has 76 existing parking spaces on a lot between former Tully Street and Fabius Street, and that the site has existing access to former Tully Street and two existing driveways on the city-owned service road paralleling South West Street; the site plan further shows the location of “possible future access” to Fabius Street; and
- WHEREAS, the Environmental Assessment Form dated May 27, 2015 notes there will be

no changes to the existing storm water runoff, which currently discharges to existing catch basins and storm sewer piping; and

WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that lands along Onondaga Creek in this area are located in a Special Flood Hazard Area (SFHA); preliminary updated FIRM data released in June 2008 shows that additional lands on the parcel are anticipated to be added to the SFHA once maps are finalized; and

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

WHEREAS, the EAF indicates the contains wetlands or other regulated waterbodies, is located in an archaeological sensitive area, contains a species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered, and that remediation projects have been completed on two adjacent site (401-411 South West Street and 413-419 South West Street); and

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

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

The City and applicant are encouraged to consider Onondaga Creek in future proposals for expansion of the existing facility, including taking into account any proposed plans for the Creek in this location and ensuring no adverse impacts to the Creek, including to viewsheds from the Creekwalk.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 08, 2015

OCPB Case # S-15-55

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SUBDIVISION from the Town of Cicero Planning Board at the request of Thomas Horner for the property located at 6410 Lakeshore 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 Lakeshore Road, a county road; and
- WHEREAS, the applicant is proposing to subdivide an existing 66.582-acre parcel into two new parcels, Lot 1 (2.107 acres) and Lot 2 (64.475 acres) in an Agricultural zoning district; and
- WHEREAS, the Final Plan dated January 16, 2015 show both proposed lots with frontage on Lakeshore Road, with an existing frame house and detached garage on proposed Lot No. 1, and no structures on proposed Lot No. 2; aerial photography shows proposed Lot No. 2 to contain farmland and vacant wooded land, and the plan states it is not an approved building lot; and
- WHEREAS, the plan shows proposed Lot No. 1 with an existing driveway on Lakeshore Road, which must meet the requirements of the Onondaga County Department of Transportation; the plan also shows a strip of land along the Lakeshore Road frontage of both lots "to be conveyed to Onondaga County"; and
- WHEREAS, the plan shows a 300' Power Authority of the State of New York Easement crossing the front of proposed Lot No. 2, with utility and drainage easements which appear to serve the Wallington Meadows subdivision to the east located within the power easement; any future proposed access to Lakeshore Road from proposed Lot No. 2 would be required to cross these existing easements; and
- WHEREAS, the plan shows the location of two federal wetlands on proposed Lot No. 2 based on National Wetlands Inventory Maps, one toward the rear of the lot and one along the frontage partially within the power easement; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; and
- WHEREAS, the plan shows the lot also fronts the end of Catspaw Terrace and Farm Gate Path, two local streets in the Eldan Meadow subdivision to the west; per the plan and aerial photography, the Wallington Meadows subdivision to the east does not appear to have any potential cross-connections; and
- WHEREAS, the Environmental Assessment Form dated March 11, 2015 notes the site is located in an archeological sensitive area; and
- WHEREAS, the site is served by public water and sewer and is located in the Brewerton Wastewater Treatment Plant service area; and

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

The Town is advised to ensure that a plan is in place to secure adequate and safe future road access for the eventual development of the remaining 64-acre parcel, prior to Town approval of this subdivision plan. The Town and applicant are further advised that no access to Lakeshore Road will be permitted by the Onondaga County Department of Transportation until approvals are granted by the Power Authority of the State of New York.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 08, 2015

OCPB Case # S-15-56

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SUBDIVISION from the City of Syracuse Planning Commission at the request of Syracuse University for the property located 404, 406-408 South Crouse Avenue, 920, 932 & 946 East Genesee Street and 413-415 Irving Avenue; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Hutchings Psychiatric Center and SUNY Upstate Medical Center, both state-owned facilities; and
- WHEREAS, the applicant is proposing to combine five existing parcels containing two existing structures and parking into a new 1.02-acre lot in a Local Business Class A (BA) zoning district, in order to make storm water improvements; and
- WHEREAS, the Resubdivision Plan dated June 25, 2015 shows proposed New Lot 1B to contain an existing two-story brick building, one-story block building, and ticket booth; the city application further notes the site contains the Stage Parking Lot which serves as on-site parking for Syracuse University uses; and
- WHEREAS, the city application states the proposed storm water improvements for the parking lot as part of the Stormwater Access and Maintenance Agreement with the City of Syracuse, in order to facilitate unified general site, surface, drainage, landscape, and hardscape improvements; and
- WHEREAS, the plan shows the with frontage on East Genesee Street, South Crouse Avenue, and Irving Avenue, all city streets; aerial photography shows the parking lot has one existing driveway each on South Crouse Avenue and Irving Avenue; and
- WHEREAS, the Environmental Assessment Form dated June 26, 2015 notes some remediation of the site may be required as part of the site work due to uses prior to University ownership; and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 08, 2015

OCPB Case # Z-15-232

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Village of Skaneateles Zoning Board of Appeals at the request of Severance for the property located at 34 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 New York State Route 321, a state highway; and
- WHEREAS, the applicant is requesting a special permit to operate a two-bedroom bed & breakfast in an existing six-bedroom single-family dwelling on a 0.2-acre lot in a Residential (A2) zoning district; and
- WHEREAS, the Board is concurrently reviewing an Area Variance referral for this project (Z-15-233); per village code, a special permit is required for bed and breakfast homestays in this district; per the referral notice, an area variance is required for open area (82.6% proposed, 85% required); and
- WHEREAS, the Site Plan revised May 19, 2015 shows an existing two-story frame house (2,645 square feet footprint), detached one-car garage (396 square feet), a proposed rebuilt patio (263 square feet) over a former driveway area east of the house, and three proposed parking spaces on an existing driveway area north of the house; the Narrative dated May 22, 2015 notes that the exterior of the house requires extensive repairs; and
- WHEREAS, the plan shows the site located at the corner of Academy Street, a local street, and State Street (Route 321); the plan shows one driveway on each road, with no changes proposed; any existing or proposed access to State Street must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, per the referral notice, the site is served by public water and sewers; the site is located outside the Onondaga County Sanitary District; and
- WHEREAS, per aerial photography, the property is located a block north of the Skaneateles Historic District, and the narrative notes surrounding properties include both large and small homes and another bed and breakfast on lower State Street; the plan shows existing concrete sidewalks along both street frontages; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 08, 2015

OCPB Case # Z-15-233

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Village of Skaneateles Zoning Board of Appeals at the request of Severance for the property located at 34 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 New York State Route 321, a state highway; and
- WHEREAS, the applicant is requesting an area variance to operate a two-bedroom bed & breakfast in an existing six-bedroom single-family dwelling on a 0.2-acre lot in a Residential (A2) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Special Permit referral for this project (Z-15-232); per village code, a special permit is required for bed and breakfast homestays in this district; per the referral notice, an area variance is required for open area (82.6% proposed, 85% required); and
- WHEREAS, the Site Plan revised May 19, 2015 shows an existing two-story frame house (2,645 square feet footprint), detached one-car garage (396 square feet), a proposed rebuilt patio (263 square feet) over a former driveway area east of the house, and three proposed parking spaces on an existing driveway area north of the house; the Narrative dated May 22, 2015 notes that the exterior of the house requires extensive repairs; and
- WHEREAS, the plan shows the site located at the corner of Academy Street, a local street, and State Street (Route 321); the plan shows one driveway on each road, with no changes proposed; any existing or proposed access to State Street must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, per the referral notice, the site is served by public water and sewers; the site is located outside the Onondaga County Sanitary District; and
- WHEREAS, per aerial photography, the property is located a block north of the Skaneateles Historic District, and the narrative notes surrounding properties include both large and small homes and another bed and breakfast on lower State Street; the plan shows existing concrete sidewalks along both street frontages; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 08, 2015

