



Onondaga County Planning Board

July 12, 2017

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

I. ATTENDANCE

MEMBERS PRESENT

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

STAFF PRESENT

Megan Costa
Allison Bodine
Robin Coon

GUESTS PRESENT

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on July 12, 2017.

III. MINUTES & OTHER BUSINESS

Minutes from June 21, 2017 were submitted for approval. Daniel Cupoli made a motion to accept the minutes. James Corbett seconded the motion. The votes were as follows: Douglas Morris - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Lisa Dell - yes; Marty Voss - yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-17-48	TSpaPB	<i>Modification</i>	S-17-49	CSyrPB	<i>No Position</i>
S-17-50	TCicPB	<i>No Position With Comment</i>	S-17-51	TCamPB	<i>No Position With Comment</i>
S-17-52	TSpaPB	<i>No Position With Comment</i>	Z-17-251	CSyrPB	<i>No Position With Comment</i>
Z-17-253	CSyrPB	<i>No Position With Comment</i>	Z-17-254	CSyrZA	<i>Modification</i>
Z-17-255	TSpaZBA	<i>No Position With Comment</i>	Z-17-257	CSyrPB	<i>No Position</i>
Z-17-258	TGedTB	<i>No Position With Comment</i>	Z-17-259	TClapB	<i>Modification</i>
Z-17-260	VSkaPB	<i>No Position</i>	Z-17-261	VSkaPB	<i>No Position</i>
Z-17-262	VSkaPB	<i>No Position</i>	Z-17-263	TManTB	<i>No Position With Comment</i>
Z-17-265	TCicPB	<i>No Position With Comment</i>	Z-17-266	TCicZBA	<i>No Position</i>
Z-17-267	VBalPB	<i>Modification</i>	Z-17-268	TPomTB	<i>No Position</i>
Z-17-269	TPomZBA	<i>No Position</i>	Z-17-270	TGedTB	<i>Modification</i>
Z-17-271	TSkaPB	<i>No Position</i>	Z-17-272	TSkaPB	<i>No Position</i>
Z-17-273	TSkaPB	<i>No Position</i>	Z-17-274	TClazBA	<i>No Position</i>
Z-17-275	TClapB	<i>Modification</i>	Z-17-276	TDewZBA	<i>No Position With Comment</i>
Z-17-277	TDewZBA	<i>No Position With Comment</i>	Z-17-278	TDewZBA	<i>No Position With Comment</i>



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 12, 2017

OCPB Case # S-17-48

- 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 PRELIMINARY SUBDIVISION from the Town of Spafford Planning Board at the request of Thomas & Christopher Barnes for the property located at Willowdale 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 Willowdale Road (Route 26), a county highway, and a farm operation located in an Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 50.446-acre parcel into 3 new lots, New Lot 1 (43.99 acres), New Lot 2 (2.95 acres), and New Lot 3 (3.50 acres), in a Residential Agricultural (R-A) zoning district; and
- WHEREAS, the site consists of a large, partially-forested parcel (009.-02-05.1) located in a rural area west of Otisco Lake in the Town of Spafford; GIS mapping shows that the site is enrolled in the New York State Agricultural District 2 and includes 6 acres of active farmland; many of the surrounding lots are also enrolled in the New York State Agricultural District 2 and contain active farms; and
- WHEREAS, the submitted Preliminary Plan dated May 1, 2017 shows that the parcel (009.-02-05.1) has frontage on Willowdale Road, a county road, and contains an area labeled "structure remains not shown" near the southeastern corner of the parcel where Willowdale Road intersects with Upper Burma Road, a local road; per aerial imagery, this area appears to contain an abandoned silo, a paved area, and the remnants of a structure; and
- WHEREAS, per the Preliminary Plan, the proposed subdivision will create New Lot 1 (43.99 acres), New Lot 2 (2.95 acres), and New Lot 3 (3.50 acres); New Lot 2 will have 100' of frontage on Willowdale Road and New Lot 3 will be a landlocked parcel, situated at the rear of New Lot 2; both New Lots 2 and 3 will be bordered to the east and west by New Lot 1 and appear to contain some of the existing farmland on the site; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF), the proposed subdivision is to allow for the construction of personal residences on New Lots 2 and 3; and
- WHEREAS, the Preliminary Plan shows a 20' ingress and egress easement along the western property line of New Lot 2, providing access to New Lot 3; no additional existing or proposed access to the site is indicated in the referral materials; and
- WHEREAS, the site is located in the Otisco Lake watershed; Otisco Lake is a public water supply source for the Onondaga County Water Authority; and
- WHEREAS, there are no existing drinking water or wastewater services to serve the site;

individual wells and septic systems are proposed for the new residential lots;
and

WHEREAS, GIS mapping shows streams and their associated federal wetlands running along the western and northern property lines of the parcel (009.-02-05.1); these stream and wetland areas do not appear to encroach on much of the parcel or the proposed residential lots, New Lots 2 and 3; 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 access easement must be a minimum of 30' wide to meet Department standards.
2. The applicant must coordinate with the Onondaga County Department of Transportation on the location of the proposed access easement and reflect any required modifications on the subdivision prior to approval by the Town. The location of the easement will be subject to the availability of sight distance and must meet Department requirements.

The Board also offers the following comments:

1. The Board strongly encourages the applicant and Town to reconsider the proposed subdivision layout in favor of one which minimizes segmentation of viable farmland and reduces the footprint on the land to the extent practicable. The Board also discourages the creation of landlocked parcels that may only be accessed by a single right-of-way and may require an area variance for frontage requirements.
2. The Board encourages the Town to consider the potential long-term effects of subdivisions to create new residential lots in rural areas, including areas containing New York State agricultural district properties and in farm/agricultural zoning districts, as potential conflicts with agricultural operations, changes to the rural character, reduction of open space and farmland, and impacts to road safety and mobility may cumulatively occur.
3. The applicant and municipality are advised to ensure the following county, state, and/or federal regulations have been met prior to approving this subdivision:
 - a. Septic System Approval - the applicant must have approved septic plans for proposed New Lots 2 and 3 prior to Onondaga County Health Department endorsement of the subdivision.
 - b. County Highway Access and/or Work Permit – any new or modified driveways and work within the County right-of-way require a Highway Access and/or Work Permit from the Onondaga County Department of Transportation.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 12, 2017

OCPB Case # S-17-49

- 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 City of Syracuse Planning Commission at the request of Third National Associates, LLC, Third National Associates Group & SIDA for the property located at 108-130 North Salina Street & 131-157 North Warren 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 Route 690 and Route 81, both state highways; and
- WHEREAS, the applicant is proposing to combine 13 parcels totaling 2.087 acres into two new lots, Lot 1A (0.438 acres) and Lot 2A (1.649 acres), in order to allow improvements to the interior of the office building located on multiple parcels in a Central Business District - Office & Service (CBD-OS) zoning district; and
- WHEREAS, in 2009, the Board recommended No Position with Comment on an Other Authorization referral (Z-09-297) requesting a sign waiver to replace existing signage with a new sign on one of the subject parcels; and
- WHEREAS, the site is located in Downtown Syracuse, kitty-corner to Clinton Square, and bound by North Salina Street to the west, East Willow Street to the north, North Warren Street to the east, and James Street to the south; the site, commonly referred to as 100 Clinton Square, contains an existing six-story office building (75,440 sf) and parking lot; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; according to the ReZone Syracuse draft zoning map dated February 2017, the proposed zoning for this lot is Mixed Used Central Business District (MX-5), which would act to “provide for areas of highest-density residential development, maximum building height, minimal parking, and the greatest range and mix of uses”; and
- WHEREAS, the submitted Resubdivision Plat dated May 24, 2017 shows that the site consists of 20 lots totaling 2.087 acres, which have already been combined into 13 tax parcels; and
- WHEREAS, per the Resubdivision Plat, the proposed subdivision will create Lot 1A (0.438 acres), which will contain the existing office building, the sidewalk along the eastern side of the building, and the northerly overhang, and Lot 2A (1.649 acres), which will encompass the remainder of the site and continue to be used as a single unified parking lot; and
- WHEREAS, a letter to the Syracuse Zoning Office dated June 6, 2017 was included in the referral materials and states that the existing structure, which consists of four historic buildings that were transformed into one building in 1985, crosses multiple tax parcel lines, making it difficult to obtain the necessary permits to renovate the interior spaces; and

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

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper shows that the building is located in the Syracuse New York State Heritage Area; as the New York State Office of Parks, Recreation & Historic Preservation states, the Heritage Area System is a state-local partnership established to preserve and develop areas that have special significance to New York State; and

WHEREAS, the EAF Mapper notes that the site is substantially contiguous to the Hanover Square Historic District and the Onondaga County Savings Bank, Gere Bank, Third National Bank, Syracuse Savings Bank, and Syracuse Post Office and Court House buildings, which are all listed on, or have been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

WHEREAS, the EAF Mapper indicates that the project is within 2,000 feet of sites listed in the NYS DEC Environmental Site Remediation database (IDs: 734060, C734089, V00588); site 734060, the NM – Syracuse Erie Blvd. MGP, is an active site in the State Superfund Program; site C734089, 432 North Franklin Street, is a completed site in the Brownfield Cleanup Program; and site V00588, 432 North Franklin Street, is in the Voluntary Cleanup Program and requires no further action; and

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

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

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board 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 Antonacci and seconded by Lisa Dell. The votes were recorded as follows: Douglas Morris - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Lisa Dell - yes; Marty Voss - yes; Bill Fisher - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 12, 2017

OCPB Case # S-17-50

- 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 PRELIMINARY & FINAL SUBDIVISION from the Town of Cicero Planning Board at the request of Richard Congel for the property located at 8873 Brewerton 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 Brewerton Road (Route 11), a state highway, and the municipal boundary between the Town of Cicero and the Town of Clay; and
- WHEREAS, the applicant is proposing to subdivide a 57.13-acre parcel into two new lots, Lot 1 (14.02 acres) and Lot 2 (43.10 acres), in a General Commercial zoning district; and
- WHEREAS, the Board recently recommended Modification of a Site Plan referral (Z-17-244) proposing construction of a 13,880 sf building with outdoor storage and display for Congel Boats to be located on the subject site; and
- WHEREAS, the Board reviewed a separate Site Plan referral (Z-17-178) recently, which has since been withdrawn by the applicant, proposing construction of a 13,880 sf commercial boat sales and service building for a separate Congel Boats facility on a 3-acre parcel just south of the subject site on the east side of Brewerton Road; there is an existing RC Congel boat sales and storage facility that currently operates on approximately 15 acres less than a mile south of the site; and
- WHEREAS, the site is located in the Town of Cicero west of I-81 with surrounding land uses that include mostly vacant parcels and commercial sales operations; the municipal boundary between the Town of Cicero and the Town of Clay runs along the rear property line of the site; aerial imagery shows that the vacant, partially-wooded site has frontage on Brewerton Road and surrounds two frontage parcels, one vacant and one commercial that both have frontage on Brewerton Road; and
- WHEREAS, the submitted Final Plan dated June 9, 2017 shows that the site consists of a single tax parcel, 120.-01-02.0, which will be subdivided into two lots; per the Final Plan, proposed Lot 1 (14.02 acres) will be located at the southeastern corner of the site, south of the two frontage parcels, and proposed Lot 2 (43.10 acres) will contain the remaining lands; and
- WHEREAS, per the Site Plan referral (Z-17-244), the proposed commercial boat dealership (Congel Boats) will be located on Lot 1, created by the proposed subdivision, and include construction of a new metal building (13,880 sf), a large gravel area for boat storage at the rear of the building and along the southern side, a proposed asphalt driveway at Brewerton Road, and a small parking lot (15 parking spaces) at the front of the building; and

WHEREAS, per the Referral Notice, proposed drinking water service will be provided by public infrastructure and proposed wastewater service will be provided by an individual septic system; and

WHEREAS, GIS mapping shows that Youngs Creek runs east-west through the rear portion of the site and includes associated federal wetlands; the Final Plan shows the approximate location of the federal wetlands being primarily on proposed Lot 2 and extending about 140 feet into proposed Lot 1; and

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

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

1. The applicant and municipality are advised to ensure the following county, state, and/or federal regulations have been met prior to approving this subdivision:
 - a. Septic System Approval - the Onondaga County Health 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.
 - b. State Highway Access and/or Work Permit – any new or modified driveways and work within the State right-of-way require a Highway Access and/or Work Permit from the New York State Department of Transportation.
 - c. Notice of Public Hearing - Per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality. Such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing.

