



Onondaga County Planning Board

July 17, 2019

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

I. ATTENDANCE

MEMBERS PRESENT

Daniel Cupoli
James Corbett
David Skeval
Jim Stelter
Marty Voss

STAFF PRESENT

Megan Costa
Allison Bodine
Robin Coon

GUESTS PRESENT

Catherine Johnson

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on July 17, 2019.

III. MINUTES & OTHER BUSINESS

Minutes from June 26, 2019 were submitted for approval. James Corbett made a motion to accept the minutes. David Skeval seconded the motion. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-19-47	CSyrPB	No Position With Comment	S-19-48	CSyrPB	No Position
S-19-49	TManPB	No Position With Comment	S-19-50	TManPB	No Position With Comment
S-19-51	TDewPB	No Position With Comment	S-19-52	TLafPB	Approval
S-19-53	TSpaPB	No Position	S-19-54	CSyrPB	No Position
Z-19-179	VMinPB	No Position With Comment	Z-19-180	VTulZBA	No Position
Z-19-181	VMinZBA	No Position	Z-19-182	CSyrZBA	No Position With Comment
Z-19-183	VNsyPB	Modification	Z-19-184	VNsyZBA	No Position With Comment
Z-19-185	CSyrPB	Modification	Z-19-186	CSyrPB	No Position With Comment
Z-19-187	CSyrPB	No Position With Comment	Z-19-188	TGedZBA	No Position
Z-19-189	CSyrPB	No Position With Comment	Z-19-190	TManPB	No Position With Comment
Z-19-191	TCicPB	Modification	Z-19-192	TManPB	Modification
Z-19-193	TManPB	Modification	Z-19-194	TManTB	Modification
Z-19-195	TDewZBA	Modification	Z-19-196	TDewPB	Modification
Z-19-197	TPomZBA	No Position	Z-19-198	TOnoZBA	Modification
Z-19-200	CSyrZA	No Position			



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 17, 2019

OCPB Case # S-19-47

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the City of Syracuse Planning Commission at the request of G&K Trucking, LLC for the property located at 1714 North Salina Street; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Interstate Route 81, a state highway; and
- WHEREAS, the applicant is proposing to combine nine properties into one 2.124-acre lot in an Industrial, Class A (IA) zoning district as part of a larger apartment redevelopment project; and
- WHEREAS, the Board is concurrently reviewing a project site review referral (Z-19-185) as part of the proposed project; in 2014, the Board offered no position with comment for a project site review referral (Z-14-169) to install and replace windows as part of a project to convert the existing warehouse into apartments and commercial space, which was approved but never occurred; and
- WHEREAS, the site is located in a historic area of the City of Syracuse and is near the North Salina Street corridor and Washington Square Park, and buildings include valued traditional scale and architecture and the prominent, former Penfield manufacturing building; and
- WHEREAS, aerial imagery shows the site has frontage on Exchange, North Salina, Wolf, and Park Streets, all city streets, and encompasses much of the block; the site contains various attached buildings ranging in height from one to five stories and all vacant; the site is composed of 9 lots, which have already been combined into 1 tax parcel, and will be combined into a single lot with the proposed resubdivision; and
- WHEREAS, the submitted Site Plan and elevation drawings show portions of the existing buildings will be demolished, leaving four attached buildings to be renovated for 112 apartment units, Moyer Lofts; two of the buildings, a five-story building and a four-story building, are shown to occur at the center of the site, spanning from the east to west lot lines and connected by a first floor entrance and an upper level pedestrian bridge; the two other buildings are three stories each and occur at the southeast corner of the site; per the elevation drawings, there is a two-story house located on the roof of the five-story building with no changes indicated; and
- WHEREAS, the Site Plan shows a proposed parking lot with 76 parking spaces, where 112 are required, to be located on the north side of the site and enclosed by a 6' tall black aluminum fence; the site will have two gated curb cuts, one each on North Salina Street and Park Street, serving the parking lot and 7 pole-mounted light fixtures along the parking lot; exit lanes for each curb cut will be signed for right-out only turning movements; proposed concrete sidewalks

with landscape areas and/or tree pits are shown on Wolf Street and Park Street; no existing or proposed sidewalks are shown along Exchange Street; aerial imagery shows an existing sidewalk along North Salina Street; and

WHEREAS, the Site Plan indicates the site will have 0.76 acres of green space, which appears to occur on either side of the center buildings, between the parking lot to the north and the buildings to the south; additional site improvements are shown to include concrete sidewalks and a patio, an enclosed playground, two dog enclosures, bike racks at the two building entrances, and a community bike share/rental rack; the local application indicates that waivers sought include residential density, front yard, and parking requirements; and

WHEREAS, the submitted Environmental Assessment Form (EAF) dated June 12, 2019 indicates 1.48 acres will be disturbed by the proposed project; stormwater discharges will be conveyed to existing municipal systems in place within the adjoining streets;

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

WHEREAS, the site is served by City of Syracuse drinking water and is located in the Metropolitan Wastewater Treatment Plant service area;

ADVISORY NOTE: the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; and

WHEREAS, the Onondaga County Department of Water Environmental Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the site is partially located in an Onondaga County Drainage District for Bear Trap and Ley Creek, which are maintained by the Department of Water Environment Protection in this area;

ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse draft zoning map dated June 2019, the proposed zoning for this lot is Mixed Use Office (MX-3), which would act to "provide for pedestrian-friendly, transit-supportive areas of higher-density residential development and compatible nonresidential uses, such as offices and supporting commercial uses"; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: V00002, C734132, 734048, C734130, C734134, C734135, C734136, C734137, C734131, 734013, C734104) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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

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

While the Board offers no position for the proposed resubdivision, the following comments are intended for the project as a whole:

1. Projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) must submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection for review. Any mitigation as may be determined by the Department must be reflected on project plans prior to municipal approval.
2. The applicant is encouraged to provide right-of-way treatments along North Salina Street in coordination with the City of Syracuse, which may include the addition of sidewalks, street trees or landscape areas as proposed for the other site frontages. The City is also encouraged to consider the functionality of Exchange Street as a secondary street that may be more a more suitable location for access as opposed to siting curb cuts in close proximity to adjacent intersections.
3. The applicant and municipality are encouraged to consider the use of green infrastructure, such as permeable pavement, rain gardens, or landscape islands in the parking lot, to further reduce stormwater runoff and improve stormwater quality.
4. Given the historical use of the site for manufacturing purposes, the City is advised to require any environmental site remediation as may be appropriate.