OCPB Case # Z-15-237

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of American Granby - Denise Gerould for the property located at 7652 Morgan 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 Morgan Road, John Glenn Boulevard, and Buckley Road, all county roads; and
- WHEREAS, the applicant is proposing to construct a 42,000 square foot addition to an existing warehouse on a 26.61-acre lot in an Industrial 1 (I-1) zoning district; and
- WHEREAS, the Board previously recommended modification of a Site Plan referral (Z-05-168) to construct the existing 98,400 square foot warehouse with 15,000 square foot attached office, requiring a drainage study, lighting plan, and landscaping plan; and
- WHEREAS, the Overall Site Plan from 2014 shows an existing one-story metal building, a proposed rear expansion with an adjacent heavy duty asphalt pavement area for truck maneuvering, an existing parking lot in the front of the building, and 21 new proposed parking spaces along the edge of existing pavement at the southeastern building corner; and
- WHEREAS, a narrative dated June 3, 2015 indicates the expansion will include three loading docks and a 20' wide fire/emergency access drive east of the building, which is shown on the plan as a gravel path at the rear of the building connecting to the proposed heavy duty asphalt area; and
- WHEREAS, the plan shows the site with frontage and one existing driveway each on Buckley Road and Morgan Road; any existing or proposed access must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the narrative states "the proposed expansion is not expected to generate any significant changes from the existing daily operations, but is intended to provide additional space for more efficient warehouse/distribution functions and new product line storage"; and
- WHEREAS, the Environmental Assessment Form dated June 2, 2015 notes 3.75 acres will be physically disturbed and mitigated runoff will discharge into the existing stormwater mitigation pond; the plan shows an existing stormwater mitigation pond and stone riprap between the parking lot and Morgan Road, and proposed new retaining walls, catch basins, diversion swales, and water quality swales; and
- WHEREAS, the proposed project may disturb one acre or more of land and must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) and the applicant must

submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the DEC Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality, and the applicant must consult with the municipal engineer to ensure conformance of construction plans with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the New York State Department of Environmental Conservation Bureau of Water Permits; and

WHEREAS, the EAF indicates the site contains a portion of New York State wetland BRE-24; the applicant must obtain appropriate permits from the New York State Department of Environmental Conservation for any proposed development or drainage in state wetlands and/or wetland buffers on site; and

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

WHEREAS, the EAF indicates the project is within 2,000 feet of a site in the New York State Department of Environmental Conservation Environmental Site Remediation database (V00202), and that remedial action is listed as completed on August 11, 2009; and

WHEREAS, the EAF states the site is served by existing public water and sewer and no new service will be required; the site is located in the Wetzel Road Wastewater Treatment Plant service area; per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and

WHEREAS, the EAF notes new outdoor lighting is proposed "to meet building code and safety requirements"; the plan shows the rear half of the site contains heavy brush to remain, grass and woods along the Buckley Road frontage and to the south, and heavy brush and woods along the 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:

The Onondaga County Department of Transportation has determined that the applicant is required to submit ITE Trip Generation Figures and a gap analysis at AM/PM peak hours for full build-out relating to the proposed action to meet Department requirements and to submit it to the Department for approval; the applicant must complete any appropriate mitigation as may be determined by the Onondaga County Department of Transportation.

The Board also offers the following comments:

1. Per the Onondaga County Department of Transportation, no additional access to Morgan Road or Buckley Road will be permitted.

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

3. The applicant is advised to ensure all necessary permits and approvals are obtained from the New York State Department of Environmental Conservation for any potential impacts to endangered species and/or wetlands on site.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 08, 2015

OCPB Case # Z-15-238

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a COMPREHENSIVE PLAN from the Town of Skaneateles Town Board at the request of Town of Skaneateles & Village of Skaneateles Boards for the property located Town and Village Wide; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of comprehensive plans; and
- WHEREAS, the Town of Skaneateles and the Village of Skaneateles are proposing the "Skaneateles, New York Joint Comprehensive Plan 2015," prepared by the Skaneateles Comprehensive Plan Special Board; and
- WHEREAS, in the Vision for Skaneateles section, the plan states: "The goal for Skaneateles is to maintain what currently makes it so attractive – a small community with defined and identifiable areas – rural, hamlets, village – while recognizing that change is inevitable, and in fact, desirable if guided by a set of thoughtful, well-defined principles. It is believed that new development can benefit the community, the economy, and the environment if it is carried out in a manner that embraces a set of principles frequently referred to as 'smart growth'"; and
- WHEREAS, the Vision further notes the plan "encourages incentive-driven, traditional neighborhood development that features pedestrian-friendly, walkable neighborhoods and focused mixed-use development, while protecting large areas of the rural landscape" and notes that by "focusing infrastructure improvements in areas where growth is desired, less desirable development becomes less attractive to pursue"; and
- WHEREAS, in the Concerns section, the plan notes threats to the environment, including the purity of Skaneateles Lake; an increasing number of housing lots and large residential lots consuming rural land; declining and aging population; limited availability of smaller, affordable homes; and a lack of modern infrastructure; and
- WHEREAS, the plan notes the Town intends to update zoning and subdivision ordinances to include "density-neutral" conservation zoning and subdivision provisions that promote the preservation of valuable farm land, natural habitat, and scenic open space; create a thoughtful strategy to shape growth and investment in the hamlets; develop a joint master plan to enhance the appearance function of the village gateways; use rural-to-urban transect concepts; and utilize innovative financing mechanisms such as conservation easements and other funding opportunities; and
- WHEREAS, the plan outlines six goals, objectives and actions needed to be undertaken by the Village, Town, or both to support the vision for Skaneateles: 1) sustain natural resources; 2) preserve and enhance rural and agrarian land; 3) encourage investment and growth of mixed use and walkable communities in

the northern hamlets; 4) encourage higher density, mixed use and walkable neighborhoods with housing diversity in the gateways; 5) preserve and enhance the character and vibrancy of the Village; and 6) provide year-round recreational opportunities for the community; and

WHEREAS, the plan describes several strategies to support agriculture, protect agricultural and other open land, and prevent sprawl, including taking actions to strictly regulate future development to eliminate strip subdivisions, establishing limits to non-farm growth within the watersheds, and targeting view sheds as additions to Town conservation holdings; and

WHEREAS, the plan's focus on infrastructure is limited to several action items within its goals to preserve rural land and encourage smart-growth, include seeking approval from the New York State Department of Transportation for designation of Route 41 and 41A as scenic highways, limiting non-local truck traffic, consider creating wastewater management zones in and adjacent to the hamlets, and evaluating financing and operating new water and wastewater facilities without burdening all Town residents; and

WHEREAS, the plan's appendix includes Strategies for Sustainable Skaneateles, a jointly-commissioned study completed by graduate architecture and urban design students from the University of Notre Dame as a supplement to the 2005 Joint Comprehensive Plan in order to help retain the historic connection between the rural character of the Town and the traditional urban character of the Village; and

WHEREAS, the plan's appendix also includes a description of five proposed transect zones which support the intent of the Town and Village to develop "clear demarcations of rural zones from village and hamlet zones" in order to "provide a sense of order and logical boundary for those traveling through the community", as well as to direct commercial development to the hamlets and village core; and

WHEREAS, other supporting documents include SAVIT, a catalog of items of significant historical, natural, and cultural prominence in the Town and Village; the Open Space and Recreation Plan; the Fennell Street Commercial Corridor Master Plan; and the Village Climate Action Plan; the plan notes the Town also intends to develop an adopt a Climate Action Plan; and

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

The Board commends the Town and Village for updating the Joint Comprehensive Plan, especially for its emphasis on the protection of rural land and open space, the promotion of smart-growth principles, and the adoption of transect zones. The Board encourages a continued focus on infrastructure strategies and revisions to existing zoning and subdivision ordinances, in order to further the Town and Village goals to preserve natural resources and to support traditional neighborhood development.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 08, 2015