The Town is also encouraged to review the project in its entirety, considering the following comments from the Site Plan referral:

1. The municipality must submit a New York State Department of Transportation drainage report to the Department early in the planning process for approval and any required mitigation must be reflected on the approved site plan.
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 applicant and municipality are advised to ensure the following county, state, and/or federal regulations have been met prior to site plan approval:

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 12, 2017

OCPB Case # S-17-51

- 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 Town of Camillus Planning Board at the request of Kalsey & Susan C. Arquette for the property located at 6616 Van Buren 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 Van Buren Road (Route 106), a county highway; and
- WHEREAS, the applicant is proposing to subdivide a 31.717-acre parcel into three new lots, Lot 1A (11.355 acres), Lot 4 (8.613 acres), and Lot 5 (11.573 acres), and adjust the lot line of a neighboring 0.4-acre parcel in a Rural Residential (RR) zoning district; and
- WHEREAS, in 2010, the Board reviewed a Subdivision referral (S-10-26) proposing to subdivide two parcels into three proposed lots, one of which is part of the subject site; and
- WHEREAS, the site is located in a rural area in the Town of Camillus and consists of a partially-forested parcel, 010.1-09-30.0, which was created in the previous subdivision, and a residential parcel, 010.1-01-24.0; the submitted Final Plan Resubdivision of Lot 1 dated February 6, 2017 shows the site has frontage on Van Buren Road, a county road, and backs two frontage parcels containing existing houses; and
- WHEREAS, per the Final Plan Resubdivision of Lot 1, parcel 010.1-09-30.0 contains an existing frame house and barn and has an existing asphalt driveway onto Van Buren Road; the plan also shows an existing gravel drive from the house to the barn on the parcel; aerial imagery shows parcel 010.1-01-24.0 has an existing house with attached garage, a pool, and a driveway onto Van Buren Road; and
- WHEREAS, the proposed subdivision will create three new lots, Lot 1A, 4, and 5, from parcel 010.1-09-30.0; Lot 1A (11.355 acres), the northernmost lot, will contain the existing house and barn; Lot 4 (8.613 acres) will have 200' of frontage on Van Buren Road and back the two frontage parcels; Lot 5 (11.573 acres), the southernmost lot, will have 187' of frontage on Van Buren Road; and
- WHEREAS, the proposed lot line adjustment consists of extending the northerly line of parcel 010.1-01-24.0 farther north than it currently is, conveying 0.176 acres from parcel 010.1-09-30.0; per the Final Plan Resubdivision of Lot 1, the expanded residential parcel, 010.1-01-24.0, is labeled Lot 6 (0.574 acres); and
- WHEREAS, the Final Plan Resubdivision of Lot 1 shows lands along Van Buren Road, at the front of proposed Lots 1A, 4, and 5, to be acquired by Onondaga County; and
- WHEREAS, the existing houses are served by public drinking water and individual septic

systems; no changes are proposed to these services; per the Final Plan Resubdivision of Lot 1, Lots 4 and 5 “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 building lots and issuance of a building permit”; and

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

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

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

1. The Board encourages the Town to consider the potential long-term effects of large-lot, strip subdivisions along road frontages as potential conflicts with agricultural operations, changes to the rural character, increased public service demands and costs, reduction of open space and farmland, and impacts to road safety and mobility may cumulatively occur.
2. Any future access to Van Buren Road must be coordinated with the Onondaga County Department of Transportation and will be subject to the availability of sight distance. All existing and proposed driveways must meet Department requirements.
3. Future development of the site may be subject to the following:
 - a. County Highway Access and/or Work Permit – any new or modified driveways and work within the County right-of-way require a Highway Access and/or Work Permit from the Onondaga County Department of Transportation.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 12, 2017

OCPB Case # S-17-52

- 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 PRELIMINARY SUBDIVISION from the Town of Spafford Planning Board at the request of Bruce Osborne, Rebecca Culbertson and Stephen Osborne for the property located at 1978 East 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 Lake Road (Route 41), a state highway, and a farm operation located in an Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide an 83.37-acre parcel into two new parcels, Lot 1 (79.056 acres) and Lot 2 (4.315 acres), in a RA zoning district; and
- WHEREAS, the site is located in a rural area east of the hamlet of Borodino in the Town of Spafford; GIS mapping shows that the site is enrolled in the New York State Agricultural District 2 and contains active farmland; many of the surrounding lots are also enrolled in the New York State Agricultural District 2 and contain active farms; and
- WHEREAS, the submitted Preliminary Plan dated August 30, 2016 shows that the site has frontage on East Lake Road and surrounds a frontage parcel, the Borodino Rural Cemetery; per the plan, the site consists of one parcel, containing an existing house with an attached garage and three barns at the southwestern corner of the lot; and
- WHEREAS, aerial imagery shows there are two existing gravel driveways onto East Lake Road, one driveway provides access to the house and barns and the other, adjacent to the cemetery, provides access to the farm fields; no additional driveways are proposed; and
- WHEREAS, the Preliminary Plan shows the proposed subdivision will divide the lot into two parcels; Lot 2 (4.315 acres) will have 300' of frontage on East Lake Road and contain the existing house and barns; Lot 1 (79.056 acres) will contain the remaining lands, which are primarily agricultural fields and forested areas; and
- WHEREAS, the site is located in the Skaneateles Lake watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; and
- WHEREAS, the existing house is served by individual well and septic system; no changes are proposed to these services; per the Preliminary Plan, Lot 1 "is not a residential building lot under Onondaga County Health Department subdivision regulations and is therefore not approved by the department for residential use. Individual sewage disposal plans must be approved by the

Health Department prior to conversion to residential building lot and issuance of a building permit”; and

WHEREAS, GIS mapping shows that Willow Brook runs north-south to the north of the site, extending into the middle of proposed Lot 1; and

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

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

1. The Board encourages the Town to consider the potential long-term effects of subdivisions to create new residential lots in rural areas, including areas containing New York State agricultural district properties and in farm/agricultural zoning districts, as potential conflicts with agricultural operations, changes to the rural character, reduction of open space and farmland, and impacts to road safety and mobility may cumulatively occur.
2. Future development of the site may be subject to the following:
 - a. State Highway Access and/or Work Permit – any new or modified driveways and work within the State right-of-way require a Highway Access and/or Work Permit from the New York State Department of Transportation.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 12, 2017

OCPB Case # Z-17-251

- 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 City of Syracuse Planning Commission at the request of Francis Kunnumpurath for the property located at 3522 James Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of the municipal boundary between the City of Syracuse and the Town of DeWitt; and
- WHEREAS, the applicant is requesting a special permit to construct a 2,088 square foot addition to an existing office building on a 1.23-acre parcel located in a Residential, Class C (RC) zoning district; and
- WHEREAS, the site is located across the street from a shopping plaza in the Eastwood neighborhood of the City of Syracuse; surrounding land uses are a mix of commercial properties and single-family and multi-family residential properties; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; according to the ReZone Syracuse draft zoning map dated February 2017, the proposed zoning for this lot is Mixed Used Neighborhood Center (MX-2), which would act to “provide for a pedestrian-focused mix of low-density residential and nonresidential uses that offer limited goods and services to surrounding neighborhoods”; and
- WHEREAS, the submitted survey map dated February 2, 2016 shows that the site has frontage on James Street, a city-owned portion of State Route 290, and contains a two-story masonry office building at the front of the site with a two-story brick and stucco house behind it; the survey map also shows that site has two existing driveways onto James Street that run along either side of the existing structures and large paved parking areas between the structures and at the rear of the site; and
- WHEREAS, the proposed addition (2,088 sf) to the office building will be constructed at the southeastern corner of the building, replacing an unused blacktop parking area and providing handicap accessibility to the building and space for a vestibule, elevator, restrooms, storage rooms, and a mechanical room; and
- WHEREAS, per the submitted Application for Special Permit Review, the house on the site, which was previously used for storing grounds keeping and snow removal equipment, has since been removed; the proposed addition will include a two-car garage to replace the storage space that was previously available at the house; and
- WHEREAS, the submitted Schematic Overall Site drawing dated May 19, 2017 shows that the proposed project includes the construction of a canopy (540 sf) structure and a u-shaped drop-off drive at the proposed rear entrance to the office

building; the drawing also shows the existing westerly driveway will be an entrance-only drive and the existing easterly driveway will be an exit-only drive and the parking lot will be lined for 64 parking spaces; and

WHEREAS, per the City of Syracuse zoning ordinance, offices are permitted in Residential Class C (RC) districts with the issuance of a special permit; the proposed project will be expanding an existing non-conforming use and thus requires special permit approval; and

WHEREAS, the existing structures are served by public drinking water and sewer and located in Metropolitan Wastewater Treatment Plant service area; and

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

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project is within 2,000 feet of sites listed in the NYS DEC Environmental Site Remediation database (IDs: C734138, 734032, 734064); site C734138, the Bristol-Myers Squibb Syracuse North Campus Restoration Area, is an active site in the Brownfield Cleanup Program; site 734032, the former Prestolite facility, is a completed site in the Resource Conservation and Recovery Program; and site 734064, the Roth Brothers site, is an active site in the Resource Conservation and Recovery Program; and

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

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

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

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

3. The applicant and municipality are advised to ensure the following county, state, and/or federal regulations have been met prior to granting this special permit:

- a. Local Law/Offset Plan - 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.

Unless it can be demonstrated that anticipated sanitary flows will not exceed

previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer to offset new sanitary flow by the removal of extraneous flow and submit a letter confirming the acceptance of the offset plan to the Onondaga County Department of Water Environment Protection.

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 12, 2017

OCPB Case # Z-17-253

- 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 SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of Marvin Labbate for the property located at 2946 Erie Boulevard East; 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 Erie Boulevard East (Route 5), a state highway, and the municipal boundary between the City of Syracuse and the Town of Dewitt; and
- WHEREAS, the applicant is requesting a special permit to operate a karate school (CNY Karate) in an existing commercial building in a Commercial, Class B zoning district; and
- WHEREAS, the site is located along Erie Boulevard East, a state road, north of LeMoyne College, a private college, in the City of Syracuse; Erie Boulevard East is a corridor of mixed roadside commercial and large retail establishments; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; according to the ReZone Syracuse draft zoning map dated February 2017, the proposed zoning for this lot is Commercial (CM), which would act to "provide appropriate areas on or near major roadways that would permit the development and continued use of land for compatible commercial and service uses where access requires good vehicular circulation"; and
- WHEREAS, the submitted survey map dated November 10, 2005 shows that the site consists of a one-story masonry building, containing Quest Dental, with a concrete walk along the front side of the building; the survey map also shows a 10' driveway right-of-way along the eastern property line; and
- WHEREAS, aerial imagery shows that there are 4 parking spaces on the eastern side of the building, 7 parking spaces at the front of the building, and an existing curb cut at Erie Boulevard East that provides access to the site; aerial imagery also shows that two rear properties contain additional shared parking areas which appear to be accessible from the site and driveway right-of-way, as well as from existing curb cuts on properties to the east and west of the site, and that the westerly, adjacent property contains a large gravel area with a curb cut on Erie Boulevard East; and
- WHEREAS, per the proposed floor plan, the proposed karate school (CNY Karate) will lease 1,997 sf of space at the northwestern corner of the existing building; the submitted Application for Special Permit dated June 15, 2017 also indicates that interior renovations to the space will include construction of an office space (12' x 9') and a handicap-accessible bathroom and ramp; and
- WHEREAS, hours of operation for the proposed karate school will be Monday through

Thursday 5 to 9 pm and Saturday 8 am to 2 pm, which will be when Quest Dental is closed; and

WHEREAS, proposed signage for the karate school includes a wall-mounted sign (54" x 74") over the front windows of the leased space; and

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

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

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project is within 2,000 feet of the Midler City Industrial Park site which is listed in the NYS DEC Environmental Site Remediation database (ID: C734103); and