The motion was made by David Skeval and seconded by James Corbett. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 17, 2019

OCPB Case # S-19-48

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the City of Syracuse Planning Commission at the request of Tana L. Osada for the property located at 307 DeWitt Road & 3956 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of East Genesee Street (Route 92), a state highway, and the municipal boundary between the City of Syracuse and the Town of DeWitt; and
- WHEREAS, the applicant is proposing to add a 45' x 58' portion of TM# 040.-05-08.0 to TM# 040.-05-10.0 in a Residential, Class A-1 (RA-1) zoning district; and
- WHEREAS, the site is located in the City's Eastside neighborhood at the intersection of a city-owned portion of East Genesee Street and DeWitt Road, a city street; surrounding land uses include single-family residential, medical offices and religious institutions; the site is just north of Meadow Brook and St. Mary's Cemetery; and
- WHEREAS, the submitted resubdivision plan shows TM #040.-05-10.0 has frontage on DeWitt Road and contains an existing two-story house and a driveway; the local application indicates the applicant purchased Lot 39, a roughly 45' x 58' grass lot at the rear of their property, to allow for a new pool to be installed; and
- WHEREAS, the resubdivision plan shows Lot 39 is currently part of an adjacent tax parcel, TM #040.-05-08.0, which is a corner parcel containing an existing two-story house and driveway on DeWitt Road; the proposed subdivision will add Lot 39 to TM #040.-05-10.0; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and
- WHEREAS, the site is located in an Onondaga County Drainage District for Meadow Brook, which is maintained by the Department of Water Environment Protection in this area; and
- WHEREAS, the site may contain the Northern long-eared bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and no trees on the site will be removed as part of the proposed project; and

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

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

The motion was made by James Corbett and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 17, 2019

OCPB Case # S-19-49

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 PRELIMINARY SUBDIVISION from the Town of Manlius Planning Board at the request of Hoag Road Development for the property located at 5290-5320 Hoag Lane; 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 proposing to subdivide a 30.4-acre parcel into 21 variably sized lots as part of a cluster development project in a Restricted Agricultural (RA) zoning district; and

WHEREAS, the Board is concurrently reviewing a site plan referral (Z-19-190) as part of the proposed project; two previous iterations of the project were reviewed by the Board, one in 2017 (S-17-72, Z-17-370) and one in 2018 (S-18-88, Z-18-375), for which the Board offered no position with comment; as part of the 2018 review, SOCPA staff also informally reviewed the site plan (S-18-375) and preliminary subdivision (S-18-88) referrals for the project and submitted comments to the Town Planning Board under separate cover in observance of the local board's meeting schedule; and

WHEREAS, the site is located along Hoag Lane, a local road, in a transition area from more densely developed residential neighborhoods to vacant, forested and agricultural lands in the Town of Manlius; aerial imagery shows the site is mostly forested and undeveloped land with an existing single-family dwelling occurring towards the northeastern corner of the lot; there is an existing driveway onto Hoag Lane (to be removed) that ends in a large circle in front of the house; and

WHEREAS, the submitted plan (undated) shows the subdivision will create 20 new construction lots and 1 newly formed lot for the existing house; per the plan, there is a proposed local road network for the site, with a single outlet onto Hoag Lane where Shiraz Lane, a local road, intersects on the northern side; the internal road generally forms an oval on the site with the lots ranging in size from 0.54 to 3.41 acres and situated around the new road; building outlines and driveways are shown in the plan, with all driveways accessing the internal road; the submitted Environmental Assessment Form (EAF) dated June 14, 2019 indicates the internal roadway will be constructed to Town specifications and offered for dedication to the Town; a Traffic Impact Study dated 10/23/17 was included with the referral materials and concludes that the proposed development will not have a notable effect on traffic operations and safety on the adjacent highway system; and

WHEREAS, the Cluster/Conventional Data Chart indicates that modifications to the 2018 iteration of the project, seen in referrals S-18-88 and Z-18-375, have resulted

in an increase in the average lot size from 0.80 acres to 1.04 acres, an increase in overall impervious area from 12.04% of the site to 13.01%, and an increase in overall disturbed area from 68.73% of the site to 69.86%; additionally, the amount of area going to conservation easements increased from 7.5 acres to 9.15 acres; per the plan, conservation areas (equal to 30.45% of the site) appear to include strips of land along the north and south lot lines of the site, and larger areas occurring to the east and west; these conservation areas appear to partially fall on the proposed lots occurring at the outside of the internal road; only the western conservation area occurs on a separate lot, which appears to also contain the stormwater management facilities; the previous referrals (S-18-88, Z-18-375) for the project indicated that existing vegetation will be retained in these areas and they will be entered into a conservation easement, to be owned and maintained by the Homeowners' Association (HOA); it is not clear from the current referral materials if that is still true; and

WHEREAS, per the New York Town Law §278, a cluster development shall result in a permitted number of building lots which shall not exceed the number which could be permitted in conformance with the minimum lot size and density requirements of the zoning district in which the land is situated; per the Cluster/Conventional Data Chart, zoning criteria for the Residential 1 (R1) district were used to determine the 21-lot conventional plan and the regulations of the Town's Residential 3 (R3) zoning district have been used to dictate the lot area and yard requirements for the 21 lots in the cluster plan; and