OCPB Case # Z-15-239

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of LaFayette Zoning Board of Appeals at the request of Bill Anderson Farm Markets for the property located at 2521 U.S. Route 11; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of U.S. Route 11, U.S. Route 20, and Interstate Route 81, all state highways; and
- WHEREAS, the applicant is requesting a specific permit to install two 10' x 20' tents for selling produce at an existing office building site (formerly Jacobs and Forward Offices) on a 1.068-acre lot in a Hamlet (H) zoning district; and
- WHEREAS, per aerial photography and a Survey dated August 13, 2014, the site contains an existing two-story office building with two separate parking lots, one in front of the office building and one which is shared with/serves a building on the adjacent parcel to the south; the referral materials indicate the two tents would be set up north of the existing building facing the main parking lot; and
- WHEREAS, per the survey and aerial photography, the site is located along U.S. Route 11 just north of the intersection with U.S. Route 20 along an Interstate Route 81 ramp, and each parking lot has one existing driveway on U.S. Route 11; any existing or proposed access must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the Environmental Assessment Form (EAF) indicates the Town of LaFayette Zoning Board of Appeals as Lead Agency pursuant to SEQR has determined that the proposed action will not result in any significant adverse environmental changes; and
- WHEREAS, National Wetland Inventory Maps indicate the potential presence of federal wetlands at the northernmost portion of the subject property; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; and
- WHEREAS, the New York State Department of Environmental Conservation EAF Mapper indicates that the site is located in an archaeological sensitive area; and
- WHEREAS, the site is served by private water and septic and is located outside the Onondaga County Sanitary District; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 08, 2015

OCPB Case # Z-15-240

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Zoning Administration at the request of The Geddes, LLC for the property located at 1704-1708 & 1710-1712 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 and Milton Avenue, both state roads; and
- WHEREAS, the applicant is proposing to convert an existing two-story church into a three-story apartment building with a mix of one and two-bedroom units in a Residential Class B-1 Transitional (RB-1T) zoning district; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that it has NO JURISDICTION over said referral and may consequently be acted on solely by the referring board.

The City noted on June 23, 2015 that this project was referred in error, as the project does not meet jurisdiction requirements under GML Section 239-m.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 08, 2015

OCPB Case # Z-15-241

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Zoning Administration at the request of Syracuse University for the property located at 727 East Washington Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law the site is located within 500 feet of Interstate Route 81 and Interstate Route 690, both state highways; and
- WHEREAS, the applicant is requesting a project site review to install four energy efficient stadium lighting fixtures as part of a long-term demonstration project at an existing office building (Center of Excellence) on a 3.2-acre lot in a Planned Institutional District (PID); and
- WHEREAS, the Board previously offered no position on a Zone Change referral (Z-04-319) to facilitate construction of the Center of Excellence building (CoE); and
- WHEREAS, a letter to the City dated June 4, 2015 notes the CoE was awarded a "NYSERDA PON 2606" grant for a proposal in conjunction with Ephesus Lighting Company in which outdoor LED stadium fixtures would be tested for durability, energy savings, and performance at this location; and
- WHEREAS, per location maps and aerial photography, the site occupies the block between East Water Street, Almond Street, East Washington Street, and Forman Avenue, and contains the CoE building, a parking lot, and an additional building on a separate parcel at the corner of East Water Street and Forman Avenue; and
- WHEREAS, the referral materials indicate the proposed LED fixtures will be installed on the CoE penthouse roof and do not appear to exceed the height of existing antennae on the roof; and
- WHEREAS, the Illumination Intensity figure indicates the lights will face the parking lot and no light will spill off the property; the referral materials indicate Ephesus has also developed an aiming and shading plan that will prevent direct line of sight between motorists on Interstate 81 and the LEDs in the light fixture; and
- WHEREAS, the Environmental Assessment Form dated June 4, 2015 notes this portion of the site is a remediated brownfield; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 08, 2015

OCPB Case # Z-15-242

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of Syracuse SMSA LP dba Verizon Wireless for the property located at 3881 New York State Route 31; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of New York State Route 31, a state highway; and
- WHEREAS, the applicant is requesting an area variance to install a 50' monopole communications tower and related equipment within a 628 square foot lease area of a 1.79-acre lot containing an existing strip mall in a Regional Commercial (RC-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Special Permit referral (Z-15-243) for this project; per the referral notice, an area variance is required for height (54' proposed, 35' allowed), and a special permit is required for a utility substation; and
- WHEREAS, the Board previously recommended modification of referrals pertaining to the existing strip mall on site (Z-08-211, Z-08-229, and Z-09-383); and
- WHEREAS, the Environmental Assessment Form (EAF) dated May 29, 2015 indicates the project is to install a 50-foot monopole (54' including a 4' lightning rod), 12 antennas and related equipment at a height of 46', a 12' x 26' accessory equipment shelter at grade, and related coaxial cabling and utility services; and
- WHEREAS, the Overall Site Plan revised June 4, 2015 shows the proposed lease area and equipment would be located behind the existing building on site in an existing fenced storage area to be removed; the plan shows the site with front and rear parking areas, a proposed 10' utility easement along the eastern lot boundary, and an existing detention basin at the front of the parcel; and
- WHEREAS, the plan shows the site with frontage and an existing right-in/right-out driveway on New York State Route 31, and a proposed access easement which would allow the lease parcel to utilize existing access to Route 31; any existing or proposed access to Route 31 must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the New York State Department of Environmental Conservation EAF Mapper indicates that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; and
- WHEREAS, the EAF notes two motion lights at a height of 9' are proposed, one at the equipment shelter entrance and one on the back wall of the shelter; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 08, 2015

OCPB Case # Z-15-243

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Clay Town Board at the request of Syracuse SMSA LP dba Verizon Wireless for the property located at 3881 New York State Route 31; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of New York State Route 31, a state highway; and
- WHEREAS, the applicant is requesting a special permit to install a 50' monopole communications tower and related equipment within a 628 square foot lease area of a 1.79-acre lot containing an existing strip mall in a Regional Commercial (RC-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing an Area Variance referral (Z-15-242) for this project; per the referral notice, an area variance is required for height (54' proposed, 35' allowed), and a special permit is required for a utility substation; and
- WHEREAS, the Board previously recommended modification of referrals pertaining to the existing strip mall on site (Z-08-211, Z-08-229, and Z-09-383); and
- WHEREAS, the Environmental Assessment Form (EAF) dated May 29, 2015 indicates the project is to install a 50-foot monopole (54' including a 4' lightning rod), 12 antennas and related equipment at a height of 46', a 12' x 26' accessory equipment shelter at grade, and related coaxial cabling and utility services; and
- WHEREAS, the Overall Site Plan revised June 4, 2015 shows the proposed lease area and equipment would be located behind the existing building on site in an existing fenced storage area to be removed; the plan shows the site with front and rear parking areas, a proposed 10' utility easement along the eastern lot boundary, and an existing detention basin at the front of the parcel; and
- WHEREAS, the plan shows the site with frontage and an existing right-in/right-out driveway on New York State Route 31, and a proposed access easement which would allow the lease parcel to utilize existing access to Route 31; any existing or proposed access to Route 31 must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the New York State Department of Environmental Conservation EAF Mapper indicates that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; and
- WHEREAS, the EAF notes two motion lights at a height of 9' are proposed, one at the equipment shelter entrance and one on the back wall of the shelter; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 08, 2015

OCPB Case # Z-15-244

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of The Raymond Corporation for the property located at 6650 Kirkville 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 Kirkville Road and Fly Road, both county roads; and
- WHEREAS, the applicant is proposing to add 13 parking spaces at an existing repair and distribution facility on a 5.96-acre lot in a High-Tech (H-T) zoning district; and
- WHEREAS, the Site Plan dated June 11, 2015 shows an existing building with 112 existing parking spaces in the front and side yards; 13 proposed parking spaces are shown adjacent to an existing paved area in the front yard and 5 standard spaces in the side yard are proposed to be converted to 3 handicap spaces for a new total of 123 parking spaces; and
- WHEREAS, the plan shows the site with frontage and two existing driveways on Kirkville Road, which must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, a Stormwater Report dated June 11, 2015 notes 2,413 square feet of impervious surface will be added, the increase in runoff will be detained according to existing drainage patterns, and the low area where the watershed currently drains will be enlarged to accommodate the increase in volume; the plan shows an existing swale located in a wooded wetland area west of the building; and
- WHEREAS, the plan shows the approximate edge of a wetland on the adjacent parcel and the edge of a 100' wetland buffer within the developed portion of the site (no new parking in buffer); the applicant must obtain appropriate permits from the New York State Department of Environmental Conservation for any proposed development or drainage in state wetlands and/or wetland buffers on site; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a

Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and

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

WHEREAS, the plan shows two existing trees in the location of the proposed parking to be removed and replaced with three new buffer red maples; and

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

1. Per the Onondaga County Department of Transportation, the Town and applicant are advised that no additional access to Kirkville Road will be permitted.
2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
3. The applicant is advised to contact the New York State Department of Environmental Conservation to confirm the presence of state wetlands and/or the 100-foot state wetland buffer on this site, and obtain all necessary permits for proposed development or drainage in any confirmed wetlands and buffers and show them on the plans for the site.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 08, 2015

OCPB Case # Z-15-245

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of Jimmy Zheng for the property located at 215 Walton 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 West Street, a state-owned arterial, and county-owned land utilized by the Onondaga County Department of Water Environment Protection; and
- WHEREAS, the applicant is requesting a special permit to replace an awning at an existing restaurant and office building (Namu/Sakana-Ya) on a 0.08-acre lot in a Central Business-General Service A (CBD-GSA) zoning district; and
- WHEREAS, the Board previously offered no position on a Special Permit referral to build a bar within the existing restaurant; and
- WHEREAS, a Land Survey dated October 31, 2005 shows an existing masonry building on Walton Street, a city street; and
- WHEREAS, the referral materials indicate the existing awning in front of Namu will be taken down and replaced with an awning spanning the entire length of the building frontage, and will have an outdoor light underneath; and
- WHEREAS, per aerial photography, the site is located in the Armory Square Historic District near Onondaga Creek; and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 08, 2015

OCPB Case # Z-15-246

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Tully Town Board at the request of Reed Doody for the property located at 986 Stevens 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 the municipal boundaries between the Town of Tully and the Towns of Spafford and Otisco, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is requesting a special permit to install a 133.5' 10kw wind turbine to be used to power an existing home and farm on a site totaling 6.3 acres in an Agriculture (A-2) zoning district; and
- WHEREAS, the Board is concurrently reviewing an Area Variance referral (Z-15-247) for the project; per the referral notice, special authorization from the Town Board is required for small wind turbines, and an area variance is required to install the turbine in the side yard setback (21' proposed, 40' required); per town code, the maximum total height for a small wind energy system is 100'; and
- WHEREAS, a survey and site data plan (dates cutoff) submitted with the referral indicates the site contains three tax parcels, one in the Town of Spafford with unknown ownership (approximately 0.12 acres), one in the Town of Otisco also owned by the applicant which contains an existing single-family house and garage (4.93 acres), and the subject parcel in the Town of Tully which is where the proposed turbine would be located (1.37 acres); and
- WHEREAS, the plan shows a 200' radius around the proposed turbine which encroaches on vacant areas on four adjacent parcels to the east and south; the existing garage is also located within this radius and is 164' from the proposed turbine; and
- WHEREAS, the Environmental Assessment Form dated January 26, 2015 notes the proposed 133.5' turbine would be placed in a 120' self-supporting lattice tower; and
- WHEREAS, the survey shows the house has an existing driveway on Stevens Road, a local road, which crosses all three site parcels; and
- WHEREAS, the EAF notes that approvals will be required from NYSERDA and the FAA; and
- WHEREAS, the site is located outside the Onondaga County Sanitary District; the EAF notes no water or wastewater connections will be required by this project; and
- WHEREAS, the Onondaga County Agricultural District map shows the site is located in New York State Agricultural District 1; aerial photography shows the remainder of the site contains vacant wooded land and neighboring properties include houses, woods, and active farmland; 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 supports the installation of small wind energy systems, however discourages the granting of variances to reduce setback requirements for turbines and towers. The Board further advises the Town and applicant contact the New York State Department of Environmental Conservation regarding potential impacts of wind turbine towers and rotating blades on flying birds and bats.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 08, 2015

OCPB Case # Z-15-247

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Tully Town Board at the request of Reed Doody for the property located at 986 Stevens Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of the municipal boundaries between the Town of Tully and the Towns of Spafford and Otisco, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is requesting an area variance to install a 133.5' 10kw wind turbine to be used to power an existing home and farm on a site totaling 6.3 acres in an Agriculture (A-2) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Special Permit referral (Z-15-246) for the project; per the referral notice, special authorization from the Town Board is required for small wind turbines, and an area variance is required to install the turbine in the side yard setback (21' proposed, 40' required); per town code, the maximum total height for a small wind energy system is 100'; and
- WHEREAS, a survey and site data plan (dates cutoff) submitted with the referral indicates the site contains three tax parcels, one in the Town of Spafford with unknown ownership (approximately 0.12 acres), one in the Town of Otisco also owned by the applicant which contains an existing single-family house and garage (4.93 acres), and the subject parcel in the Town of Tully which is where the proposed turbine would be located (1.37 acres); and
- WHEREAS, the plan shows a 200' radius around the proposed turbine which encroaches on vacant areas on four adjacent parcels to the east and south; the existing garage is also located within this radius and is 164' from the proposed turbine; and
- WHEREAS, the Environmental Assessment Form dated January 26, 2015 notes the proposed 133.5' turbine would be placed in a 120' self-supporting lattice tower; and
- WHEREAS, the survey shows the house has an existing driveway on Stevens Road, a local road, which crosses all three site parcels; and
- WHEREAS, the EAF notes that approvals will be required from NYSERDA and the FAA; and
- WHEREAS, the site is located outside the Onondaga County Sanitary District; the EAF notes no water or wastewater connections will be required by this project; and
- WHEREAS, the Onondaga County Agricultural District map shows the site is located in New York State Agricultural District 1; aerial photography shows the remainder of the site contains vacant wooded land and neighboring properties include houses, woods, and active farmland; 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 supports the installation of small wind energy systems, however discourages the granting of variances to reduce setback requirements for turbines and towers. The Board further advises the Town and applicant contact the New York State Department of Environmental Conservation regarding potential impacts of wind turbine towers and rotating blades on flying birds and bats.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 08, 2015

OCPB Case # Z-15-248

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Onondaga Town Board at the request of Town of Onondaga Town Board for the property located on Old Kennedy 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 Interstate Route 81, a state highway, and the municipal boundary between the Town of Onondaga and the Onondaga Nation Territory; and
- WHEREAS, the applicant is requesting a zone change from Residential and Country (R-C) to Residential (R-3) on six parcels totaling under 10 acres, in order to better reflect the existing development pattern in the area; and
- WHEREAS, per the Environmental Assessment Form, the site is bordered to the east and south by Interstate Route 81, the west and south by the Onondaga Nation Territory, and R-3 zoned parcels to the north; and
- WHEREAS, per aerial photography, the subject parcels primarily contain existing single-family homes, with one or two parcels still vacant at this time; aerial photography and zoning maps indicate land directly north also contains existing single-family homes and vacant land zoned R-3, land to the northwest includes small residential lot development on either side of South Salina Street zoned Neighborhood Shopping-Nedrow, and nearby land east of I-81 is zoned R-C; and
- WHEREAS, the EAF notes environmental resources that may be affected are minimal, as most of the properties are already developed; and
- WHEREAS, per town code, the minimum lot size in R-3 districts is 12,000 square feet, and the minimum lot size in R-C districts is 20,000 square feet for lots with access to public water and sewer, otherwise the minimum is 2 acres; and
- WHEREAS, the subject parcels are located just outside the Onondaga County Sanitary District and are served by private water and septic systems; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 08, 2015

OCPB Case # Z-15-249

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of Cintas Corp. / Martin Crume for the property located at 7655 Henry Clay Boulevard; 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 Henry Clay Boulevard, a county road; and
- WHEREAS, the applicant is requesting an area variance to construct a 56,000 square foot facility on a vacant 9.04-acre lot in an Industrial (I-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-15-262) for this project; per the referral notice, an area variance is required for the front yard setback (140' proposed, 200' required); and
- WHEREAS, aerial photography shows surrounding industrial properties to the north, west, and south, and a residential subdivision located across Henry Clay Boulevard to the east; and
- WHEREAS, the Site Layout Plan dated June 19, 2015 shows a proposed building with side yard parking lots (116 spaces to the north and 32 spaces to the south) and rear truck parking (61 stalls); and
- WHEREAS, the plan shows the site with two proposed driveways on Henry Clay Boulevard: a 28' wide northern driveway serving the larger parking lot and truck parking area, and a 24.5' wide southern driveway serving the smaller parking lot located approximately across from Four Seasons Drive, a local road serving the subdivision across the street; any existing or proposed access to Henry Clay Boulevard must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the Site Drainage & Utility Plan dated June 19, 2015 shows three proposed Infiltration basins on site to manage stormwater runoff; the proposed project may disturb one acre or more of land and must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the DEC Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality, and the applicant must consult with the municipal engineer to ensure conformance of construction plans with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the New York State Department of Environmental Conservation Bureau of Water Permits; the proposed project is located within the Onondaga Lake watershed and the SWPPP must include Enhanced Phosphorus Removal

design criteria from the NYS Stormwater Management Design Manual as specified in the SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001); and