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

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

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

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

1. Per the New York State Department of Transportation, the City is advised to ensure appropriate access agreements are in place for any shared driveways or parking with the adjacent properties.
2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.
3. Notice of Public Hearing - Per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality. Such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 12, 2017

OCPB Case # Z-17-254

- 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 PROJECT SITE REVIEW from the City of Syracuse Zoning Administration at the request of Maguire Family Limited Partnership for the property located at 959 Hiawatha Boulevard West, 401, 403 & 406-410 State Fair Boulevard and 101 & 103 Rusin 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 690, a state highway, Harbor Brook, a county-owned drainage channel, and the Harbor Brook Regional Sewage Treatment Facility; and
- WHEREAS, the applicant is proposing to redevelop an automotive dealership, to include demolition of one building, renovation of a second building, construction of a third building and a five-story car display tower, development of a surrounding parking facility and installation of signage, on six parcels totaling 15.726 acres in an Industrial, Class A zoning district; and
- WHEREAS, for the proposed project, the City Zoning office has indicated that two separate project site reviews will take place, one for the proposed work north of State Fair Boulevard and one for the proposed work south of State Fair Boulevard; the Board is reviewing this project as a whole as all aspects of the project are detailed in the submitted referral materials; in 2014, the Board recommended No Position with Comment on a Project Site Review referral (Z-14-47) proposing renovations to the existing car dealership on one of the subject parcels; and
- WHEREAS, the site is located at the intersection of Hiawatha Boulevard West and State Fair Boulevard, both city roads, in the West Side neighborhood of the City of Syracuse; the site consists of 6 tax parcels, including 4 vacant parcels totaling 2.4 acres south of State Fair Boulevard, referred to as the "South Site" in the referral materials, and 2 parcels totaling 13.3 acres north of State Fair Boulevard, referred to as the "North Site"; surrounding properties consist of similar automotive uses, including Napa Auto Parts, Ziebart, and Romano Subaru; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; according to the ReZone Syracuse draft zoning map dated February 2017, the proposed zoning for these lots is Light Industrial (LI), which would act to "provide areas appropriate for low-intensity industrial uses...and to protect these areas, to the extent feasible, from the disruption and competition for space from unrelated retail uses, primary offices, and general industrial uses"; and
- WHEREAS, per the submitted survey map dated August 15, 2016, the "South Site" has frontage on State Fair Boulevard and Rusin Avenue, a local cul-de-sac, and

the “North Site” has frontage on Hiawatha Boulevard West and State Fair Boulevard and abuts I-690, a state highway, to the north; the survey map also shows that the “North Site” contains an existing 35,000 sf one-story building (Dodge Ram dealership) and an existing 10,050 sf one-story building (used car dealership) with a large expanse of pavement for parking surrounding the buildings; per the submitted Illustrative Master Plan dated May 27, 2017, there is a buffer area between the “North Site” and I-690, containing an existing swale and vegetation along the I-690 embankment, which will remain along with a select number of the existing hardwood trees; and

WHEREAS, the proposed development for the “North Site” includes the following: 1) demolition of the existing used car dealership building; 2) renovation of the existing Dodge Ram dealership building, to include a new roof, interior renovations, new exterior paint for the shop areas, and conversion of the existing body shop into a reconditioning center; 3) construction of a new 70,650 sf building (plus 13,500 sf second floor) for a Nissan dealership and collision center, to include space for a Nissan showroom, customer reception, a lounge, and sales offices on the first floor, administrative offices, conference/training room, and employee breakroom on the second floor, and a parts storage area, service bays, collision center with its own reception area and lounge, and a non-public car wash; 4) construction of a five-story car display tower to be visible from I-690; and 5) construction of 995-car parking lot for vehicle display and employee, Nissan customer, Nissan service/collision, Dodge Ram customer, and Dodge Ram service parking around the existing and proposed buildings; the proposed development for the “South Site” consists of constructing a 242-car parking lot for vehicle display and car delivery; the Environmental Assessment Form (EAF) indicates the “State Fair Boulevard site may be constructed as part of a second phase if not done as part of the first phase”; and

WHEREAS, the Illustrative Master Plan shows proposed sidewalks on the “North Site” along Hiawatha Boulevard West and State Fair Boulevard and throughout the parking areas, as well as landscape islands throughout all of the parking areas; the plan also shows that the “North Site” has two existing curb cuts at Hiawatha Boulevard West and one proposed driveway on State Fair Boulevard; according to the plan, there are two proposed driveways for the “South Site”, one on State Fair Boulevard which will align with the proposed driveway on the “North Site” and one on Rusin Avenue to provide rear entrance to the parking lot for car deliveries; per the submitted Project Site Review Submission dated May 27, 2017, there are two requests shown on the Site Plan that have been submitted to the New York State Department of Transportation, which include: 1) access for a proposed driveway onto Hiawatha Boulevard West at the northern end of the “North Site”, north of the existing curb cut and across from the I-690 off-ramp; and 2) permission to clear out the underbrush along I-690 to maintain a more parkway like condition; and

WHEREAS, the proposed project includes removing an existing pole sign, currently located at one of the existing curb cuts on Hiawatha Boulevard West, and an existing wall-mounted sign, currently on the Dodge Ram building; the existing internally illuminated Dodge Ram ground sign (30’ tall) located along Hiawatha Boulevard West at the front of the Dodge Ram building and three existing wall-mounted signs on the Dodge Ram building will remain; new proposed signage for the site includes two internally illuminated ground signs (50’ tall) for the Nissan and Dodge Ram logos to be located near the shared

boundary with I-690, one internally illuminated pylon ground sign (30' tall) and one internally illuminated monument ground sign (12' tall) to be located along State Fair Boulevard, three pole signs for banners (21' tall), four directional/identification ground signs, nine wall-mounted signs for the Nissan building, one wall-mounted sign for the Dodge Ram building, and four wall-mounted signs for the car display tower; the proposed sign area totals 1,743 sf; and

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

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

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

WHEREAS, per the EAF, 15.726 acres of the site are to be disturbed and stormwater

discharge will be directed to on-site stormwater management facilities; the submitted Grading and Drainage Plan dated May 27, 2017 shows an underground pipe storage system in the proposed parking area on the "South Site", as well as a bioretention area to the rear of the parking lot; the plan shows three additional bioretention areas on the "North Site", two in the larger landscape islands with the parking lot and one at the eastern corner of the parking lot; according to the plan, there will be two existing catch basins and four new overflow basins conveying stormwater on the site; and

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

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

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

1. The New York State Department of Transportation has determined that the applicant must submit a site plan to the Department for review and any modifications required by the Department must be reflected on the site plan prior to local approval.
2. Per the New York State Department of Transportation and correspondence from the Fall of 2016, the applicant has been informed the location of the entrance across from the ramp is without access. Additionally, vegetation clearing was/will not be permitted.

3. The applicant must submit a lighting plan to be approved by the New York State Department of Transportation to ensure there is no glare or spillover onto adjacent properties or the State right-of-way.
4. 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 and Onondaga County Department of Water Environment Protection early in the planning process for approval and complete any appropriate mitigation as may be determined by the Departments.
5. The applicant must continue to coordinate with the City Engineer regarding adherence to the local flood ordinance requirements for lands within the floodway and floodplain. Floodway and floodplain boundaries should be shown on submitted plans, and the site plan must reflect any requirements of the City Engineer prior to local approval. The applicant is further advised to consider that new structures and parking of up to 1,000 cars within a floodplain/floodway may result in significant expense for property flood insurance coverage.
6. The applicant must continue to coordinate on the site plan with the Onondaga County Department of Water Environment Protection to accommodate the existing critical infrastructure easement crossing the parcel.
7. Per the Onondaga County Department of Water Environment Protection, the applicant must provide additional landscaping and screening in the buffer area between the "South Site" and Harbor Brook to provide more substantial protection of the habitat and water quality, erosion control, and stormwater management.

The Board also offers the following comments:

1. Given the history of contaminated soils in the project area, including within open water stormwater retention facilities which serve as habitat, the City is advised to require a soils management plan be reviewed by the New York State Department of Environmental Conservation as part of the development review process.
2. Hiawatha Boulevard West is a busy arterial and, as such, the Board recommends providing additional buffering, such as grass, landscaping, or street trees, between the road, sidewalk, and parking area to provide a safer route for pedestrians and promote walkability along the corridor.
3. The applicant is encouraged to consider additional parking lot landscaping in the form of more or larger landscape islands or other green infrastructure accommodations to decrease the impact of the large expanse of impermeable surfaces on stormwater runoff and quality and aesthetics of the site. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.
4. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 x225 early in the

planning process to determine sewer availability and capacity.

5. The municipality is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the SEQR process.
6. The applicant and municipality are advised to ensure the following county, state, and/or federal regulations have been met prior to approving this project:
 - a. Local Law/Offset Plan - 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.

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

- b. State Pollutant Discharge Elimination System (SPDES) Permit - any project that cumulatively disturbs one acre or more of land, must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity. The applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the New York State Department of Environmental Conservation Bureau of Water Permits.
- c. Projects located within a designated municipal storm sewer system (MS4) municipality must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and the applicant must submit a MS4 Stormwater Pollution Prevention Plan (SWPPP) Acceptance Form signed by the municipality to the New York State Department of Environmental Conservation Bureau of Water Permits.
- d. Projects located within the Onondaga Lake watershed must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual in the SWPPP.
- e. Threatened or Endangered Species – A permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if a local species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat.

The motion was made by Daniel Cupoli and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - no; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 12, 2017

OCPB Case # Z-17-255

- 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 AREA VARIANCE from the Town of Spafford Zoning Board of Appeals at the request of David & Maureen Stathis for the property located at 2308 Olanco Road; and
- WHEREAS, General Municipal Law Section 239-1-3 allows municipalities to refer applications to the County Planning Board for informal review or technical assistance; and
- WHEREAS, the applicant is requesting an area variance to reduce the lake setback from 50' to 40' to construct a deck on the lake side of a residence on a 9,600 square foot parcel in the Otisco Lake (OL) zoning district; and
- WHEREAS, the site is a lakefront property on the western shore of Otisco Lake in the Town of Spafford; and
- WHEREAS, the submitted survey map shows that the site has frontage on Olanco Road, a local road, and contains an existing one-story frame house, a one-car frame garage, and a driveway; and
- WHEREAS, per the survey map, the parcel west of the site, across Olanco Road, is under common ownership and contains an existing frame garage and driveway; and
- WHEREAS, the proposed deck (10' x 35') will be located on the lakefront side of the house and appears to connect to the existing deck along the northern side of the house; and
- WHEREAS, per the Town of Spafford zoning ordinance, the minimum lake setback requirement for one-family uses in the Otisco Lake (OL) district is 50'; and
- WHEREAS, the site is located in the Otisco Lake watershed; Otisco Lake is a public drinking water supply source for the Onondaga County Water Authority; and
- WHEREAS, the existing house is served by public drinking water and an individual septic system; and
- WHEREAS, GIS mapping shows that the 100-year floodplain associated with Otisco Lake covers a small amount of the lake's shoreline, but it does not appear to encroach on the proposed deck; additionally, GIS mapping shows that there are federal wetlands associated with the lake that also do not appear to encroach on the deck; 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 generally discourages granting of area variances which increase impermeable surfaces along shoreline properties in drinking watersheds. The

applicant and municipality are encouraged to consider opportunities to reduce impervious surface or provide stormwater/drainage enhancements to offset any potential impacts.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 12, 2017