WHEREAS, per the EAF, 20.89 acres of the sites will be physically disturbed by the proposed project and stormwater will be directed to a stormwater retention pond claiming onsite and offsite water; the plan shows one large stormwater management facility and two smaller forebays to occur on the western side of the subdivision with an easement connecting the area to the internal road; additional easements are shown to occur throughout the site, generally at the rear of the proposed lots; the Cluster/Conventional Data Chart indicates that the stormwater management facility will mitigate 30 acres of on-site and 32 acres of off-site stormwater runoff; a Stormwater Pollution Prevention Plan (SWPPP) dated 1/26/2018, revised 6/4/2019, was included with the referral materials;

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

WHEREAS, the site has access to public drinking water and sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; new connections to the public infrastructure are proposed;

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

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

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

WHEREAS, a letter from the NYS Department of Environmental Conservation (DEC) to a representative for the applicant, dated April 6, 2018, indicates that the project site is within 3.5 miles of a documented winter hibernaculum for the Northern long-eared bat, which is a state and federally listed threatened animal species; per the EAF, no clear cutting of DEC identified potential nesting or roosting trees will occur outside of the October to April time frame; and

WHEREAS, a letter from the NYS Office of Parks, Recreation and Historic Preservation (OPRHP) to a representative for the applicant, dated March 26, 2018, indicates that the project has been reviewed by OPRHP and will have no impact on archaeological and/or historic resources listed in or eligible for the New York State or National Registers of Historic Places; and

WHEREAS, a letter dated June 13, 2019 from Environmental Resources, LLC to the applicant indicates a wetland delineation was conducted; results of the delineation are shown on an attached survey map and appear to include a 745' intermittent stream channel on the west portion of the site, a portion of which appears to occur on Lot 12, and a 0.10-acre ground water seep wetland that appears to be located on Lot 14; per the letter, the delineated areas are federal jurisdictional water resources subject to US Army Corps of Engineers permitting;

ADVISORY NOTE: the municipality is advised to ensure the delineated wetlands are confirmed by the U.S. Army Corps of Engineers and any necessary permits are obtained from the Corps for any proposed development of or placement of fill in, or drainage of the federal wetlands on site; and

WHEREAS, a letter dated June 13, 2019 from Kenney Geotechnical Engineering Services, PLLC to the applicant indicates a subsurface investigation of the project site was performed to provide data for road design and a preliminary screening for karst features; the review concludes that there are no apparent distinct karst topographic features in the immediate project vicinity; 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 reiterates its comments from prior reviews and encourages the Town to revisit the comments submitted by SOCPA staff in December 2018 (attached):

1. The Board commends the applicant and municipality on their proposed use of a cluster development plan, particularly given the site's features and its location at the transition from more densely developed residential neighborhoods to vacant, forested and agricultural lands.

2. To more fully embrace the purpose and intent of a cluster subdivision, the

Board encourages a revised approach including a conservation analysis to demonstrate available resources on the site and a subsequent layout plan based on demonstrated conservation value. The alternative layout plan should avoid existing streams, set aside steep and/or forested areas, decrease lot sizes further in favor of increased open space, and minimize infrastructure needs including roads, sewer and water lines and stormwater management areas.

3. The Town and applicant are encouraged to consider options for road connections to the adjacent 20-acre lot to the south which may help to provide access for emergency services and evenly distribute any added stress to the local road networks given any future development of the adjacent parcel.

4. The Board recommends that the municipality ensure appropriate and sustained maintenance and funding mechanisms are in place for future ownership and care of green space area(s) and stormwater management facilities, given the small number of units within the proposed homeowner's association.

5. The Board offers this local example of guidelines for selecting land for conservation: <http://dryden.ny.us/wp-content/uploads/2017/01/Methods-Criteria-for-Land-Protection-12-30-14.pdf>

The motion was made by David Skeval and seconded by James Corbett. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 17, 2019

OCPB Case # S-19-50

- 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 SUBDIVISION from the Town of Manlius Planning Board at the request of COR Route 5 Company for the property located at Towne 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 East Genesee Street (Route 5), a state highway, North Burdick Street (Route 94), a county highway, and the municipal boundary between the Town of Manlius and the Village of Fayetteville; and
- WHEREAS, the applicant is proposing to subdivide a 1.779-acre parcel into two new lots, Lot 10A (0.832 acres) and Lot 10B (0.947 acres), in a Regional Shopping District (RSD) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-19-192) as part of the proposed project; and
- WHEREAS, the site is located at the intersection of East Genesee Street (NYS Route 5) and North Burdick Street, a county road, and abuts multiple parcels containing the Towne Center at Fayetteville shopping plaza; surrounding land uses are primarily commercial along this stretch of Route 5 with residential lots abutting the shopping center to the west; the site is across Route 5 from the Charles Estabrook Mansion (also known as the Wellington House) which is listed on the National Register of Historic Places; and
- WHEREAS, per the submitted subdivision plan dated June 25, 2019, the site contains a park-like, greenspace area that is generally encircled by paver sidewalks with two larger landscape features and a gazebo occurring at the east side of the site; the proposed subdivision will create Lot 10A (0.832 acres) and Lot 10B (0.947 acres); proposed Lot 10A is intended for the bank development and proposed Lot 10B is shown to contain the landscape features and gazebo; and
- WHEREAS, the submitted Site Plan dated June 26, 2019 shows the proposed development to include a 3,470 sf building, Chase Bank, set 50' from the Route 5 right-of-way with parking at the front of the building and a detached ATM and canopy with a drive up lane; the submitted Engineers Report dated February 2018 indicates a variance was granted to the Towne Center shopping plaza on July 19, 2001, reducing the required parking space size from 10' x 20' to 9' x 19';
per the Site Plan, a portion of the existing sidewalk on Lot 10A will remain, and new sidewalks are proposed at the front of the building and along the north side of the parking lot that will connect to a new concrete sidewalk on Lot 10B, and ultimately the existing, remaining sidewalks on that portion of the site; and
- WHEREAS, additional site improvements are shown to occur on adjacent parcels; the Site Plan shows the internal drive serving the building to the north will be