WHEREAS, the EAF states the site will be served by public water and sewers and is located in the Wetzel Road Wastewater Treatment Plant service area, noting line extensions will be required for water service and existing sewer lines serve the site; and

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

WHEREAS, the EAF states there will be 4.5 acres of impervious surface after project completion; the plan shows proposed snow storage areas around the perimeter of the site, existing vegetation buffering the north and west of the site, and grass along the south of the site; the Site Planting Plan shows proposed plantings along the front of the building and proposed trees along the sides of the driveways and within the larger parking lot; and

WHEREAS, the EAF notes outdoor lighting will be night-sky compliant 20' LED lighting, as shown on a submitted lighting plan; plans also show a proposed monument sign near the entrance to the southern driveway; no further signage details were submitted; and

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

1. The Onondaga County Department of Transportation has determined that the applicant is required to complete a traffic study, including a gap analysis at AM/PM peak hours, for full build-out relating to the proposed action to meet Department requirements and is required to first contact the Department to determine the scope of the study; the applicant must submit the traffic study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.
2. Per the Onondaga County Department of Transportation, the southern driveway must be aligned directly across from Four Seasons Drive, which will require the relocation of an existing utility pole. The Department further advises that the location for the northern driveway will be determined by the availability of sight distance.
3. The municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department.

The Board also offers the following comments:

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

proposed work within a county road right-of-way.

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

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

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

5. The Board strongly encourages the Town to require additional vertical screening along the front of the parcel to increase visual and noise buffering for residences across Henry Clay Boulevard.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 08, 2015

OCPB Case # Z-15-250

- 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 Goddard Development Partners IV, LLC for the property located at 4938 West Taft Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of West Taft Road, a county road, and the municipal boundary between the Town of Clay and the Town of Salina; and
- WHEREAS, the applicant is proposing to construct a 6,760 square foot Mavis Discount Tire store on a proposed 1.20-acre lot in a Planned Development District (PDD) within the Inverness Gardens development; and
- WHEREAS, the Board previously offered no position with comment on a Site Plan referral (Z-14-226) for an adjacent commercial building (Simon Agency) on a proposed 1.08-acre lot within the development, noting water, wastewater, stormwater, green infrastructure, and full buildout considerations; the Board previously offered no position with comment on a Zone Change referral (Z-09-185) and recommended modification of a Subdivision referral (S-09-89) for the Inverness Gardens development, which included 80 residential lots (40, two-unit townhouses), two commercial lots (65,000 square feet total), and four local roads; the Board cited concerns about the local road connectivity and access, sidewalks, lighting, traffic, stormwater management, and wastewater capacity; and
- WHEREAS, a Topographic Survey dated March 23, 2015 shows Proposed Lot C-2 located on West Taft Road, north of Lot C-1 which contains the Simon Agency building and west of Proposed Lot C-R1, the remaining commercial lands within the Inverness Gardens development; the Site Plan dated June 10, 2015 shows a proposed building with 41 parking spaces in the front and side yards, including 10 spaces east of the building that would not be separated from a shared driveway; and
- WHEREAS, the plan shows the parking lot would have access to the proposed shared right-in/right-out only driveway on West Taft Road which has been shown on previous plans but had not yet been constructed; the shared driveway leads to Wintersweet Drive, one of the local roads created as part of the original development that ultimately leads to a signalized intersection with Taft Road facing the entrance to the Wegmans Plaza; any existing or proposed access to West Taft Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the Environmental Assessment Form dated June 10, 2015 notes an on-site infiltration basin is proposed with an overflow to drainage swales within

drainage easements that will convey larger storm events to an existing stormwater management facility constructed as part of the overall development; the plan shows drainage easements along the western boundary and leading south from the proposed basin; if the proposed project cumulatively disturbs one acre or more of land, it must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity, and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality and the applicant must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water Permits; if the proposed project is located within the Onondaga Lake watershed the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual; and

- WHEREAS, the site plan EAF states the project is located in an archaeological sensitive area, and is within 2,000 feet of a site in the New York State Department of Environmental Conservation Environmental Site Remediation database (734051), and prior EAFs have noted that the site is remediated and currently being monitored by NYS DEC; and
- WHEREAS, the site will be served by public water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; the EAF notes an extension of the sanitary sewer main will be required; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and
- WHEREAS, the plan shows proposed trees along the front of the site and to the west buffering residential properties, and a proposed freestanding sign with surrounding plantings near the parking lot entrance off the right-in driveway; no further signage information was submitted at this time; the EAF indicates dark-sky compliant building mounted light fixtures are proposed; and
- WHEREAS, per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten

days prior to any such hearing; and

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

1. The Onondaga County Department of Transportation requests a copy of the Stormwater Pollution Prevention Plan (SWPPP) be submitted to the Department for review.
2. The applicant is advised to obtain a permit from the Onondaga County Department of Transportation for any proposed driveways and prior to any proposed work within a county road right-of-way.
3. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
4. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
5. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.
6. The Town and applicant are advised to consider a strategy for site layout, parking, and access for the entire commercial Inverness Gardens development, in order to ensure safe movement of vehicles and pedestrians and sensitivity to neighboring residential properties. Generally, the Town and applicant are encouraged to minimize parking to the extent practicable through shared agreements and reduced requirements; to incorporate pedestrian and cross connections with surrounding neighborhoods, facilities, and amenities; and to screen parking, dumpsters, and loading areas. Specifically, the Town and applicant may wish to consider locating this and other commercial buildings closer to and facing Taft Road and Wintersweet Drive, with rear parking and adequate buffering.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 08, 2015

OCPB Case # Z-15-251

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of DeWitt Zoning Board of Appeals at the request of FedEx Ground for the property located at 6600 New Venture Gear 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 the New York State Thruway (Interstate Route 90), and New Venture Gear Drive and Fly Road, both county roads; and
- WHEREAS, the applicant is requesting a specific use permit to allow construction of a 149,935 square foot warehouse and distribution facility (FedEx) on a 14.567 acre portion of a 123.592-acre vacant manufacturing site (Magna) in an Industrial (IND) zoning district; and
- WHEREAS, the Board previously recommended Modification of a Preliminary Subdivision referral (S-15-47) and a Site Plan referral (Z-15-179) for this project, requiring a drainage study and an approved sewer connection plan, and offering comments regarding access permits, signage near the Thruway, water and wastewater service, green infrastructure, site lighting, and a parking strategy for the overall site as to not compromise future redevelopment of the existing manufacturing space; the Board previously recommended Modification of a Site Plan referral (Z-13-131) to construct a larger stormwater detention pond on the overall site in order to relieve the hydrologic load on the existing pond, which was in the process of being cleaned by the previous owner and the New York State Department of Environmental Conservation; and
- WHEREAS, the town application addendum notes that "although a warehouse and distribution facility is a permitted use within the Town's Industrial zoning district, the property is within 750' of adjacent zoning districts where the proposed use is not permitted, such as a residential district"; and
- WHEREAS, the previously submitted Subdivision Plan dated May 20, 2015 (S-15-47) shows Proposed Lot 1 contains an existing manufacturing building (Magna), associated structures, and parking lot along New Venture Gear Drive; Proposed Lot 2 contains an existing parking lot at the corner of New Venture Gear Drive and Fly Road; and vacant land between New Venture Gear Drive and the New York State Thruway occupying Proposed Lot 3; and
- WHEREAS, the Site Plan dated May 2015 shows the proposed FedEx facility would be located in the middle of the existing parking lot on Proposed Lot 2, with 247 parking spaces in a lot along New Venture Gear Drive, 42 parking spaces in an overflow parking lot between the FedEx and Magna buildings, and trailer parking around the FedEx building; and
- WHEREAS, the previously submitted Layout Plan dated April 24, 2015 (S-15-47) shows 500,000 square feet of the 1,642,050 square foot Magna building as

demolished, with the portion of the building closest to New Venture Gear Drive and the “East Building” closest to Fly Road remaining; the layout plan further shows two proposed future parking areas (640 spaces and 370 spaces) with adjacent future stormwater basins south of the Magna building; an internal drive is shown which leads from the southern portion of the FedEx site down to the lots and back north to the existing parking lot west of the Magna building; and