OCPB Case # Z-17-257

- 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 SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of Tod Zigrossi for the property located at 638 West Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Interstate Route 690, a state highway; and
- WHEREAS, the applicant is requesting a special permit for a heavy duty motor vehicle repair shop (Orso's Nu-Look Collision Centers) on a 1.39-acre parcel in a Commercial Class A zoning district; and
- WHEREAS, in 2015, the Board recommended No Position with Comment on a Special Permit referral (Z-15-346) for a project to replace the face of an existing monument sign at Nick Orso's Body Shop (now Orso's Nu-Look Collision Center) on the subject parcel; and
- WHEREAS, the site is located on West Genesee Street, a city road, near the I-690 Exit 11 and 12 ramps in the West Side neighborhood of the City of Syracuse; surrounding land uses include various commercial and professional services along the West Genesee Street corridor; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; according to the ReZone Syracuse draft zoning map dated February 2017, the proposed zoning for this lot is Commercial (CM), which would act to "provide appropriate areas on or near major roadways that would permit the development and continued use of land for compatible commercial and service uses where access requires good vehicular circulation"; and
- WHEREAS, the submitted survey map dated March 18, 2016 shows that the site contains a large existing one-story masonry building (Orso's Nu-Look Collision Center) and a small existing two-story frame building (vacant); per the survey map, the remainder of the site is entirely paved, with areas for parking at the front of the large building, along the eastern property line, and at the rear of the site; there are two existing curb cuts on West Genesee Street at the southeastern and southwestern corners of the site and an existing sidewalk along West Genesee Street; and
- WHEREAS, aerial imagery shows that the rear of the site abuts West Belden Avenue, a city road, where there is an existing chain link fence along the property line and an existing driveway with gated access; and
- WHEREAS, per the submitted Application for Special Permit Review, a special permit is requested to allow for the proposed heavy duty motor vehicle repair shop to operate in a Commercial, Class A district; the application indicates that work

on the site will include removing the existing monument sign that is currently located at the front of the building, fabricating and installing an LED illuminated channel letter sign (26'-2" x 5'-0") at the front of the building, replacing the existing panel sign (9'-6" x 5'-6") on the back side of the building, restriping the parking area in front of the building for 10 parking spaces, and installing a porous asphalt parking lot; and

WHEREAS, the Application for Special Permit Review indicates that the monument sign is being removed at the request of the City of Syracuse; and

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

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

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project is within 2,000 feet of sites listed in the NYS DEC Environmental Site Remediation database (ID: 734060, C734089, V00588, C734088, C734088A, C734143); site 734060, NM – Syracuse Erie Blvd. MGP, is an active site in the State Superfund Program; sites C734088A (American Bag and Metal Company, Inc.) and C734143 (128 Spencer Street) are active sites in the Brownfield Cleanup Program; sites C734089 (432 North Franklin Street) and C734088 (American Bag and Metal Company, Inc.) are completed sites in the Brownfield Cleanup Program; site V00588, 432 North Franklin Street, is part of the Voluntary Cleanup Program and requires no further action at this time; and

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 12, 2017

OCPB Case # Z-17-258

- 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 LOCAL LAW from the Town of Geddes Town Board at the request of Town of Geddes Town Board for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing a local law to amend the Town of Geddes Town Code Section 240-42 by striking the current section 240-42(c) which prohibits barbed wire and electric fencing and replacing it with a new section 240-42(c) that will allow barbed wire and electric fencing; and
- WHEREAS, the minutes for a recent Town of Geddes Town Board meeting indicate that the proposed legislation is in consideration of installation of an electric fence at the Old Dominion site located on Farrell Road; and
- WHEREAS, per the Town of Geddes zoning ordinance, a screening device is “a permanent barrier, any portion of which is situated two or more feet above grade, composed of any material, including what are commonly termed “walls,” “fences,” “hedges” and similar structures or improvements intended to provide privacy and/or security”; and
- WHEREAS, per the Town of Geddes zoning ordinance, the existing §240-42(C) states “Prohibitions. Barbed wire or electrified screening devices are prohibited”; and
- WHEREAS, per the proposed local law, the existing §240-42(C) will be stricken from the code and be newly entitled “Electrified and Barbed Wire Security Screening Devices/Fences”; the proposed section (C) will include four subsections for the following: 1) Security Screening Devices/Fences, 2) Electrified Security Screening Device/Fence, 3) Barbed Wire Security Fence, and 4) Additional Provisions; and
- WHEREAS, per proposed §240-42(C)(1), electrified and barbed wire screening devices shall be permitted upon issuance of a special permit, which requires review by the Zoning Board of Appeals (ZBA), in part to ensure no adverse impact to the character or integrity of the neighborhood; and
- WHEREAS, per proposed §240-42(C)(2), an electrified security screening device/fence (ESF) is a “fence through which an electric current is capable of being passed, giving an electric shock to any person or animal touching it” and will only be permitted in industrial zoned areas; and
- WHEREAS, per proposed §240-42(C)(2), an ESF shall be in compliance with the specifications set forth in the International Electronic Commission (IEC) Standard No. 60335-2-76 and be marked with warning signs, to be affixed to the ESF 4’ from the ground and in compliance with IEC or every 30’, whichever is less; and

WHEREAS, per proposed §240-42(C)(2), a non-electrified perimeter screening device/fence (NEPF) is a “barrier or upright structure, enclosing an area within which there is an approved ESF to mark boundary, control access, protect the general public and prevent trespassing” and no ESF shall be permitted unless it is completely enclosed by a NEPF; the NEPF shall not be less than 8’ tall, shall be 2’ lower than the height of the ESF, and shall not be closer than 2’ to the ESF; and

WHEREAS, per proposed §240-42(C)(3), a barbed wire security fence (BWSF) is a “fence with a minimum 8 foot high chain link fencing surmounted by barbed wire arms or other application approved by the ZBA with a wire or strands of wires having small pieces of sharply pointed wire twisted around it at short intervals either coiled or in rows affixed to the barbed wire arms” and will only be permitted in industrial zoned areas; and

WHEREAS, per proposed §240-42(C)(3), a BWSF shall not be less than 10’ above the highest adjoining grade on either side of such fence and shall not have a strand of barbed wire less than 8’ above the highest adjoining grade on either side of such fence; and

WHEREAS, per proposed §240-42(C)(4), prior to approval of the installation of an ESF, NEPF, or BWSF, property owners are required to provide the Town with Hold Harmless and Indemnity Agreements that will be passed with the land for as long as the ESF, NEPF, or BWSF exists and must maintain appropriate insurance coverage as designated by the proposed local law; and

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

The Board encourages the Town to be cognizant of the land uses adjacent to many of the industrial zoned areas, including residential and commercial properties, park areas, Onondaga Lake, and the Seneca River, which may be aesthetically impacted by the addition of electrified and barbed wire security devices/fences on their shared boundaries. The Board suggests including appropriate regulations, such as setbacks or landscape buffer areas, which can serve to protect these transition or scenic areas.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 12, 2017

OCPB Case # Z-17-259

- 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 Clay Planning Board at the request of Giuseppe Zavaglia (Store America Morgan Road) for the property located at 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 (Route 46), a county highway; and
- WHEREAS, the applicant is proposing construction of a storage facility on 5.143 acres of a vacant 17.75-acre parcel in an Industrial (I-1) zoning district; and
- WHEREAS, the site is located in the northern portion of the Woodland Industrial Park, near the intersection of Morgan Road and Wetzel Road, both county roads, in the Town of Clay; the site consists of a partially-forested, vacant lot which has frontage on Morgan Road and is partially situated behind two residential lots that contain existing houses; surrounding land uses include Liverpool High School, the Liverpool Ninth Grade Annex, Morgan Road Elementary School, and a residential neighborhood across the street from the site and forested, vacant lots to the north, south, and east of the site; and
- WHEREAS, the submitted Site Plan dated June 13, 2017 shows the proposed project includes the construction of 9 buildings for a storage facility, consisting of (7) cold storage buildings totaling 46,450 sf and (2) climate-controlled storage buildings totaling 20,700 sf, with 25 to 30' of spacing between each building; the proposed facility will be located on 5.143 acres at the southwestern corner of the 17.75-acre lot; the majority of the site outside the development area will remain forested; and
- WHEREAS, the proposed project includes pavement (75,382 sf) around the proposed buildings, a dumpster enclosure, and a chain link fence with 6' tall ornamental security gate to enclose the storage facility; there will be 9 parking spaces at the front entrance of the facility and 6 additional parking spaces within the enclosed, paved area around the buildings; and
- WHEREAS, per the Site Plan, there is a proposed 60' access easement at the front of the parcel and just north of the 5.143-acre area of the proposed development; as shown in the plan, there is a proposed driveway at Morgan Road within the access easement that will provide access to the site; and
- WHEREAS, the submitted Subdivision Plan dated June 14, 2017 indicates that the site (17.75 acres) may eventually be subdivided to create two lots, one of which would be the 5.143 acres containing the proposed storage facility; per the Town of Clay, a subdivision application has not been submitted for the project; and
- WHEREAS, proposed lighting for the site includes exterior security wall-packs, as

indicated by the Environmental Assessment Form (EAF); no additional information regarding lighting is included in the referral materials; and

WHEREAS, the EAF indicates 5.0 acres of the site are to be disturbed and stormwater discharge will be directed to on-site stormwater management facilities; and

WHEREAS, the submitted Paving, Grading, and Drainage Plan dated June 14, 2017 shows stormwater management facilities to include a proposed dry swale on the northern side of the development area, proposed swales on the southern and eastern sides of the development area, a proposed retention area at the front of the site and south of the 60' easement, and a proposed detention basin at the front of the site and north of the 60' easement; the plan also shows proposed drainage easements at the rear of the development area and the front of the site; and

WHEREAS, per the EAF, public drinking water and individual septic system services are proposed; per the EAF, an expansion of the drinking water supply district or service area is required and an application for a new district was submitted on May 1, 2017; and

WHEREAS, per EAF, the project will be completed in two phases; Phase 1 will consist of installing the stormwater management facilities, driveway installation and site paving, putting in the office septic system, and constructing four of the proposed buildings; Phase 2 will consist of completing the site paving and constructing the remaining five proposed buildings; and

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

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

1. The Onondaga County Department of Transportation 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 traffic study must be approved, and any modifications to the Site Plan required by the Department must be received and be reflected on a revised Site Plan prior to municipal approval, and the applicant must subsequently complete any appropriate mitigation as may be determined by the Onondaga County Department of Transportation.
2. The applicant must coordinate with the Onondaga County Department of Transportation on the location of the proposed access easement and driveway and reflect any required modifications on the site plan prior to approval by the Town. The location of the access easement and driveway will be subject to the availability of sight distance and must meet Department requirements.
3. The applicant must submit a lighting plan to be approved by the Onondaga County Department of Transportation to ensure there is no glare or spillover onto adjacent properties or the County right-of-way.

The Board also offers the following comments:

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

E-mail Address: countyplanning@ongov.ne

1. The applicant is encouraged to provide a landscape buffer area along the shared boundaries with the adjacent residential lot and continue to retain as much vegetation/trees as possible in future phases.
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 Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.
4. The applicant and Town are advised to ensure the following county, state, and/or federal regulations have been met prior to approving this project:
 - a. Septic System Approval - the Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to issuance of a building permit.
 - b. County Highway Access and/or Work Permit – any new or modified driveways and work within the County right-of-way require a Highway Access and/or Work Permit from the Onondaga County Department of Transportation.
 - c. State Pollutant Discharge Elimination System (SPDES) Permit - any project that cumulatively disturbs one acre or more of land, must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity. The applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the New York State Department of Environmental Conservation Bureau of Water Permits.
 - d. Projects located within a designated municipal storm sewer system (MS4) municipality must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and the applicant must submit a MS4 Stormwater Pollution Prevention Plan (SWPPP) Acceptance Form signed by the municipality to the New York State Department of Environmental Conservation Bureau of Water Permits.
 - e. Projects located within the Onondaga Lake watershed must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual in the SWPPP.
 - f. Threatened or Endangered Species - a permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if a local species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 12, 2017