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realigned to allow for access to Lot 10A; a proposed entrance-only drive is shown to partially occur on the adjacent parcel to the west and connect to an existing right-in/right-out driveway onto Route 5 that serves the entire shopping plaza; aerial imagery shows additional access to the Towne Center shopping plaza comes from a signalized, full access driveway onto Route 5 and four full access driveways onto North Burdick Street;

ADVISORY NOTE: per the NYS Department of Transportation, no additional access to Route 5 will be permitted; and

WHEREAS, the submitted sign plans show proposed signage to include (2) wall-mounted 57.9 sf signs, one each on the front and rear of the building, and (2) wall-mounted signs (3.1 sf and 2.1 sf) for the front of the drive up ATM canopy; per the Site Plan, there will be two pole-mounted light fixtures, one in the proposed parking lot of Lot 10A and one along the proposed sidewalk of Lot 10B; a lighting plan was included with the referral materials; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated June 26, 2019, 1.2 acres of the site will be disturbed by the proposed project; stormwater runoff will be directed to on-site stormwater management facilities which discharge to an existing storm sewer within the Towne Center at Fayetteville plaza and then ultimately to Limestone Creek; per the Site Plan, there are two proposed bioretention areas, one on Lot 10A and the adjacent parcel to the west and one on Lot 10B; an existing bioretention facility on the adjacent parcel to the north is shown to be revised to accommodate the proposed changes to the internal drive on that parcel;

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

WHEREAS, the site has access to public drinking water and sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; ADVISORY NOTES: the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; and

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

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

WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that entirety of the site is located within the 100-year floodplain and the southeast corner of the proposed bank lot is in the floodway; the Engineers Report indicates the building's finished floor elevation (FFE) has been set 2 feet above the FEMA

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

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper indicates that the site of the proposed action may contain a species of animal (Indiana bat, Northern long-eared bat), or associated habitats, listed by the state or federal government as threatened or endangered; impacts to bat species are often associated with tree clearing and from aerial imagery it appears that there are no wooded areas on the site; and

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

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

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

1. The municipality must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the New York State and Onondaga County Departments of Transportation. Any mitigation as may be determined by the Departments must be reflected on the project plans prior to municipal approval. Additional stormwater runoff into the state's or county's right-of-way or drainage system will be prohibited.
2. The applicant must submit a lighting plan to the New York State and Onondaga County Departments of Transportation and reflect any mitigation as may be determined by the Departments on the project plans prior to municipal approval. No glare or spillover onto adjacent properties or the state or county right-of-way will be permitted.
3. The Board advises the Town to work with the applicant to explore opportunities for infill development that uses previously developed and underutilized lands, such as parking lot area, within Towne Center to preserve the green space/park area at the corner of the plaza and limit new development in the floodplain.
4. The Town is encouraged to require an updated circulation plan as part of the local board's review demonstrating internal traffic flow for the entire Towne Center and proposed outparcel development.
5. The applicant is encouraged to retain any existing, established trees on the site to preserve the park-like qualities of the outparcel to the greatest extent possible.

The motion was made by Marty Voss and seconded by James Corbett. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 17, 2019

OCPB Case # S-19-51

- 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 SUBDIVISION from the Town of DeWitt Planning Board at the request of Berkley Properties, LLC for the property located at 6711, 6721, and 6723 Towpath Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Interstate Routes 481 and 690, both state highways; and
- WHEREAS, the applicant is proposing to combine three parcels into two new lots, New Lot 6711 (12.942 acres) and New Lot 6723 (7.477 acres), in Office and Professional (O&P) and High Tech (H-T) zoning districts; and
- WHEREAS, the site is part of the suburban Glacier Creek Office Park development located between Erie Boulevard East and Interstate 690, and north of the Shoppingtown Mall; surrounding land uses are office, commercial, retail, and industrial; and
- WHEREAS, the submitted subdivision plans dated June 25, 2019 show the site has frontage on Towpath Road, a local road, and abuts I-690 to the north; the site consists of three parcels containing (2) two-story office buildings connected by a covered walkway; there are three large, interconnected parking lots at the front of the buildings and four existing driveways onto Towpath Road; per the subdivision plan, there is an area labeled "Observed Wetlands" at the rear of the buildings which appear in aerial imagery to have standing water and vegetation; and
- WHEREAS, per the subdivision plan, the westernmost parcel, TM# 053.-02-02.1, is bisected by a 200' wide parcel owned by Niagara Mohawk Power Corporation and containing overhead utility lines; the portion of the parcel to the north (5.632 acres) is undeveloped, vegetated land; and
- WHEREAS, the proposed subdivision will separate the two buildings onto their own lots; per the local application, the site has existing shared parking and access agreements that will remain in place; no development plans are indicated; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and
- WHEREAS, the site is located along a stretch of Towpath Road which will undergo a large New York State Department of Transportation (NYSDOT) project to install bicycle, pedestrian, and roadway enhancements to accommodate the Empire

State Trail; and

WHEREAS, the site is located in an Onondaga County Drainage District for Bear Trap and Ley Creek, which are maintained by the Department of Water Environment Protection in this area; and

WHEREAS, GIS mapping shows the northern half of the site, including the undeveloped portion of TM# 053.-02-02.1, may contain state and federal wetlands; portions of the existing buildings and parking lots appear to fall in the potential wetland areas; and

WHEREAS, the site may contain the Indiana bat or Northern long-eared bat, or their associated habitats, which have been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and no tree clearing is proposed as part of the project; and

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

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

Prior to any future development or use of the proposed parcels, the Town and applicant are encouraged to explore opportunities for complementary development that capitalizes on the plans for the Empire State Trail corridor.