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

WHEREAS, the Environmental Assessment Form (EAF) dated May 26, 2015 notes 11.43 acres will be physically disturbed by the project and that stormwater runoff will be directed to a closed drainage system on site; the EAF submitted with the site plan referral (Z-15-179) indicated a decrease of 3.15 acres of impervious surface after project completion; and

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

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

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

off Fly Road opposite New Venture Gear Drive; and

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

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

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

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

The Board also offers the following comments:

1. Per the Onondaga County Department of Transportation, the applicant is advised to obtain permits from the Department for any work within the County right-of-way.
2. Per the New York State Thruway Authority, there may be Thruway Authority signage restrictions for this site and an Ad Device Permit may be required. The Thruway Authority should be contacted with any plans for signage for this new facility.
3. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
4. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces

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

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

6. The Board encourages the Town and applicant to find additional ways to incorporate green infrastructure into the project, including utilizing permeable pavement and additional curbed islands where possible, in order to further minimize stormwater runoff from such an intensely impervious surface.

7. The Board encourages the Town and applicant to continue working together on a parking strategy for the entire site in order to ensure that the proposed project does not compromise future redevelopment of the existing viable manufacturing/warehouse space.

8. The Board advises the Town and applicant to ensure that site lighting is sensitively designed so as not to affect Thruway patrons.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 08, 2015

OCPB Case # Z-15-252

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Liverpool Planning Board at the request of Sohyla Ziaie for the property located at 514 Oswego Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of New York State Route 370, a state highway, the state-owned portion of Oswego Street, and Vine Street, a county road; and
- WHEREAS, the applicant is proposing to renovate an existing commercial building for first floor business space and second floor apartment space on a 0.14-acre lot in a Village Center Business (B-2) zoning district; and
- WHEREAS, the Site Plan Application Review dated June 2, 2015 states that the applicant is proposing to purchase the existing building and renovate the first floor to create area for two businesses, which would encompass 1,000 square feet of space and require 5 parking spaces, and renovation of the second floor to one apartment would require 2 parking spaces; the site plan indicates 8 on-site parking spaces; and
- WHEREAS, the Site Plan dated June 2, 2015 shows the existing building with parallel parking along a driveway that runs from Oswego Street to Vine Street; any existing or proposed access on Oswego Street and Vine Street must meet the requirements of the New York State and Onondaga County Departments of Transportation, respectively; and
- WHEREAS, aerial photography shows sidewalks running along both street frontages; and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 08, 2015

OCPB Case # Z-15-253

- 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 City of Syracuse Planning Commission at the request of Dromik, LLC for the property located on South West Street, Tully Street, and Fabius Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of South West Street, a state-owned arterial, and the Clinton Wastewater Storage Facility, a county-owned facility; and
- WHEREAS, the applicant is proposing to combine six parcels containing vacant land, parking, loading docks, and an pharmaceutical manufacturing building (Steri-Pharma) in Commercial Class A (CA) and Industrial Class A(IA) zoning districts into a new 3.46-acre lot in a proposed new Planned Development District (PDD); and
- WHEREAS, the Board is concurrently reviewing a Subdivision referral (S-15-54) for this project; and
- WHEREAS, the Board previously offered no position with comment on a project site review referral (Z-14-256) to construct a new shipping dock at the existing facility, and no position on three prior referrals (Z-10-341, Z-10-7, and S-09-70) to paint the building, install signage, and convert 8 parcels into 3 lots; and
- WHEREAS, per a conversation with City Zoning on July 1, 2015, the proposed PDD was the preferred solution to avoid potential split zoning on the combined parcels and to facilitate controlled future expansion of the Steri-Pharma campus, which is intended to occur through individually reviewed phases; and
- WHEREAS, the Preliminary Plan revised May 26, 2015 shows proposed New Lot 1B spanning the abandoned portion of Tully Street with an existing one-story concrete block building along South West Street and additional frontage on Onondaga Creek and Fabius Street, a city street; and
- WHEREAS, the Proposed Site Plan dated May 27, 2015 shows the proposed Planned Development District would encompass the entire parcel, with surrounding zoning remaining CA along South West Street and IA along Onondaga Creek and across Fabius Street along Granger Street, a city street; the plan states “the PDD shall have the same yard requirements as adjacent properties”; and
- WHEREAS, plans show the building has 76 existing parking spaces on a lot between former Tully Street and Fabius Street, and that the site has existing access to former Tully Street and two existing driveways on the city-owned service road paralleling South West Street; the site plan further shows the location of “possible future access” to Fabius Street; and
- WHEREAS, the Environmental Assessment Form dated May 27, 2015 notes there will be

no changes to the existing storm water runoff, which currently discharges to existing catch basins and storm sewer piping; and

WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that lands along Onondaga Creek in this area are located in a Special Flood Hazard Area (SFHA); preliminary updated FIRM data released in June 2008 shows that additional lands on the parcel are anticipated to be added to the SFHA once maps are finalized; and

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

WHEREAS, the EAF indicates the contains wetlands or other regulated waterbodies, is located in an archaeological sensitive area, contains a species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered, and that remediation projects have been completed on two adjacent site (401-411 South West Street and 413-419 South West Street); and

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

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

The City and applicant are encouraged to consider Onondaga Creek in future proposals for expansion of the existing facility, including taking into account any proposed plans for the Creek in this location and ensuring no adverse impacts to the Creek, including to viewsheds from the Creekwalk.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 08, 2015

OCPB Case # Z-15-254

- 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 Manlius Town Board at the request of Barbara Sturick for the property located at 5839 Bowman 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 the municipal boundary between the Town of Manlius and the Town of DeWitt; and
- WHEREAS, the applicant is requesting a special permit to sell firewood for home heating and other uses at an existing single-family residence on a 63.74-acre lot in a Restricted Agricultural (R-A) zoning district; and
- WHEREAS, the Board previously recommended approval of a text amendment referral (Z-15-176) to allow rural occupations within filed subdivisions by special permit; the Onondaga County and New York State Departments of Transportation noted that commercial access may be required for any proposed rural occupation sites located along county and state roads; and
- WHEREAS, a Wetland Boundary Survey dated March 23, 2003 shows a portion of the overall site with a proposed house; the town application notes the site contains approximately an acre of land for the residential use, 54.53 acres of wetlands, and 8.21 acres of remaining lands; aerial photography shows additional outbuildings along the frontage areas and wooded land on the remainder of the lot; and
- WHEREAS, aerial photography shows the site with three separate frontages on Bowman Road, a local road, with an existing driveway on Bowman Road serving the house and additional access for some of the outbuildings further north; and
- WHEREAS, aerial photography further shows the site is located across from a small-lot residential subdivision; and
- WHEREAS, the wetland survey shows the wetland boundary set back along the edge of the woods, as delineated on March 22, 2003 but does not indicate wetland jurisdiction; the New York State Department of Environmental Conservation Environmental Assessment Form (EAF) Mapper further indicates that the site contains state wetlands (SYE-22) and may contain federal wetlands; and
- WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that the the wetland portion of the site is in a Special Flood Hazard Area (SFHA); and
- WHEREAS, the EAF Mapper further notes the site may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and