OCPB Case # Z-17-260

- 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 AREA VARIANCE from the Village of Skaneateles Planning Board at the request of Matthew & Julia Herbst for the property located at 30 East Austin Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of State Street (Route 321), a state highway; and
- WHEREAS, the applicant is requesting an area variance to construct a 22' x 28' two-story addition to an existing house and a 12' x 22' patio on a 13,671 square foot parcel in a Residential A-2 zoning district; and
- WHEREAS, the site is located in a residential neighborhood on East Austin Street, a local road, in the Village of Skaneateles; across the street from the site is Austin Park, a local park, and the Skaneateles YMCA and Community Center; east of the site is State Street Elementary School and Skaneateles High School; and
- WHEREAS, the submitted survey map shows that the site contains an existing two-story frame house with an attached two-car garage, totaling 1,519 sf, and an existing blacktop driveway onto East Austin Street; the map also shows an existing porch on the front of the house and an existing porch at the rear of the house; and
- WHEREAS, the proposed project includes a two-story addition (22' x 28') to be constructed at the rear of the house and a rear patio (12' x 22'); the proposed addition will replace the rear porch and provide space for a bedroom, two additional bathrooms, and a loft; and
- WHEREAS, the submitted Zoning Board of Appeals Notice of Appeal dated May 16, 2017 indicates that the proposed addition requires area variances for the expansion of a non-conforming structure and open area requirements; the form indicates that the existing structure is non-conforming as it does not satisfy front yard or side yard setback requirements or the maximum allowable width of the structure (as a percentage of the lot width); per the form, the proposed addition will decrease open area from 87.58% (existing) to 82.03% (proposed) where 85% is required; and
- WHEREAS, the existing house is currently served by municipal drinking water and wastewater; no changes are proposed to these services; and
- WHEREAS, the site is located outside of the Skaneateles Lake watershed; and
- WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper shows the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site registry; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 12, 2017

OCPB Case # Z-17-261

- 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 Village of Skaneateles Planning Board at the request of Alex Langley for the property located at 8 Griffin 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 West Genesee Street (Route 20), a state highway; and
- WHEREAS, the applicant is requesting an area variance to construct a 12.2' x 4' one-story addition with a 9' x 4' porch to an existing house and construct a 22' x 30' two-car garage with second floor storage on a 12,683 square foot parcel in a Residential A-2 zoning district; and
- WHEREAS, the site is located in a residential neighborhood on Griffin Street, a local road, in the Village of Skaneateles; the site is west of the Village's stretch of retail shops along East Genesee Street; and
- WHEREAS, the submitted Parcel of Land map dated June 5, 2017 shows that the site contains an existing two-story frame house with front and side porches and an existing gravel driveway onto Griffin Street; the map also shows that there is an existing sidewalk along Griffin Street, with a sidewalk to the front porch, and an existing shed at the southeastern corner of the property; and
- WHEREAS, per the submitted Site Plan dated June 19, 2017, the proposed project will include demolition of the existing shed, construction of a new two-car garage (22' x 30') with a second floor for storage at the rear of the property, and construction of a one-story addition (12.2' x 4') with a 9' x 4' porch at the rear of the house; the Site Plan shows that the existing driveway will be extended to the proposed garage and a rain garden will be added at the rear property line, behind the garage; and
- WHEREAS, the submitted Zoning Board of Appeals form dated June 19, 2017 indicates that the proposed addition requires area variances for the expansion of a non-conforming structure and open area and right side yard requirements; the form indicates that the existing structure is non-conforming as it does not currently satisfy open area or right side yard setback requirements; per the form, the proposed addition will decrease open area from 84.8% (existing non-conforming) to 81.9% (proposed) where 85% is required and the proposed addition will have a right side yard setback of 8.4' where 15' is required, while the existing portion of the house has a side yard setback of 6.4' (existing non-conforming); and
- WHEREAS, the existing house is currently served by municipal drinking water and wastewater; no changes are proposed to these services; and
- WHEREAS, the site is located outside of the Skaneateles Lake watershed; and
- WHEREAS, the New York State Department of Environmental Conservation (NYS DEC)

Environmental Assessment Form (EAF) Mapper indicates that the site is located over, or immediately adjoining, a principal aquifer; and

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 12, 2017

OCPB Case # Z-17-262

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 AREA VARIANCE from the Village of Skaneateles Planning Board at the request of William Lynn & Michele Germain for the property located at 127 East Genesee Street; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of East Genesee Street (Route 20), a state highway, and Onondaga Street (Route 41), a county highway; and

WHEREAS, the applicant is requesting an area variance to repair an existing staircase and enclose an entrance area between an existing house and garage on a 6,000 square foot parcel in a Residential A-2 zoning district; and

WHEREAS, the site is located in a residential neighborhood on East Genesee Street, a state road, in the Village of Skaneateles; the site is near the intersection with Onondaga Street, a county road, and east of the Village's stretch of retail shops along East Genesee Street; and

WHEREAS, the submitted survey map dated May 1, 2017 shows that the site contains an existing two-story frame house with an attached garage and a roof overhang and deck at the rear of the house; the map also shows that there is an existing driveway onto East Genesee Street and an existing picket fence enclosing the backyard; and

WHEREAS, the submitted Proposed First Floor Modifications plan dated May 18, 2017 shows that the proposed project includes an addition (45 sf) at the rear of the house that will enclose the area (currently a deck) between the mudroom and garage; the proposed addition will have access to the garage, backyard, and remaining deck area and will be separated from the existing mudroom by a partial kneewall; the existing stairs to the garage, which are part of the existing deck, will be repaired as part of the work for the addition; and

WHEREAS, the submitted Zoning Board of Appeals form dated May 25, 2017 indicates that the proposed project requires area variances for the expansion of a non-conforming structure and open area requirements; the form indicates that the existing structure is non-conforming as it does not currently satisfy open area, rear yard setback, or side yard setback requirements or the maximum allowable width of the structure (as a percentage of the lot width); per the form, the proposed addition will decrease open area from 70.2% (existing non-conforming) to 69.5% (proposed) where 85% is required; and

WHEREAS, per the Zoning Board of Appeals form, enclosing the existing staircase will not expand the existing roof line and is intended to create a weather barrier and provide enclosed access to the garage and backyard; and

WHEREAS, the site is located in the Skaneateles Lake watershed; Skaneateles Lake is the

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

WHEREAS, the existing house is currently served by municipal drinking water and wastewater; no changes are proposed to these services; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper notes that the site is substantially contiguous to the Skaneateles Historic District, which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 12, 2017

OCPB Case # Z-17-263

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Manlius Town Board at the request of Town of Manlius for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing a local law amending Chapter 155, Article III, "Commercial District A (CA)" of the code of the Town of Manlius by adding Section 155-15 (G) to allow outdoor sales in the Commercial A (CA) zoning district; and
- WHEREAS, the submitted Resolution indicates that the Town of Manlius is seeking to clarify issues with outdoor sales by adding language to the Town zoning code to allow for such sales in the Commercial District A (CA); per the Resolution, outdoor sales is allowed in other zoning districts in the Town of Manlius; and
- WHEREAS, in 2011, the Board recommended Modification of a Site Plan referral (Z-10-111) proposing to establish outdoor sales of storage buildings in the CA district; and
- WHEREAS, per Article III, §155-15 of the Town zoning code, "all structures and uses permitted in Residential Districts R-3 and Neighborhood Shopping Districts shall be permitted in the CA district, subject to the same restrictions"; and
- WHEREAS, per Article III, §155-15, additional uses permitted in the CA district with site plan approval include: A) Hotels; B) Any retail business or personal service carried on in enclosed buildings and such manufacturing which is incidental to the preparation of products to be sold on the premises to the ultimate consumer; C) Banks, including drive-through services; D) Retail establishments with associated drive-through services; E) Indoor theaters; and F) Restaurants serving patrons indoors, which are also permitted to serve patrons outdoors upon issuance of a special use permit; and
- WHEREAS, the proposed local law will add "G" to the list of permitted uses in Article III, §155-15 and read as follows, "Outdoor sales on a small scale, as determined by the Town Board, shall be permitted only upon issuance of a special use permit, pursuant to Article VI, §155-27"; and
- WHEREAS, per Article VI, §155-27 of the Town zoning code, "special use permits are intended to allow for certain uses which are considered on their individual merits and circumstances and which may be permitted in the applicable zoning district, provided that such uses do not adversely affect the neighborhood including its character, the natural environment, and the rural, scenic and historic character"; and
- WHEREAS, per Article VI, §155-27 of the Town zoning code, special permit uses are subject to review and approval by the Town Board, during which the Town

Board will consider “the public health, safety, and general welfare, and the comfort and convenience of the public in general”; and

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

1. The Town is encouraged to define outdoor sales more clearly in a manner that describes or provides examples of the acceptable land uses under that classification and designates regulations, such as dimensional standards, applicable to lots containing outdoor sales uses.
2. The Town is advised that any access to proposed commercial outdoor sales areas located on state or county roads must meet the commercial driveway requirements of the New York State or Onondaga County Department of Transportation, respectively.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 12, 2017

OCPB Case # Z-17-265

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Chris Arnone (Image Press) for the property located at 6333 Daedalus 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 South Bay Road, a county road; and
- WHEREAS, the applicant is proposing a 3,846 square foot addition to an existing 34,364 square foot commercial building on a 3.635-acre lot in an Industrial zoning district; and
- WHEREAS, in 2014, the Board reviewed a Site Plan referral (Z-14-324) proposing to construct a cold storage garage on the subject site; and
- WHEREAS, the site is located on Daedalus Road, a local cul-de-sac, in the Town of Cicero; the site is northwest of Geersbeck Island, which is part of the Cicero Swamp Wildlife Management Area; aerial imagery shows the site abuts several residential lots to the east and north; additional surrounding land uses include two distribution facilities, a food processing facility, and an office building along Daedalus Road and several large forested, vacant lots south of the site; and
- WHEREAS, the submitted Site Plan – Proposed Features dated April 29, 2014 shows that the site contains an existing one-story masonry building (34,364 sf) and an existing one-story metal frame building (5,940 sf), the cold storage garage, which make up the Image Press facility; and
- WHEREAS, the Site Plan – Proposed Features shows an existing parking lot on the western side of the buildings with two existing driveways onto Daedalus Road; the westernmost driveway appears to be shared with the adjacent parcel to the west; there is a third existing driveway onto Daedalus Road connecting a small loading area at the southeastern corner of the site with the dead end of Daedalus Road; and
- WHEREAS, per the Site Plan – Proposed Features, the proposed addition (3,846 sf) will be constructed at the eastern end of the building by the loading area; a proposed covered loading area will be constructed in front of the addition; and
- WHEREAS, aerial imagery shows that there are existing trees buffering the northern and eastern property lines; and
- WHEREAS, the existing building is served by public drinking water and wastewater and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; no changes are proposed to these services; and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow

constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO) and the project applicant may be required to offset any additional sanitary flow in excess of the most recent land use; and

WHEREAS, GIS mapping shows that a small portion of the state wetlands associated with the Cicero Swamp Wildlife Management Area extend into the southeastern corner of the site, encroaching on the proposed loading dock; some adjacent parcels include additional state and federal wetlands; and

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

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

1. The applicant is encouraged to preserve the existing landscape buffer area along the shared boundaries with adjacent residential properties and consider increasing the buffer area, particularly along the eastern lot line where truck loading will be occurring.
2. The Onondaga County Department of Transportation has determined that the municipality and applicant must contact the Department at (315) 435-3205 to discuss any required traffic data for the proposed project. Any modifications to the Site Plan required by the Department must be reflected on a revised Site Plan prior to municipal approval.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 12, 2017

OCPB Case # Z-17-266

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Cicero Zoning Board of Appeals at the request of Paul Drake for the property located at 8305 1/2 Sandra Avenue & 8305 Sandra Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Thompson Road (Route 14), a county highway; and
- WHEREAS, the applicant is requesting an area variance to allow for construction of a 1,728 square foot garage (where 700 square feet is allowed) and proposing to combine two lots totaling 1.07 acres into one lot as a condition of the approval (subdivision referral not received); and
- WHEREAS, the site is located in a residential neighborhood south of Route 31 in the Town of Cicero; and
- WHEREAS, the site consists of two tax parcels, 052.-02-25.1 and 0.52.-02-25.2; the submitted Variance Map dated November 18, 2016 shows that parcel 052.-02-25.1 (0.62 acres) is a vacant, landlocked parcel located to the rear of parcel 0.52.-02-25.2 and zoned Agricultural (AG); parcel 0.52.-02-25.2 (0.45 acres) has frontage on Sandra Avenue, a local road, and is zoned Residential (R-15); per the Variance Map, parcel 0.52.-02-25.2 contains an existing house, frame shed, and an aboveground pool and has an existing asphalt driveway onto Sandra Avenue; and
- WHEREAS, per the Variance Map, the parcels, totaling 1.07 acres, are under common ownership; the project includes construction of a proposed pole barn (1,728 sf) to be located at the rear of the existing house and situated on both of the parcels; and
- WHEREAS, per the Referral Notice, an area variance is required for the proposed pole barn as it will exceed the allowable size (700 sf) for private garages in AG and R-15 districts; the Referral Notice also indicates that the applicant is proposing to combine the two parcels into one as a condition of the approval; the Board has not reviewed a subdivision referral for this project; and
- WHEREAS, if the two lots are combined as proposed, it will create a lot with two zoning districts (AG and R-15) wherein the applicable regulations to the lot will be determined by the Zoning Board of Appeals, per the Town of Cicero zoning code; the proposed barn appears to meet the regulations of both districts given the proposed combination of the two lots; and
- WHEREAS, the existing house is served by public drinking water and wastewater and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; no drinking water or wastewater services are proposed for the pole barn; and