The motion was made by David Skeval and seconded by James Corbett. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 17, 2019

OCPB Case # S-19-52

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of LaFayette Planning Board at the request of James Powley for the property located at 2990 LaFayette Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of LaFayette Road (Route 112), a county highway; and
- WHEREAS, the applicant is proposing a lot line adjustment to create two new parcels, Lot 1A-R (21.004 acres) and Lot 1B-R (4.506 acres), in an Agricultural Residential zoning district; and
- WHEREAS, in 2012, the Board offered no position with comment for a subdivision referral (S-12-14) to subdivide 25.5 acres into two proposed lots, creating the two subject parcels; and
- WHEREAS, the site is located in a rural area in the Town of LaFayette; the submitted subdivision map shows the site has frontage on LaFayette Road, a county road, and contains two existing houses, one on each lot; the northern lot, TM #008.-01-08.5, also contains a detached garage; aerial imagery shows the southern lot, TM #008.-01-08.6, contains additional shed structures; the rear of the site appears to contain active farmland that occurs on both parcels; and
- WHEREAS, per the subdivision plan, the proposed subdivision will divide 5.494 acres from TM #008.-01-08.6 and convey it to TM #008.-01-08.5 to create proposed Lot 1A-R (21.004 acres); the remainder of TM #008.-01-08.6 is shown as proposed Lot 1B-R (4.506 acres); per aerial imagery, the conveyed lands appear to include the active farmland; and
- WHEREAS, no development plans are indicated; and
- WHEREAS, per the subdivision plan, there are two existing driveways on LaFayette Road, one serving each parcel;
ADVISORY NOTE: any future or proposed driveways onto LaFayette Road will require highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, each house is served by an individual well and septic system; no changes to the existing infrastructure are proposed; and

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

The Board supports the proposed subdivision which will allow for the consolidation of active farmland in an important agricultural area.

The motion was made by James Corbett and seconded by Jim Stelter. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 17, 2019

OCPB Case # S-19-53

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Spafford Planning Board at the request of Chris & Charlene Vernak for the property located at 1889 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) and Rose Hill Road (Route 174), both state highways, and Nunnery Road (Route 263), a county highway; and
- WHEREAS, the applicant is proposing to subdivide a 10.08-acre parcel into two new lots, Lot 1 (7.846 acres) and Lot 2 (2.234 acres), in a Residential-Agricultural (R-A) zoning district; and
- WHEREAS, in 2016, the Board recommended modification of a special permit referral (Z-16-221) to convert a convenience store/pharmacy/deli into a restaurant/café with outdoor seating; the Board previously recommended modification of concurrent site plan and special permit referrals (Z-10-105 and 106) to add a pharmacy to the existing store, requiring a commercial driveway permit and encouraging consultation regarding the adequacy of the existing septic system; the Board also encouraged the Town to reserve a right-of-way on the site between Bockes Road and Route 174 to support a master road plan for the Borodino area; and
- WHEREAS, the site is located in the Borodino hamlet in the Town of Spafford; the site and surrounding lands are enrolled in NYS Agricultural District 2 and there appears to be active farmland in the surrounding area, though none appears to be within 500' of the site; and
- WHEREAS, the submitted subdivision plan dated January 28, 2019 shows the site has frontage on East Lake Road (NYS Route 41) and Bockes Road, a local road, and contains an existing two-story building, a front yard gravel parking area, a rear asphalt area, and an asphalt drive connecting the gravel and asphalt areas; there is an existing driveway on East Lake Road; and
- WHEREAS, the existing building previously contained commercial uses, which appear to have closed; per aerial photography, it appears the structure also contains a residence, as there is a fenced back yard with a swing set, a trampoline, and two trailer-type storage buildings; and
- WHEREAS, aerial imagery shows the middle of the site is transected by a swath of forest cover and a creek; the remainder of the site appears to be vacant, open land; and
- WHEREAS, per the plan, the proposed subdivision will follow the centerline of the creek; proposed Lot 1 (7.846 acres) will have frontage on East Lake Road and contain the existing development and lands north of the creek; proposed Lot 2 (2.234

acres) will have frontage on Bockes Road and contain the lands south of the creek, which is primarily vacant, open land; and

WHEREAS, no development plans are indicated;
ADVISORY NOTE: per the NYS Department of Transportation, prior to future use of proposed Lot 1 the driveway must be modified to meet commercial driveway standards, which requires paving the driveway in the state right-of-way; any work in the state right-of-way will be subject to a work permit from the Department; and

WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, the site is served by an individual well and septic system; no changes to the existing infrastructure are proposed;
ADVISORY NOTE: the Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service Lot 2 prior to Department endorsement of the subdivision; 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 James Corbett and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 17, 2019

OCPB Case # S-19-54

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the City of Syracuse Planning Commission at the request of Wyoming-Gifford, LLC for the property located at 308 Gifford Street, 517 Wyoming Street and 620 South West Street, Rear; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of West Street, a state arterial; and
- WHEREAS, the applicant is proposing to combine three properties into one lot, New Lot 308A (0.357 acres), in a Local Business District, Class A (BA) zoning district; and
- WHEREAS, the Board recently offered no position with comment for a special permit referral (Z-19-112) to establish a restaurant within a convenience store on the subject site, encouraging improvements to the pedestrian environment, including reduced impervious surface coverage on the site, planting strips along road frontages, and reduced driveway widths; and
- WHEREAS, the site is located in the City's Westside neighborhood at the intersection of South West Street, a state road, and Gifford Street, a city street; the submitted subdivision plan shows the site has additional frontage on Wyoming Street, a city street, and contains an existing one-story building and asphalt parking at the front, rear, and west sides of the building, a portion of which appears to fall in the Wyoming Street and Gifford Street rights-of-way; and
- WHEREAS, the building on-site has two tenant spaces, one vacant and one containing a CVS Pharmacy; per the recent special permit referral (Z-19-112), the vacant space, formerly a dry cleaner, is being renovated for a neighborhood grocery store; the local application indicates the proposed resubdivision is at the request of the City; and
- WHEREAS, per the subdivision plan, the site has three existing curb cuts, one on Gifford Street and two on Wyoming Street; the site has 26 existing parking spaces, including the portions of the parking lot that occur on the adjacent parcels and in the rights-of-way; on-street parking is available along South West Street and there are existing sidewalks along the West Street and Gifford Street frontages; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer

Overflow (CSO); and

WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse draft zoning map dated June 2019, the proposed zoning for these lots is Mixed Use Office (MX-3), which would act to “provide for pedestrian-friendly, transit-supportive areas of higher-density residential development and compatible nonresidential uses, such as offices and supporting secondary commercial uses”; and

WHEREAS, the project is within 2,000 feet of a site (ID: 734042) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

The motion was made by James Corbett and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 17, 2019

OCPB Case # Z-19-179

- 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 Minoa Planning Board at the request of John & Christina Hodges for the property located at 208 North Main Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of North Main Street (Costello Parkway / Route 55), a county highway, and the municipal boundary between the Village of Minoa and the Town of Manlius; and
- WHEREAS, the applicant is proposing new mixed commercial and residential uses for a vacant structure on a 0.15-acre parcel in a Commercial zoning district; and
- WHEREAS, the site is located along North Main Street, a county road, with surrounding land uses being a mix of residential and commercial; the site is west of lands containing Limestone Creek and its associated floodway, 100-year floodplain, and wetlands; and
- WHEREAS, aerial imagery shows the site contains an existing, two-story vacant building that formerly contained a first floor hardware store and second floor apartments; there are two detached garage structures at the rear of the site, one to be demolished; and
- WHEREAS, the submitted survey map shows an asphalt driveway on the north side of the building and asphalt at the front of the building; per aerial imagery, there is a curb cut spanning the frontage of the site; however, access to North Main Street is restricted to the driveway by two on-street parking spaces in front of the building; there is an existing sidewalk along North Main Street; and
- WHEREAS, per the survey, the driveway is currently being used by the subject property, as well as adjoining parcels to the north and south; from aerial imagery it appears the gravel at the rear of the site is contiguous with gravel areas on two adjacent parcels to the south, one of which also contains a driveway on North Main Street; and
- WHEREAS, per the submitted Scope of Work document, the proposed use of the site will include a fitness studio, tea/coffee shop, a residential rental unit, an office rental unit (250 sf), and business office space (150 sf); interior improvements will include electrical, plumbing, HVAC, and general cosmetic reconditioning; exterior improvements will include laying new driveway stone; and
- WHEREAS, the survey map shows 6 proposed parking spaces at the rear of the building; the remaining garage will provide additional tenant parking; and
- WHEREAS, the site is served by public drinking water and Village sewers; no changes to the existing infrastructure are proposed; and
- WHEREAS, the site is located over, or immediately adjoining, a principal aquifer (per EAF

Mapper); and

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

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

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

1. Per the Onondaga County Department of Transportation, any improvements to North Main Street access must have asphalt in the county right-of-way to meet commercial driveway standards. Any work in the county right-of-way will be subject to a work permit from the Department.
2. Every municipal review provides the opportunity to improve community appearance and the applicant and the municipality are encouraged to improve site design by converting the asphalt at the front of the building to grass or landscaping and providing a grass planting strip between the sidewalk and on-street parking.
3. The applicant is also encouraged to explore opportunities to formalize and better delineate shared parking and access with the adjacent properties. The municipality is advised to ensure appropriate access agreements are in place for any shared driveways or parking between these parcels.

The motion was made by David Skeval and seconded by James Corbett. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 17, 2019

OCPB Case # Z-19-180

- 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 Tully Zoning Board of Appeals at the request of Michael & Elizabeth Greenwood for the property located at 6-12 State Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of State Street (Route 11), Elm Street (Route 11 / Route 80) and Clinton Street (Route 80), all state highways, and Warren Street (Route 111), a county highway; and
- WHEREAS, the applicant is requesting area variances to reduce side yard setback requirements as part of a proposed lot line adjustment to transfer 0.16 acres from TM# 105.-01-13.0 to TM# 105.-01-14.0 (Tully Free Library) in a Business zoning district; and
- WHEREAS, in 2009, the Board offered no position on a local law referral (Z-09-224) to change the zoning of the subject parcels, and two additional parcels, from Residential 3 to General Business, and in 2008, the Board offered no position for an area variance referral (Z-09-371) to install a 4' x 6' free-standing, illuminated sign on the library parcel; and
- WHEREAS, the site is located just south of the Village's main commercial center with surrounding land uses being a mix of institutional, residential, and commercial; the site abuts a parcel containing a portion of the Tully Central School District campus to the west; and
- WHEREAS, the submitted subdivision plan dated December 18, 2018 shows the site has frontage and sidewalks on State Street (US Route 11) and contains three existing structures, the Tully Free Library on the southern parcel and (2) two-story houses on the northern parcel; and
- WHEREAS, per the subdivision plan, there is an existing driveway on Route 11 that straddles the shared boundary between the subject parcels; the driveway serves an asphalt parking lot at the rear of the library, which is contiguous to the adjacent school campus parking lot, and a gravel lot on the northern parcel, that occurs between the two houses;
ADVISORY NOTE: per the New York State Department of Transportation, the municipality is advised to ensure appropriate access agreements are in place for the shared driveway on Route 11; and
- WHEREAS, per the local application, the requested area variances are intended to allow for a boundary line adjustment that will transfer 0.16 acres, including the existing two-story house at the rear of the northern parcel, from the northern parcel to the library parcel; per the local application, the rear structure will be demolished following the lot line adjustment; no additional development plans are indicated; and

WHEREAS, the subdivision plan shows the library building has a north side yard setback of 9.5' and a south side yard setback of 9.4' where 10' is required; the two-story house at the front of the northern parcel has a north side yard setback of 4.7'; per the local application, the non-conforming side yard setbacks are all pre-existing and were previously grandfathered in; the application indicates the sale or transfer of lands between adjacent parcels is not subject to the Village's subdivision requirements unless the remaining parcels do not conform to the Village zoning code; the applicant is seeking area variances for the side yard setbacks in order to qualify for said exemption; and

WHEREAS, the site is served by public drinking water and Village sewers; no changes to the existing infrastructure are proposed; and