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

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 08, 2015

OCPB Case # Z-15-255

- 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 Manlius Town Board at the request of Vicky L. Benedict for the property located at 8166 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of New York State Route 5, a state highway, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is requesting a zone change from Commercial A (CA) to Restricted Agricultural (R-A) on a 4.26-acre lot, in order to board four horses at an existing residence; and
- WHEREAS, per a conversation with the Town on June 29, 2015 and aerial photography, surrounding parcels are primarily zoned R-A and contain vacant wooded land, active farmland, and a veterinary hospital; the site is also located near Green Lakes State Park; and
- WHEREAS, an informal survey and aerial photography show the site contains an existing single-family house and outbuilding amidst remaining wooded land; and
- WHEREAS, the survey and aerial photography show the house is served by an existing gravel road which connects to an easement on an adjacent landlocked parcel behind the veterinary hospital, all three of which utilize a shared driveway easement on Route 5; any existing or proposed access to Route 5 must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the Environmental Assessment Form dated May 6, 2015 notes manure is hauled away by a local farmer; and
- WHEREAS, the site is located outside the Onondaga County Sanitary District, and the EAF states a new well and septic system will be installed; and
- WHEREAS, the Onondaga County Agricultural District map shows the site is adjacent to a farmed property in New York State Agricultural District 3; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 08, 2015

OCPB Case # Z-15-256

- 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 Turkish Cultural Center of Syracuse for the property located at 400 Old Liverpool 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 Old Liverpool Road, a county road; and
- WHEREAS, the applicant is proposing to renovate an existing vacant 10,200 square foot building for use as offices for the Turkish Cultural Center of Syracuse on a one-acre lot in a Commercial (C-3) zoning district; and
- WHEREAS, the Site Plan dated June 24, 2015 shows an existing one-story building with a 15' x 50' loading area, reconfigured and restriped parking in the front and rear of the building (11 spaces in front and 41 spaces in back), a proposed rear dumpster, and a proposed lawn area with staff picnic tables enclosed by a 4' high chain link fence; the referral notice indicates interior improvements to the building are also proposed; and
- WHEREAS, the plan shows the site with frontage and one existing driveway on Old Liverpool Road, which must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the site is located in an archaeological sensitive area; and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

WHEREAS, the site plan shows existing plants along the building, grass along the front and southern side of the site, and an existing lighted sign, which aerial photography indicates is a post sign for the previous tenant (Liverpool Litho); 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 applicant must provide the Department with ITE Trip Generation traffic figures and complete any appropriate mitigation as may be determined by the Department.

The Board also offers the following comments:

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 08, 2015

OCPB Case # Z-15-257

- 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 Tully's Salina, Inc. for the property located at 201 Gray Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Interstate Route 81, a state highway, and Seventh North Street, a county road; and
- WHEREAS, the applicant is proposing to remove existing residential structures and install a parking lot with 36 spaces on two lots totaling 0.33 acres in a One- and Two-Family Residential (R-3) zoning district, in order to alleviate parking congestion at an adjacent restaurant (Tully's); and
- WHEREAS, the Board is concurrently reviewing a Special Permit referral (Z-15-258) for this project; per town code, a special permit is required for off-site parking; and
- WHEREAS, the Proposed Parking Expansion plan dated June 23, 2015 shows the footprint of two existing garages and an existing single-story residence to be removed, the proposed parking lot spanning the two parcels, and a proposed concrete walk across Falmouth Avenue to the adjacent restaurant site; and
- WHEREAS, the plan further shows the adjacent restaurant parcel to contain an existing 7,119 square foot restaurant building, 86-space parking lot, dumpster enclosure, new storage addition (192 square feet), new cooler addition (241 square feet), and new accessible ramp; per the referral notice, an amended site plan is not required per town code for the cooler expansion and storage addition; and
- WHEREAS, the plan shows the proposed parking site located at the corner of Gray Avenue and Falmouth Avenue, both local roads, with two proposed driveways on Falmouth Avenue; the plan shows the existing restaurant site located between Falmouth Avenue, Gray Avenue, and Irving Avenue, also a local road, with one existing driveway each on Gray Avenue and Irving Avenue; and
- WHEREAS, the Environmental Assessment Form (EAF) dated June 24, 2015 notes the storm water is anticipated to be collected at established grass areas noted on the site plan; the plan shows a proposed snow storage area in one corner of the parking site and two proposed stormwater areas; and
- WHEREAS, the New York State Department of Environmental Conservation EAF Mapper indicates that the site is located in an archaeological sensitive area; and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; and
- WHEREAS, per aerial photography, the parking lot site is surrounded on three sides by residential properties; the plan shows a proposed 6' high wood fence to be installed along the southern parking lot boundary, and existing trees and some

existing dense growth to remain around the site; and

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

The Town and applicant are encouraged to incorporate additional screening to ensure adequate buffering of neighboring residences, and to ensure any proposed pedestrian accommodations continue all the way to the restaurant building.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 08, 2015

OCPB Case # Z-15-258

- 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 Salina Planning Board at the request of Tully's Salina, Inc. for the property located at 201 Gray Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Interstate Route 81, a state highway, and Seventh North Street, a county road; and
- WHEREAS, the applicant is requesting a special permit to remove existing residential structures and install a parking lot with 36 spaces on two lots totaling 0.33 acres in a One- and Two-Family Residential (R-3) zoning district, in order to alleviate parking congestion at an adjacent restaurant (Tully's); and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-15-257) for this project; per town code, a special permit is required for off-site parking; and
- WHEREAS, the Proposed Parking Expansion plan dated June 23, 2015 shows the footprint of two existing garages and an existing single-story residence to be removed, the proposed parking lot spanning the two parcels, and a proposed concrete walk across Falmouth Avenue to the adjacent restaurant site; and
- WHEREAS, the plan further shows the adjacent restaurant parcel to contain an existing 7,119 square foot restaurant building, 86-space parking lot, dumpster enclosure, new storage addition (192 square feet), new cooler addition (241 square feet), and new accessible ramp; per the referral notice, an amended site plan is not required per town code for the cooler expansion and storage addition; and
- WHEREAS, the plan shows the proposed parking site located at the corner of Gray Avenue and Falmouth Avenue, both local roads, with two proposed driveways on Falmouth Avenue; the plan shows the existing restaurant site located between Falmouth Avenue, Gray Avenue, and Irving Avenue, also a local road, with one existing driveway each on Gray Avenue and Irving Avenue; and
- WHEREAS, the Environmental Assessment Form (EAF) dated June 24, 2015 notes the storm water is anticipated to be collected at established grass areas noted on the site plan; the plan shows a proposed snow storage area in one corner of the parking site and two proposed stormwater areas; and
- WHEREAS, the New York State Department of Environmental Conservation EAF Mapper indicates that the site is located in an archaeological sensitive area; and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; and
- WHEREAS, per aerial photography, the parking lot site is surrounded on three sides by residential properties; the plan shows a proposed 6' high wood fence to be

installed along the southern parking lot boundary, and existing trees and some existing dense growth to remain around the site; and

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

The Town and applicant are encouraged to incorporate additional screening to ensure adequate buffering of neighboring residences, and to ensure any proposed pedestrian accommodations continue all the way to the restaurant building.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 08, 2015

OCPB Case # Z-15-259

- 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 Woodlawn Cemetery Corp. for the property located at 800 Grant 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 Teall Avenue, a county road, and the municipal boundary between the Town of Salina and the City of Syracuse; and
- WHEREAS, the applicant is proposing to construct a 5,600 square foot funeral/crematory facility on a 0.86-acre portion of the Woodlawn Cemetery site in an Open Land (R-O) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Special Permit referral (Z-15-260) for this project; per town code, cemeteries require a special permit in this district; and
- WHEREAS, the Layout Plan dated June 25, 2015 shows a proposed crematory facility with a front drop off/overhang entrance, side loading area, side overhang, and a 28-space parking lot; and
- WHEREAS, the plan shows the parking lot with two driveways onto an existing paved access road within the cemetery site which is partially located in the Town of Salina and partially located in the City of Syracuse; aerial photography indicates all access to Woodlawn Cemetery is on Grant Boulevard, a city street; and
- WHEREAS, the Environmental Assessment Form (EAF) dated June 25, 2015 notes the site will have a stormwater detention basin that will discharge into an existing 24" stormwater line; the plan shows an existing storm sewer system within the City of Syracuse; and
- WHEREAS, the EAF notes the site or land adjoining the site contains wetlands or other regulated waterbodies; and
- WHEREAS, the EAF notes the site consists of the Syracuse Die Company and a lot adjacent to the Leo Kline commercial property, and that a former operator dumped solvents and oil on a gravel driveway next to the building and migrated to the Kline property, however the site has been remediated and no longer poses a significant threat to the environment; and
- WHEREAS, the site has access to public water and sewer and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; the Utility Plan dated June 25, 2015 indicates sewer and water later connections are proposed from Teall Avenue; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the