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 12, 2017

OCPB Case # Z-17-267

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Baldwinsville Planning Board at the request of John Szczech for the property located at 179 Downer 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 Downer Street (Route 92), a county highway, and the municipal boundary between the Village of Baldwinsville and the Town of Van Buren; and
- WHEREAS, the applicant is proposing renovation of an existing vacant commercial building and additional site improvements on a 51,539 square foot parcel in a Planned Development District (PDD) zoning district; and
- WHEREAS, the site is located near the intersection of Downer Street, a county road, and Meigs Road, a local road, in the Village of Baldwinsville; the site is adjacent to Microtel Inn and Suites and the Landings at Meadowood apartment complex, formerly the location of the Tri-County Mall, and is separated from Downer Street by a vacant, grass parcel; and
- WHEREAS, the submitted Site Plan & Details plan dated June 6, 2017 shows that the site has frontage on Meigs Road and contains an existing one-story frame metal building (3,310 sf), formerly an HSBC Bank, with drive-thru canopy and ATM lanes; per the plan, there is an existing parking lot on the southern side of the building and a one-way lane accessing the drive-thru along the northern side of the building; and
- WHEREAS, the Site Plan & Details plan shows an existing driveway onto Meigs Road at the northwestern corner of the site and connections to the adjacent lots which include additional parking areas and a driveway at Downer Street; and
- WHEREAS, no additional access is proposed to the site, however, the plan shows parking lot improvements to include directional arrows on the pavement for site circulation and landscape islands to designate access points to the parking lot on the adjacent parcel to the south; additional parking lot improvements include restriping the parking areas to provide 25 parking spaces and 2 handicap accessible spaces; and
- WHEREAS, the proposed project consists of renovations to the existing building including a new gable roof with 30'-9" cupola, new windows and entranceway, and new brick veneer, to allow for a new, unspecified bank; additional site improvements include a proposed sidewalk along the front of the building with a crosswalk connecting it to the existing sidewalks along Meigs Road; and
- WHEREAS, proposed signage includes a 28.7' tall monument sign on the western side of the building along Meigs Road, two wall-mounted signs (26" x 300") on the north and south faces of the cupola, two wall-mounted signs (46" x 55") on the east and west faces of the cupola, and another free-standing sign (no

description included) east of the parking area; and

WHEREAS, proposed lighting includes recessed can lights at the front entrance of the building and in the drive-thru canopy, three light poles around the perimeter of the property, and directional soffit lighting for sign illumination on the east and west faces of the cupola; and

WHEREAS, the existing building is served by public drinking water and wastewater and located in the Baldwinsville-Seneca Knolls Wastewater Treatment Plant service area; no changes are proposed; and

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

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

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

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 traffic study must be approved, and any modifications to the Site Plan required by the Department must be received and be reflected on a revised Site Plan prior to municipal approval, and the applicant must subsequently complete any appropriate mitigation as may be determined by the Onondaga County Department of Transportation.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 12, 2017

OCPB Case # Z-17-268

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

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

WHEREAS, the applicant is proposing a local law to amend Chapter 165 (Zoning) of the Code of the Town of Pompey to add new section 165-40.1 entitled "Easements and Rights of Way"; and

WHEREAS, per the proposed local law, §165-40.1. Easements and Rights of Way will be added under Article VII: Miscellaneous Regulations of the Town of Pompey zoning ordinance and shall include two subsections: A) Public easements and B) Road rights-of-way; and

WHEREAS, per the proposed local law, subsection A) Public easements states that “no building or structure or other nonmovable impediment shall be constructed, used or maintained on any area of any lot designated as a drainage, sewer, water, public utility or other public easement pursuant to any recorded instrument or pursuant to any subdivision map filed in the Onondaga County Clerk’s office or pursuant to established usage”; and

WHEREAS, per the proposed local law, subsection B) Road rights-of-way states that “no building or structure or other nonmovable impediment shall be constructed, used or maintained which encroaches on any Town road right-of-way or planned road right-of-way, unless approved in writing by the Town Highway Superintendent”; 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 Antonacci and seconded by Lisa Dell. The votes were recorded as follows: Douglas Morris - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Lisa Dell - yes; Marty Voss - yes; Bill Fisher - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 12, 2017

OCPB Case # Z-17-269

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Pompey Zoning Board of Appeals at the request of Brian M. Stone for the property located at 2741 Brennan Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of NYS Route 91, a state highway, and a farm operation located in an Agricultural District; and
- WHEREAS, the applicant is requesting area variances to increase the maximum allowed height from 15 feet to 21 feet and reduce the minimum front yard setback from 50 feet to 13 feet to allow for the construction of a detached 22' x 28' garage on a 3.94-acre parcel in a Farm zoning district; and
- WHEREAS, the Board recently recommended No Position on an Area Variance referral (Z-17-243) which comprised the requested front yard setback variance for the proposed garage; the subject referral is an amendment to that application and now includes a height variance for the proposed garage as well; and
- WHEREAS, in 2010, the Board recommended No Position with Comment on a Subdivision referral (S-10-76) involving the subject parcel; and
- WHEREAS, the site is located near the intersection of Brennan Road, a local road, and Jamesville-Pompey Road, a state road, in a rural area in the Town of Pompey; GIS mapping shows that the site and surrounding lands are enrolled in the New York State Agricultural District 4; the site is not currently used as farmland, however, many of the surrounding lots do contain active farms; and
- WHEREAS, per the submitted survey map, the site has frontage on Brennan Road and contains an existing one and a half-story frame house with a two-car garage and existing driveway access to Brennan Road; and
- WHEREAS, the proposed project includes constructing a detached garage (22' x 28') for automobile parking and storage on the western side of the driveway and set back 13 feet from the right-of-way; per the Town of Pompey zoning ordinance, a front yard setback of 50 feet is required; and
- WHEREAS, the proposed garage will be 21' tall; per the Town of Pompey zoning ordinance, 15 feet is the maximum height allowed for accessory structures in a single-family land use in the Farm district; and
- WHEREAS, it is unclear if the proposed garage will connect to the existing driveway or if a new driveway onto Brennan Road will be proposed; and
- WHEREAS, the submitted Application for Variance states that a building permit was filed for the proposed garage and the applicant began site work for the construction; the applicant was notified following completion of the site work that the location did not meet setback requirements and the structure would

need to be constructed elsewhere; per the referral materials, the proposed location was determined by the location of the existing house, a large mature tree, and existing hardscaping, which would make it difficult to construct the proposed garage elsewhere, and removing the site work that has been completed would incur an added expense to the applicant; and

WHEREAS, the site is served by private drinking water and septic system; no additional plumbing fixtures are proposed for the garage; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 12, 2017

OCPB Case # Z-17-270

- 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 Geddes Town Board at the request of McDonald's USA, LLC for the property located at 4733 Onondaga 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 Onondaga Boulevard (County Route 240), a county road, and the municipal boundary between the Town of Geddes and the City of Syracuse; and
- WHEREAS, the applicant is proposing to install a tandem drive-thru at an existing fast food restaurant (McDonald's) on a 1.07-acre parcel in a Commercial A zoning district; and
- WHEREAS, in 2014, the Board reviewed an Area Variance referral (Z-14-152) for new sign installations as part of a renovation project for the McDonald's on the site; and
- WHEREAS, the site is located on Onondaga Boulevard, a county road, in the Town of Geddes and is situated at the front of the Western Lights Plaza; surrounding land uses include other commercial and retail properties, including Wegmans; and
- WHEREAS, the submitted Site Plan dated June 26, 2017 shows the site contains an existing McDonald's Restaurant and has an existing full access driveway with dual exit lane onto Onondaga Boulevard; the Site Plan also shows an existing concrete walk along Onondaga Boulevard; and
- WHEREAS, per the Site Plan, the rear portion of the site is part of the larger Western Lights parking lot and is separated from the rest of the site by a two-lane drive that runs along the southern side of the parking lot; there is additional access to the site from the two-lane drive which indirectly connects to Onondaga Boulevard, Grand Avenue, a county road, and Velasko Road, a local road; and
- WHEREAS, per the Site Plan, existing parking on the site includes 12 parking spaces along the eastern property line, 14 parking spaces along the western property line, 2 parking spaces at the front of the site, and 29 parking spaces at the rear of the site; site circulation is indicated by existing pavement markings; and
- WHEREAS, the Site Plan shows an ingress/egress easement along the two-lane drive and labels the rear parking area as "common parking spaces" which are shared with the Western Lights Plaza; and
- WHEREAS, the proposed project includes drive-thru improvements at the existing McDonald's to allow for a tandem drive-thru; the Site Plan shows that the proposed improvements will consist of a gateway bar to be located at the proposed entrance to the drive-thru on the eastern side of the building, a pre-browse board, two menu boards, and two customer order displays; no additional changes are proposed to the site; and

WHEREAS, the existing restaurant is served by public drinking water and wastewater and is located in the Metropolitan Wastewater Treatment Plant service area; no changes are proposed to these services; and

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

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board 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 complete a traffic study, including a TripGen and 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 traffic study must be approved, and any modifications to the Site Plan required by the Department must be received and be reflected on a revised Site Plan prior to municipal approval, and the applicant must subsequently complete any appropriate mitigation as may be determined by the Onondaga County Department of Transportation.

The Board also offers the following comment:

All existing access to Onondaga Boulevard must meet Onondaga County Department of Transportation commercial driveway standards.

The motion was made by Daniel Cupoli and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - no; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 12, 2017

OCPB Case # Z-17-271

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Skaneateles Planning Board at the request of Keefe & Susan Gorman for the property located at 2545 East Lake Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Lake Road (Route 41), a state highway; and
- WHEREAS, the applicant is proposing construction of replacement shoreline stairs and deck on a 1.13-acre parcel in Rural Farm and Lake Watershed Overlay zoning districts; and
- WHEREAS, the Board is concurrently reviewing a Special Permit referral (Z-17-272) for the project; and
- WHEREAS, the site is located on the eastern side of Skaneateles Lake in the Town of Skaneateles; GIS mapping shows that lands east of the site are enrolled in the New York State Agricultural District 2, some of which include active farmland; and
- WHEREAS, the submitted survey map dated March 15, 2017 shows the site contains an existing frame house with a deck and patio and has an existing driveway onto East Lake Road; per the map, the rear of the site, along Skaneateles Lake, consists of a steep embankment that slopes west from the top of the bank (910') to the water (865'); there is an existing staircase and deck on the embankment that provide access to the water from the remainder of the site; and
- WHEREAS, the submitted Zoning Plan dated May 1, 2017 shows the site has several pre-existing non-conforming conditions for which area variances were previously granted; the submitted Preliminary Review states that impermeable surface coverage was not regulated at the time the other variances were issued and the proposed project will not affect the existing non-conforming impermeable surface coverage (12.1%); and
- WHEREAS, the submitted Narrative dated May 1, 2017 states that the existing wood staircase (342 sf) will be replaced with a new metal grated staircase (372 sf); the staircase will have shingle cladding and a decorative wood trellis at each landing; per the Narrative, the existing deck at the top of the stairway will be replaced with a smaller deck (154 sf); and
- WHEREAS, the Special Permit-Site Plan Review Pre-Application Worksheet indicates that a special permit is required for the redevelopment of a lot with non-conforming impermeable surface coverage, for structures within 50' of the lake line, and for stairways exceeding 25' in height (42' proposed); and
- WHEREAS, per the Special Permit-Site Plan Review Pre-Application Worksheet, a site plan review is required for land disturbances exceeding 200 sf (526 sf proposed)

within 200' of a watercourse and for any construction within 200' of the lake line; and