WHEREAS, the project is within 2,000 feet of a site (ID: B00202) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site is located over, or immediately adjoining, the Cortland-Homer-Preble sole source aquifer (SSA), supplying at least 50% of the drinking water consumed in the overlying area (per EAF Mapper); and

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

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

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

The motion was made by James Corbett and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 17, 2019

OCPB Case # Z-19-181

- 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 Minoa Zoning Board of Appeals at the request of Ted & Barbara Aylsworth for the property located at 112 Elm 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 North Central Avenue (Route 245) and North Main Street (Costello Parkway / Route 55), both county highways, and the municipal boundary between the Village of Minoa and the Town of Manlius; and
- WHEREAS, the applicant is requesting area variances to reduce the rear and side yard setbacks to install a new 16' x 12' accessory structure on a 0.26-acre parcel in a Residential B zoning district; and
- WHEREAS, the site is located in a residential neighborhood west of a commercial portion of the Village's North Main Street; the submitted survey shows the site has frontage and sidewalks on Elm Street, a local road, and contains an existing two-story house, a rear covered patio, and a shed, to be replaced; there is an existing driveway on Elm Street; and
- WHEREAS, a letter to the County Planning Board from an attorney representing the Village, dated June 20, 2019, indicates the proposed shed (16' x 12' x 10') will be installed at the northwest corner of the site, near the location of the existing shed; the new shed will occur 5' from side and rear lot lines; and
- WHEREAS, per the letter and Village code, accessory structures in a residential-zoned district require a rear yard setback of at least 10% of the lot width, or 13.1' in this case, and a side yard setback equal to or greater than the setback of the principal building or use, or 8.05'; and
- WHEREAS, the local application indicates the shed will be a prefabricated structure; and
- WHEREAS, the site is served by public drinking water and Village sewers; no changes to the existing infrastructure are proposed; and
- WHEREAS, the site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper); and
- WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that there are no wooded areas on the site; and

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

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

E-mail Address: countyplanning@ongov.net

The motion was made by James Corbett and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 17, 2019

OCPB Case # Z-19-182

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a USE VARIANCE from the City of Syracuse Board of Zoning Appeals at the request of Christopher Community for the property located at 960 Salt Springs Road and 139 & 143 Gorland 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 Meadowbrook, a county-owned drainage system; and
- WHEREAS, the applicant is requesting a use variance to construct 16 multi-family buildings on a 9.3-acre portion of a 42-acre property in a Residential, Class 1 (RA-1) zoning district; and
- WHEREAS, in 2012, the Board offered no position for a site plan referral (Z-12-222) to replace various rooftop antenna and equipment on an existing building of Elmcrest Children's Center; and
- WHEREAS, the site is located between Salt Springs Road and East Genesee Street, both city streets, in the Eastside neighborhood of the City of Syracuse; surrounding land uses include residential neighborhoods, Nottingham High School, and commercial and institutional lots; the site is just north of a channelized portion of Meadow Brook and within an Onondaga County Drainage District, which is maintained by the Department of Water Environment Protection in this area; and
- WHEREAS, the submitted Re-Subdivision Plan dated June 3, 2019 shows the site includes a 43.16-acre parcel containing Elmcrest Children's Center with frontage on Salt Springs Road and East Genesee Street and two 0.2-acre vacant residential lots owned by the City of Syracuse that have frontage on Gorland Avenue, a city street; Elmcrest is a residential treatment center for children and includes an early education center; the Re-Subdivision Plan shows the Elmcrest campus occurs on the northern half of the parcel and contains existing buildings, parking, and sidewalks situated along a private u-shaped, one-way road, Elmcrest Child Center Road, with two access points onto Salt Springs Road; there is an additional entrance-only driveway on Salt Springs Road serving the early education center; the submitted survey map dated June 10, 2016 shows the southern half of the site is forested and undeveloped; this area has steep topography with a 100' elevation drop in places; the site generally slopes southward toward East Genesee Street; and
- WHEREAS, the submitted Environmental Assessment Form (EAF) dated May 1, 2019 indicates that 9.0 vacant, forested acres of the Elmcrest parcel will be subdivided off for the proposed project and combined with the 0.2-acre parcels; per the Re-Subdivision Plan, the new parcel is located at the rear of the Elmcrest campus and has frontage on Gorland Avenue and limited frontage on East Genesee Street; per the local application, the new lot will be

sold to a Limited Partnership controlled by Christopher Community, Inc.; the proposed subdivision appears to isolate more than 3 acres of undeveloped land along East Genesee Street from the remainder of the Elmcrest parcel, though both areas appear to still fall under the original tax parcel number; a subdivision application has not been submitted to the City yet; and

WHEREAS, the submitted Site Plan dated June 3, 2019 shows the proposed project will occur on the new lot and contain 16 multi-family buildings, a community building, and a playground; the buildings are shown to occur along a proposed road with access to Gorland Avenue, connecting across the street from existing single-family residences, and the Elmcrest campus, presumably at the rear loading area of an existing building though the entirety of the connection is not shown; sidewalk connections to the existing sidewalks on Gorland Avenue and the Elmcrest campus are also proposed; there will be 50 parking spaces perpendicular to the new road; per the local application, the proposed multi-family housing will provide (25) two- and (25) three-bedroom units and is intended as permanent supportive housing for homeless/housing vulnerable families whose head of household is between 18 and 25 years of age; and

WHEREAS, per the City zoning code, multi-family housing is not a permitted use in the RA-1 district; the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse draft zoning map dated June 2019, the proposed zoning for the 0.2-acre lots is Single-Family Residential (R-1), which would act to "provide for neighborhoods made up of primarily single-family detached homes" where "complimentary uses such as parks, open space, schools, assemblies, minor utilities, and accessory structures may also be allowed"; proposed zoning for the Elmcrest parcel is Multi-Family Residential, High-Density (R-5), which would act to "provide for medium- to high-density residential development consisting of single-, two-, and multi-family dwellings, live/work units, and other compatible land uses that are characterized by similarly high land use intensity"; multi-family dwellings would be permitted in the proposed R-5 district, but not the R-1 district; and