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

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

WHEREAS, the plan shows a proposed Landscape Area along the front of the parking lot, and grass surrounding the site; and

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

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

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
2. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.
3. The Town and applicant are advised to ensure agreements are in place for any access which crosses the town/city boundary, if necessary.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 08, 2015

OCPB Case # Z-15-260

- 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 Salina Planning Board at the request of Woodlawn Cemetery Corp. for the property located at 800 Grant Boulevard; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Teall Avenue, a county road, and the municipal boundary between the Town of Salina and the City of Syracuse; and
- WHEREAS, the applicant is requesting a special permit to construct a 5,600 square foot funeral/crematory facility on a 0.86-acre portion of the Woodlawn Cemetery site in an Open Land (R-O) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-15-259) for this project; per town code, cemeteries require a special permit in this district; and
- WHEREAS, the Layout Plan dated June 25, 2015 shows a proposed crematory facility with a front drop off/overhang entrance, side loading area, side overhang, and a 28-space parking lot; and
- WHEREAS, the plan shows the parking lot with two driveways onto an existing paved access road within the cemetery site which is partially located in the Town of Salina and partially located in the City of Syracuse; aerial photography indicates all access to Woodlawn Cemetery is on Grant Boulevard, a city street; and
- WHEREAS, the Environmental Assessment Form (EAF) dated June 25, 2015 notes the site will have a stormwater detention basin that will discharge into an existing 24" stormwater line; the plan shows an existing storm sewer system within the City of Syracuse; and
- WHEREAS, the EAF notes the site or land adjoining the site contains wetlands or other regulated waterbodies; and
- WHEREAS, the EAF notes the site consists of the Syracuse Die Company and a lot adjacent to the Leo Kline commercial property, and that a former operator dumped solvents and oil on a gravel driveway next to the building and migrated to the Kline property, however the site has been remediated and no longer poses a significant threat to the environment; and
- WHEREAS, the site has access to public water and sewer and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; the Utility Plan dated June 25, 2015 indicates sewer and water later connections are proposed from Teall Avenue; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the

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

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

WHEREAS, the plan shows a proposed Landscape Area along the front of the parking lot, and grass surrounding the site; and

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

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

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
2. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.
3. The Town and applicant are advised to ensure agreements are in place for any access which crosses the town/city boundary, if necessary.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 08, 2015

OCPB Case # Z-15-261

- 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 Salina Zoning Board of Appeals at the request of Robert C. Abbott, Jr. for the property located at 2101 & 2121 Teall Avenue, 724 Orwood Place, and 639 Delmar Place; 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 Teall Avenue, a county road, and Arterial Road, a state highway; and
- WHEREAS, the applicant is requesting numerous area variances in order to resubdivide four existing non-conforming lots totaling 1.03 acres, each containing an existing commercial building, in an Office and Light Industrial Park (O-2) zoning district; and
- WHEREAS, per the town application, the existing lot lines are not in appropriate locations and the proposed lot line reconfiguration will allow for one building per lot and bring the lots into state code compliance; no resubdivision was referred at this time and the existing and proposed uses for the buildings have not been specified; and
- WHEREAS, per the referral materials, variances will be required for each lot and will include relief from lot size, setbacks, lot width, and density requirements; the materials note no changes to existing structures are proposed; and
- WHEREAS, the Proposed Land Survey dated June 19, 2015 shows four existing one-story buildings (one per proposed lot), located between Delmar Place, Orwood Place, and Teall Avenue; and
- WHEREAS, aerial photography shows the buildings have open access to Delmar Place and Orwood Place, both local streets, and wide access to Teall Avenue near the intersection with Arterial Road; any existing or proposed access to Teall Avenue must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that a portion of the site is listed in the New York State Department of Environmental Conservation Environmental Site Remediation database (734029); and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and

WHEREAS, per aerial photography, no sidewalks are present along any of the street frontages, and the site borders a residential neighborhood to the west which has sidewalks which don't currently connect to Teall Avenue; and

WHEREAS, the Syracuse Metropolitan Transportation Council (SMTC) is in the process of finalizing a sustainable streets guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most beneficial; this site is located within a priority zone; 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 and applicant are advised to contact the Onondaga County Department of Transportation at (315) 435-3205 regarding the undelineated driveways on Teall Avenue.
2. Every municipal review provides the opportunity to improve community appearance, and the Board further encourages the Town and applicant to better delineate the driveways and add landscaping on site.
3. Given the location of this site within a sidewalk priority zone as identified by SMTC, and in order to promote walkability and pedestrian safety, the Board encourages the Town and applicant to consider the installation of sidewalks along the street frontages.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 08, 2015

OCPB Case # Z-15-262

- 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 Cintas Corp. / Martin Crume for the property located at 7655 Henry Clay 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 Henry Clay Boulevard, a county road; and
- WHEREAS, the applicant is proposing to construct a 56,000 square foot facility on a vacant 9.04-acre lot in an Industrial (I-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing an area variance referral (Z-15-262) for this project; per the referral notice, an area variance is required for the front yard setback (140' proposed, 200' required); and
- WHEREAS, aerial photography shows surrounding industrial properties to the north, west, and south, and a residential subdivision located across Henry Clay Boulevard to the east; and
- WHEREAS, the Site Layout Plan dated June 19, 2015 shows a proposed building with side yard parking lots (116 spaces to the north and 32 spaces to the south) and rear truck parking (61 stalls); and
- WHEREAS, the plan shows the site with two proposed driveways on Henry Clay Boulevard: a 28' wide northern driveway serving the larger parking lot and truck parking area, and a 24.5' wide southern driveway serving the smaller parking lot located approximately across from Four Seasons Drive, a local road serving the subdivision across the street; any existing or proposed access to Henry Clay Boulevard must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the Site Drainage & Utility Plan dated June 19, 2015 shows three proposed Infiltration basins on site to manage stormwater runoff; the proposed project may disturb one acre or more of land and must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the DEC Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality, and the applicant must consult with the municipal engineer to ensure conformance of construction plans with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the New York State Department of Environmental Conservation Bureau of Water Permits; the proposed project is located within the Onondaga Lake watershed and the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual as

specified in the SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001); and

WHEREAS, the EAF states the site will be served by public water and sewers and is located in the Wetzel Road Wastewater Treatment Plant service area, noting line extensions will be required for water service and existing sewer lines serve the site; and

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

WHEREAS, the EAF states there will be 4.5 acres of impervious surface after project completion; the plan shows proposed snow storage areas around the perimeter of the site, existing vegetation buffering the north and west of the site, and grass along the south of the site; the Site Planting Plan shows proposed plantings along the front of the building and proposed trees along the sides of the driveways and within the larger parking lot; and

WHEREAS, the EAF notes outdoor lighting will be night-sky compliant 20' LED lighting, as shown on a submitted lighting plan; plans also show a proposed monument sign near the entrance to the southern driveway; no further signage details were submitted; and

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

1. The Onondaga County Department of Transportation has determined that the applicant is required to complete a traffic study, including a gap analysis at AM/PM peak hours, for full build-out relating to the proposed action to meet Department requirements and is required to first contact the Department to determine the scope of the study; the applicant must submit the traffic study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.
2. Per the Onondaga County Department of Transportation, the southern driveway must be aligned directly across from Four Seasons Drive, which will require the relocation of an existing utility pole. The Department further advises that the location for the northern driveway will be determined by the availability of sight distance.
3. The municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department.

The Board also offers the following comments:

1. The applicant is advised to obtain a permit from the Onondaga County Department of Transportation for any proposed driveways and prior to any proposed work within a county road right-of-way.

2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity, and to determine any industrial pretreatment requirements.
3. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
4. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.
5. The Board strongly encourages the Town to require additional vertical screening along the front of the parcel to increase visual and noise buffering for residences across Henry Clay Boulevard.

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