WHEREAS, per the Narrative, the proposed project also includes installation of “a crushed stone trench along the face of the replaced deck at the top of the bank to catch any running water and direct it down to the lake in a new trench drain that would sit on the topography surface” and a “new retaining wall along the shoreline at the staircase location”; per the Narrative, the proposed retaining wall will be approved through the New York State Department of Environmental Conservation; and

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

WHEREAS, the existing house is served by individual septic system and drinking water is obtained directly from Skaneateles Lake; no changes are proposed to these services; and

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 12, 2017

OCPB Case # Z-17-272

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Skaneateles Planning Board at the request of Keefe & Susan Gorman for the property located at 2545 East Lake Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of East Lake Road (Route 41), a state highway; and
- WHEREAS, the applicant is requesting a special permit for the construction of replacement shoreline stairs and deck on a 1.13-acre parcel in Rural Farm and Lake Watershed Overlay zoning districts; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-17-271) for the project; and
- WHEREAS, the site is located on the eastern side of Skaneateles Lake in the Town of Skaneateles; GIS mapping shows that lands east of the site are enrolled in the New York State Agricultural District 2, some of which include active farmland; and
- WHEREAS, the submitted survey map dated March 15, 2017 shows the site contains an existing frame house with a deck and patio and has an existing driveway onto East Lake Road; per the map, the rear of the site, along Skaneateles Lake, consists of a steep embankment that slopes west from the top of the bank (910') to the water (865'); there is an existing staircase and deck on the embankment that provide access to the water from the remainder of the site; and
- WHEREAS, the submitted Zoning Plan dated May 1, 2017 shows the site has several pre-existing non-conforming conditions for which area variances were previously granted; the submitted Preliminary Review states that impermeable surface coverage was not regulated at the time the other variances were issued and the proposed project will not affect the existing non-conforming impermeable surface coverage (12.1%); and
- WHEREAS, the submitted Narrative dated May 1, 2017 states that the existing wood staircase (342 sf) will be replaced with a new metal grated staircase (372 sf); the staircase will have shingle cladding and a decorative wood trellis at each landing; per the Narrative, the existing deck at the top of the stairway will be replaced with a smaller deck (154 sf); and
- WHEREAS, the Special Permit-Site Plan Review Pre-Application Worksheet indicates that a special permit is required for the redevelopment of a lot with non-conforming impermeable surface coverage, for structures within 50' of the lake line, and for stairways exceeding 25' in height (42' proposed); and
- WHEREAS, per the Special Permit-Site Plan Review Pre-Application Worksheet, a site plan

review is required for land disturbances exceeding 200 sf (526 sf proposed) within 200' of a watercourse and for any construction within 200' of the lake line; and

WHEREAS, per the Narrative, the proposed project also includes installation of “a crushed stone trench along the face of the replaced deck at the top of the bank to catch any running water and direct it down to the lake in a new trench drain that would sit on the topography surface” and a “new retaining wall along the shoreline at the staircase location”; per the Narrative, the proposed retaining wall will be approved through the New York State Department of Environmental Conservation; and

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

WHEREAS, the existing house is served by individual septic system and drinking water is obtained directly from Skaneateles Lake; no changes are proposed to these services; and

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 12, 2017

OCPB Case # Z-17-273

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Skaneateles Planning Board at the request of Richard Jackson for the property located at 2358 Thornton Grove North; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of a farm operation located in an Agricultural District; and
- WHEREAS, the applicant is proposing to install a 25-foot long three-tier retaining wall on a 0.3-acre parcel in Rural Farm and Lake Watershed Overlay zoning districts; and
- WHEREAS, the site is located in a rural area in the Town of Skaneateles; GIS mapping shows that lands west of the site are enrolled in the New York State Agricultural District 2 and include active farms; and
- WHEREAS, the site is located on the western shore of Skaneateles Lake at the end of a local, dead end road, Thornton Grove North; the submitted Site Plan dated June 27, 2017 shows that the site contains an existing seasonal camp and shed and has an existing gravel drive onto Thornton Grove North; the Site Plan also shows an existing gravel walk from the drive to the front of the camp; and
- WHEREAS, per the Site Plan, the camp is situated at the top of a bank which slopes down towards Skaneateles Lake; the bank covers an area of 1,289 sf and has a slope greater than 30%; there are three existing erosion control walls on the slope between the camp and the existing dock and another three timber walls for erosion control just south of the others; the submitted survey map dated September 29, 2009 shows eroded areas along the southern portion of the bank; and
- WHEREAS, the proposed project will install three new timber walls (24' long) for erosion control south of the six existing walls, between the shed and Skaneateles Lake; the Site Plan shows that the high-water line of the lake is in close proximity to the eastern side of the wall system; per the submitted Special Permit – Site Plan Review application, the proposed 3-tiered retaining wall system will be similar to the existing system, which was installed in 2011, and have stone and top soil on each tier in which to establish plantings; and
- WHEREAS, the construction sequence for the proposed project will be as follows: 1) place silt fence or turbidity curtain into position at bottom of wall; 2) install first rows of bottom wall and steel pins; 3) back fill behind wall with no. 2 stone, landscape cloth and top soil; 4) continue same procedures with the next two walls; 5) plant junipers and ground cover in planting area; 6) use jute mesh to cover mulch; and 7) remove silt fence after walls are complete; and
- WHEREAS, per the submitted Common Application Form, a site plan review is required to

modify the special permit that was obtained in 2011; and

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

WHEREAS, the existing house is served by individual septic system and drinking water is obtained directly from Skaneateles Lake; no changes are proposed to these services; and

WHEREAS, GIS mapping shows that the site is located in the 100-year floodplain which appears to encroach on the bank of the property along Skaneateles Lake; and

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 12, 2017

OCPB Case # Z-17-274

- 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 Zoning Board of Appeals at the request of Nicholas Layou for the property located at 8802 Norcross Drive; 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 Morgan Road (Route 46), a county highway; and
- WHEREAS, the applicant is requesting a special permit to allow home occupation for the transfer of firearms on a 0.3-acre parcel in a Residential (R-10) zoning district; and
- WHEREAS, the site is located on Norcross Drive, a local, dead-end road, in a residential neighborhood in the Town of Clay; and
- WHEREAS, the submitted survey map dated May 21, 2010 shows the site contains an existing frame house, set back 27' from Norcross Drive, and has an existing driveway onto Norcross Road; the site abuts Morgan Road to the rear; and
- WHEREAS, the survey map shows a 20' drainage easement running north-south through the rear of the property and easements for sanitary sewer and Onondaga County Water Authority along Norcross Drive at the front of the site; and
- WHEREAS, per the Town of Clay zoning ordinance, the intent of the Residential (R-10) district is to "permit higher density, single-family uses and supportive nonresidential development on sites in the Town served by both public water and sewer"; and
- WHEREAS, per the Town of Clay zoning ordinance, special permit approval is required by the Zoning Board of Appeals to allow home occupation in the R-10 district; the ordinance states that the on-premises sale of merchandise is prohibited, except where clearly incidental and secondary to the home occupation, limited in scope, and where there is no exterior evidence of items for sale; and
- WHEREAS, pursuant to the Gun Control Act of 1968, individuals holding a Federal Firearms License (FFL) are permitted to engage in the business of dealing in, manufacturing, or importing firearms, or manufacturing or importing ammunition; and
- WHEREAS, the submitted Application for a Special Permit indicates that the applicant is (or intends to be) an FFL holder; per the Gun Control Act, FFLs are valid only for the location listed on the license; and
- WHEREAS, the existing house is served by public drinking water and wastewater and is located in the Oak Orchard Wastewater Treatment Plant service area; no changes are proposed to these services; and
- WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper states that the site of the

proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 12, 2017

OCPB Case # Z-17-275

- 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 Empower Federal Credit Union for the property located at 7670 Morgan Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Morgan Road and Buckley Road, both county roads; and
- WHEREAS, the applicant is proposing installation of two new drive-thru ATMs and an 865 square foot addition to an existing credit union building on a 2.06-acre parcel in Neighborhood Commercial (NC-1) and Industrial (I-1) zoning districts; and
- WHEREAS, the Board recently recommended Modification of a Site Plan referral (Z-17-231) for the proposed project; the subject referral is an amendment to that site plan and now includes a two-lane drive-thru instead of three and an 865 sf addition instead of 633 sf; the amended site plan also shows a proposed full access driveway on Morgan Road with a single exit lane instead of dual exit lanes as shown on the previously submitted site plan; and
- WHEREAS, in 2004, the Board recommended Modification of a Site Plan referral (Z-04-215) proposing an expansion of the existing credit union building, including drive-thru facilities; the submitted survey map dated November 16, 2005 states that an area variance was granted in 2004 to reduce the front yard arterial highway setback on Morgan Road from 140 to 110 feet for the proposed addition and an area variance was previously granted, in 1986, reducing the front yard setback on Morgan Road from 80 to 55 feet; and
- WHEREAS, the site is located at the intersection of Morgan Road and Buckley Road, both county roads, in the Town of Clay; surrounding land uses include Stewart's convenience store and gas station, Sunoco, and Family Video, also located at the intersection, various industrial sites, and several residential lots to the east of the site; and
- WHEREAS, the survey map shows the site contains an existing one-story masonry building (Empower Federal Credit Union) with a five lane drive-thru and canopy on the northern side of the building; per the survey map, the existing parking areas, located on the eastern, western, and southern sides of the credit union, provide space for 42 vehicles; there are adjacent parcels to the east (0.33 acres), on which a portion of the parking lot and driveway fall, and vacant land to the north (1.76 acres) that are also owned by Empower Federal Credit Union; and
- WHEREAS, per the survey map, there is an existing drainage easement along Morgan Road north of the existing driveway and an existing sewer easement east of the credit union facility, along the eastern boundary of the adjacent credit union parcel; and

WHEREAS, the submitted site plan dated June 23, 2017 shows the proposed office addition will be constructed on the eastern side of the building, in an area that is currently grass; the proposed drive-thru lanes will be separate from the existing drive-thru lanes and added north of the credit union facility on an undeveloped portion of the site; per the site plan, the proposed drive-thru lanes will be connected to the existing parking area by a paved drive that will have 8 parking spaces along it; and

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

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

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

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

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

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

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

The Board also offers the following comments:

1. The applicant is encouraged to provide additional landscaping, including trees along frontage, to minimize the visual effect of the expanse of paved areas.
2. The applicant and municipality are advised to ensure the following county, state, and/or federal regulations have been met prior to site plan approval:

- a. County Highway Access and/or Work Permit – any new or modified driveways and work within the County right-of-way require a Highway Access and/or Work Permit from the Onondaga County Department of Transportation.
- b. Per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable. Information regarding this law is available at www.ongov.net/wep/uselaws.html.

The motion was made by Daniel Cupoli and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - no; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 12, 2017

OCPB Case # Z-17-276

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of DeWitt Zoning Board of Appeals at the request of Leigh Skeele for the property located at 1500 Kimber 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 Randall Road (Route 6 aka Tecumseh Road), a county highway; and
- WHEREAS, the applicant is requesting an area variance to construct a 5 to 6 foot high fence, where the maximum height allowed is 4 feet, along one property line of a 0.46-acre parcel in a Residential 1 zoning district; and
- WHEREAS, the site is located at the intersection of Kimber Road, a county road, and Randall Road, a local road that becomes a county road, in the Town of DeWitt; surrounding land uses include Christian Brothers Academy, a private school, and several residential neighborhoods; and
- WHEREAS, the submitted survey map dated September 7, 2013 shows the site contains an existing two-story frame house with attached garage, rear patio, and side porch; the map also shows two existing sheds at the rear property line and another existing shed along the southern property line; there is an existing asphalt driveway onto Kimber Road; and
- WHEREAS, per the survey map, there is a strip of land along the front of the house labeled "lands acquired by County of Onondaga"; and
- WHEREAS, the submitted drawing indicates that 88' of fence will be installed at the southeastern corner of the site, including 50' along the portion of the site that fronts Randall Road; and
- WHEREAS, aerial imagery shows a buffer of trees and vegetation surrounding the entire property; per the submitted Application to the Town of DeWitt Zoning Board of Appeals, the proposed fence will be installed behind the existing trees and bushes; and
- WHEREAS, the Environmental Assessment Form indicates that the proposed fence is intended to provide privacy, act as a sound barrier, and restrict the movement of deer and ticks; and
- WHEREAS, per the Town of DeWitt zoning ordinance, fences in the front yard may be no more than 48" high in a residential district; the proposed fence will be 5 to 6' high and thus requires an area variance; and
- WHEREAS, the house is served by public drinking water and wastewater and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; no changes are proposed to these services; and
- WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper states that the site of the

proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; and

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

Per the Onondaga County Department of Transportation, the Town is advised to ensure that the proposed fence is installed outside of the County right-of-way.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 12, 2017

OCPB Case # Z-17-277

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of DeWitt Zoning Board of Appeals at the request of Midler Court Realty, LLC for the property located at 6010 & 5995 Tarbell Road and 6600 Deere 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 New York State Route 298, a state highway, and Ley Creek, a county drainage channel; and

WHEREAS, the applicant is requesting an area variance to allow 66 of the 241 required parking spaces to be placed in reserve and to allow for more than 50% of the parking spaces to be located off site as part of the Pepsi Warehouse Redevelopment Project on three parcels totaling 10.25 acres in an Industrial zoning district; and

WHEREAS, the Board is concurrently reviewing a Special Permit referral (Z-17-278) as part of the Pepsi Warehouse Redevelopment Project; the Board recently reviewed Site Plan referrals (Z-17-246 and Z-17-247) to construct a 13,475 sf addition and make some site improvements on two adjacent parcels and to develop an 88-space employee parking lot on a third nearby parcel as part of the Pepsi Warehouse Redevelopment Project; and

WHEREAS, the site consists of three tax parcels, 023.-03-01.1, 023.-03-03.0, and 023.-01-08.0, which are located at the intersection of Tarbell Road and Deere Road, both local roads, in the Town of DeWitt; adjacent parcels 023.-03-01.1 and 023.-03-03.0 are separated from parcel 023.-01-08.0 by Tarbell Road to the north and abut New York State Route 298 to the south; parcel 023.-01-08.0 is a partially-wooded, vacant lot that abuts the New York State Thruway (I-90) to the north; surrounding land uses include various industrial and commercial properties along Tarbell Road; and

WHEREAS, per Site Plan referral (Z-17-246), parcels 023.-03-01.1 and 023.-03-03.0 contain existing buildings A (28,000 sf) and B (84,700 sf) which are part of the Pepsi Co. facility; the parcels have existing access from three driveways on Deere Road and one driveway on Tarbell Road; there are existing curb cuts on Deere Road providing direct access to parking spaces on the western sides of the buildings and there is an existing curb cut at Tarbell Road that provides direct access to parking spaces, including loading doors, on the northern side of building B; the buildings are mostly surrounded by existing associated parking and loading areas; the proposed project consists of constructing a 13,475 sf addition that will connect buildings A and B, reinstalling chain link fencing around the perimeter of the parcels, and various parking lot and loading area improvements, including restriping and paving, installing loading dock walls and railings, and installing wall-mounted bike racks; and

- WHEREAS, per Site Plan referral (Z-17-247), the proposed 88-space parking lot as part of the Pepsi Warehouse Redevelopment Project will be situated at the front of parcel 023.-01-08.0 with a proposed infiltration basin and forebay at the rear of the lot; the plans included with the referral show woods along the western boundary of the lot and a proposed sidewalk parallel to Tarbell Road; access to the parcel will come from a proposed driveway at Tarbell Road that aligns with the intersection with Deere Road; and
- WHEREAS, a submitted letter from the Town of DeWitt dated June 30, 2017 states that the number of parking spaces required by the Town for the redevelopment project is 241; per the letter, 175 parking spaces will be provided, 89 on parcels 023.-03-01.1 and 023.-03-03.0 and 86 on parcel 023.-01-08.0; there will be 66 parking spaces placed in reserve, providing the required 241 spaces; an area variance is required to allow the applicant to place parking in reserve and to allow for more than 50% of the available parking to be located off site (on parcel 023.-01-08.0); and
- WHEREAS, per the submitted Application to the Town of DeWitt Zoning Board of Appeals, the overall plan provides adequate parking for all of its employees; an email attached to the application indicates that there are 81 location-based employees working first shift, 25 location-based employees working second shift, and 76 field-based employees working first shift, with a possibility of all employees being on site for location meetings at most three times a year; and
- WHEREAS, the Environmental Assessment Form (EAF) indicates that parcels 023.-03-01.1 and 023.-03-03.0 will be re-subdivided to create one lot; a re-subdivision has not been referred to the Board yet; and
- WHEREAS, the site is served by municipal drinking water and sanitary sewer and is located in the Metropolitan Wastewater Treatment Plant and Brooklawn Pump Station, which is tributary to the Ley Creek Pump Station, service areas; and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained (Ley Creek Pump Station) or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO) and the project applicant may be required to offset any additional sanitary flow in excess of the most recent land use; and
- WHEREAS, the EAF indicates that a combined 4.5 acres will be disturbed for the project and that the main campus will be reconstructed to discharge storm runoff to the existing outflow storm drainage system; and
- WHEREAS, GIS mapping shows that the northwestern corner of parcel 023.-01-08.0 is in the 100-year floodplain and the parcel is in close proximity to federal wetlands associated with the North Branch of Ley Creek; a letter from Environmental Solutions & Innovations, Inc. dated May 22, 2017, included in the referral materials for Z-17-247, states that an aquatic resource delineation was completed on the site and no wetland areas were identified; and
- WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project is within 2,000 feet of sites listed in the NYS DEC Environmental Site Remediation database (ID: C734113, 734070); site C734113, the Court Street – Building B Site, is classified as no further action in the Brownfield Cleanup Program and site 734070, the Former G.E. Court Street Plant 5, is a closed site that requires continued site management in the State Superfund Program; and

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

While the Board offers no position with regard to the proposed area variance, the Town is encouraged to review the project in its entirety, considering the following comments from the Site Plan referrals:

1. A drainage and grading plan must be provided to the New York State Thruway Authority for review, and the Town and applicant are advised that no increase to the amount of site drainage entering onto the Thruway as a result of this construction will be permitted. Any requirements of the New York State Thruway Authority must be reflected on the approved site plan. The municipality must also 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 site lighting plan must be provided to the New York State Thruway Authority for review, and site lighting must be designed so as not to affect Thruway patrons. The applicant must also submit a copy of the lighting plan to be approved by the New York State Department of Transportation to ensure there is no glare or spillover onto adjacent properties or the State right-of-way.

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

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

5. Per the New York State Thruway Authority, all noise mitigation shall be the sole responsibility of the owner.

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

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

8. 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.

9. The applicant is encouraged to provide a landscape buffer along Ley Creek at the northwestern corner of the parcel for habitat and water quality.

10. The applicant and Town are advised to ensure the following county, state, and/or federal regulations have been met prior to approving this project:

a. Local Law/Offset Plan - 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.

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

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

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 12, 2017

OCPB Case # Z-17-278

- 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 Midler Court Realty, LLC for the property located at 6010 & 5995 Tarbell Road and 6600 Deere Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of New York State Route 298, a state highway, and Ley Creek, a county drainage channel; and
- WHEREAS, the applicant is requesting a special permit to allow a truck fleet maintenance shop as part of the Pepsi Warehouse Redevelopment Project on three parcels totaling 10.25 acres in an Industrial zoning district; and
- WHEREAS, the Board is concurrently reviewing an Area Variance referral (Z-17-277) as part of the Pepsi Warehouse Redevelopment Project; the Board recently reviewed Site Plan referrals (Z-17-246 and Z-17-247) to construct a 13,475 sf addition and make some site improvements on two adjacent parcels and to develop an 88-space employee parking lot on a third nearby parcel as part of the Pepsi Warehouse Redevelopment Project; and
- WHEREAS, the site consists of three tax parcels, 023.-03-01.1, 023.-03-03.0, and 023.-01-08.0, which are located at the intersection of Tarbell Road and Deere Road, both local roads, in the Town of DeWitt; adjacent parcels 023.-03-01.1 and 023.-03-03.0 are separated from parcel 023.-01-08.0 by Tarbell Road to the north and abut New York State Route 298 to the south; parcel 023.-01-08.0 is a partially-wooded, vacant lot that abuts the New York State Thruway (I-90) to the north; surrounding land uses include various industrial and commercial properties along Tarbell Road; and
- WHEREAS, per Site Plan referral (Z-17-246), parcels 023.-03-01.1 and 023.-03-03.0 contain existing buildings A (28,000 sf) and B (84,700 sf) which are part of the Pepsi Co. facility; the parcels have existing access from three driveways on Deere Road and one driveway on Tarbell Road; there are existing curb cuts on Deere Road providing direct access to parking spaces on the western sides of the buildings and there is an existing curb cut at Tarbell Road that provides direct access to parking spaces, including loading doors, on the northern side of building B; the buildings are mostly surrounded by existing associated parking and loading areas; the proposed project consists of constructing a 13,475 sf addition that will connect buildings A and B, reinstalling chain link fencing around the perimeter of the parcels, and various parking lot and loading area improvements, including restriping and paving, installing loading dock walls and railings, and installing wall-mounted bike racks; and
- WHEREAS, per Site Plan referral (Z-17-247), the proposed 88-space parking lot as part of the Pepsi Warehouse Redevelopment Project will be situated at the front of

parcel 023.-01-08.0 with a proposed infiltration basin and forebay at the rear of the lot; the plans included with the referral show woods along the western boundary of the lot and a proposed sidewalk parallel to Tarbell Road; access to the parcel will come from a proposed driveway at Tarbell Road that aligns with the intersection with Deere Road; and

WHEREAS, per the submitted Application to the Town of DeWitt Zoning Board of Appeals, Pepsi will be relocating their truck fleet maintenance shop from 6010 Tarbell Road (Building B on parcel 023.-03-01.1) to 6600 Deere Road (Building A on parcel 023.-03-03.0) as part of the redevelopment project; and

WHEREAS, per the Town of DeWitt zoning ordinance, commercial garages are permitted in the Industrial district upon the issuance of a specific use permit; and

WHEREAS, the Environmental Assessment Form (EAF) indicates that parcels 023.-03-01.1 and 023.-03-03.0 will be re-subdivided to create one lot; a re-subdivision has not been referred to the Board yet; and

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

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

WHEREAS, the EAF indicates that a combined 4.5 acres will be disturbed for the project and that the main campus will be reconstructed to discharge storm runoff to the existing outflow storm drainage system; and

WHEREAS, GIS mapping shows that the northwestern corner of parcel 023.-01-08.0 is in the 100-year floodplain and the parcel is in close proximity to federal wetlands associated with the North Branch of Ley Creek; a letter from Environmental Solutions & Innovations, Inc. dated May 22, 2017, included in the referral materials for Z-17-247, states that an aquatic resource delineation was completed on the site and no wetland areas were identified; and

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

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

While the Board offers no position with regard to the proposed special permit, the Town is encouraged to review the project in its entirety, considering the following comments from the Site Plan referrals:

1. A drainage and grading plan must be provided to the New York State

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

E-mail Address: countyplanning@ongov.ne

Thruway Authority for review, and the Town and applicant are advised that no increase to the amount of site drainage entering onto the Thruway as a result of this construction will be permitted. Any requirements of the New York State Thruway Authority must be reflected on the approved site plan. The municipality must also 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 site lighting plan must be provided to the New York State Thruway Authority for review, and site lighting must be designed so as not to affect Thruway patrons. The applicant must also submit a copy of the lighting plan to be approved by the New York State Department of Transportation to ensure there is no glare or spillover onto adjacent properties or the State right-of-way.

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

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

5. Per the New York State Thruway Authority, all noise mitigation shall be the sole responsibility of the owner.

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

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

8. 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.

9. The applicant is encouraged to provide a landscape buffer along Ley Creek at the northwestern corner of the parcel for habitat and water quality.

10. The applicant and Town are advised to ensure the following county, state,

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E-mail Address: countyplanning@ongov.ne

and/or federal regulations have been met prior to approving this project:

a. Local Law/Offset Plan - 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.

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

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

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

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

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