WHEREAS, the submitted letter to the Board of Zoning Appeals (BZA) from the applicant, dated May 2, 2019, indicates the 0.2-acre and Elmcrest parcels are incapable of earning a reasonable return on initial investment if used for the allowable uses in the RA-1 district; furthermore, development of the Elmcrest parcel for single-family housing does not align with the organization's mission; per the letter, the site is encumbered by significant slopes and requires utility upgrades for water and sewer services, which makes the initial site and infrastructure development costs unsustainable for private development, unless the developer has access to public funds like Christopher Community does as a non-profit housing developer; and

WHEREAS, per the letter to the BZA, the proposed Community Building will include offices for Elmcrest staff, Christopher Community property management and maintenance staff; the building will be staffed from 8am to 4pm for property management with 24-hour service staffing by Elmcrest support staff; the number of staff on site is expected to be 6-10 during regular business hours and 2-4 during off business hours; and

WHEREAS, per the EAF, 4.75 acres of the site will be disturbed by the proposed project; stormwater runoff will be directed to on-site stormwater management facilities for water quality and quantity treatment, including vegetated swales and

stormwater infiltration areas, shown in the Site Plan to occur at the rear of the proposed development; a 75' – 90' buffer of existing vegetation will remain where the project is adjacent to existing properties; where existing buffers do not exist, a vegetated buffer of plants and earthen berm will be built;
ADVISORY NOTE: any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; additional connections to public drinking water and wastewater services are proposed; per the EAF, the project will be required to extend a service lateral and rebuild part of an existing water main on Gorland Avenue; the project will also extend sewer lateral service to the municipal main at East Genesee Street or Gorland Avenue; per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO);

ADVISORY NOTES: the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; per the Onondaga County Department of Water Environment Protection, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), Salt Springs Road has public transit service; bus stops are located at the front of the Elmcrest parcel for CENTRO's eastbound route and less than a quarter-mile west of the site for the westbound route; per the letter to the BZA, the development's road access to the Elmcrest campus is intended for pedestrians as well as Elmcrest's shuttle service, which would presumably also facilitate access to public transit; and

WHEREAS, the site may contain the Northern long-eared bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the Site Plan it appears that some significant wooded areas on site will be removed; the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper);

ADVISORY NOTES: per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; the applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; and

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 may wish to consider extending Gorland Avenue to the south, as an alternative to the proposed access, in order to minimize headlight glare into adjacent single-family dwellings and other potential impacts to these neighboring properties.
2. The Board encourages the applicant to connect the proposed road network and sidewalks to the Elmcrest campus to provide cross access for local emergency service providers, at a minimum, and to facilitate bicycle and pedestrian access to the Elmcrest facilities.
3. The City is encouraged to require that the applicant show more detailed plans for grading and stormwater detention to prevent erosion and runoff downhill in this steep location.
4. As the ReZone Syracuse project is currently revising the City's zoning ordinance and zoning map, the City is encouraged to consider alternative zoning for the 0.2-acre parcels that better aligns with the proposed use and eliminates the chance for split zoning of the site given the potential resubdivision.
5. Given the proximity of the development to Meadow Brook and the topography of the site, the applicant is encouraged to retain as much existing tree cover as possible and reduce stormwater runoff and improve stormwater quality by reducing impermeable surfaces and utilizing green infrastructure (roof gardens, rain gardens, etc.) wherever possible. For more information on stormwater management and opportunities to incorporate green infrastructure elements into project plans, contact the Onondaga County Save the Rain program at 315-435-2260 or visit <http://savetherain.us>.

The motion was made by David Skeval and seconded by James Corbett. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 17, 2019

OCPB Case # Z-19-183

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of North Syracuse Planning Board at the request of Twin Trees III Realty, LLC for the property located at 306-310 North Main Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of North Main Street (Route 11), a state highway, and the municipal boundary between the Village of North Syracuse and the Town of Clay; and
- WHEREAS, the applicant is proposing construction of an 18' x 50' addition to an existing restaurant, a parking lot expansion into several adjoining lots, and designation of parking spots for restaurant take-out on 4 lots totaling 1.57 acres in a Commercial (C-2) zoning district; and
- WHEREAS, the Board is concurrently reviewing an area variance referral (Z-19-184) as part of the proposed project; in 2006, the Board recommended modification of a site plan referral (Z-06-87) to add a 1,081 sf dining room addition and 864 sf dry storage addition to the existing Twin Trees restaurant on the site, citing drainage, lighting, and landscaping requirements, driveway modifications to meet commercial standards, and buffering for residential neighbors; and
- WHEREAS, the site is located along US Route 11, south of the intersection with Bear Road, a county road; surrounding land uses are primarily commercial along the Route 11 corridor with residential neighborhoods occurring to the east and west; and
- WHEREAS, the submitted survey map dated June 5, 2019 shows the site is bound to the north by Maxwell Avenue and to the south by Gertrude Street, both local roads, and consists of four lots under common ownership; each parcel has frontage and an existing sidewalk on Route 11; the northernmost parcel contains an existing one-story building, Twin Trees restaurant, with parking on the north and south sides and at the rear of the building; there is an existing one-way driveway on Route 11 and two driveways on Maxwell Avenue delineated by diagonal pavement striping; the three southern lots collectively contain three existing houses, a detached garage, to be demolished, two driveways onto Route 11, and a small 10-space parking lot with access to Gertrude Street, to be removed; per the survey map, two of the houses are single-family residences and the third, southernmost house has 750 sf of residential space and a 750 sf salon; additional parking for Twin Trees is shown to occur on a fifth lot under common ownership that is located across Maxwell Avenue from the restaurant building; and
- WHEREAS, per the submitted Proposed Site Plan dated June 5, 2019, the proposed project includes a 900 sf addition, to be constructed on the north side of the Twin Trees restaurant building, replacing 8 existing parking spaces; existing

parking striping will be modified to add two new parallel spaces at the front of the addition and 4 new spaces along the side; 9 parking spaces on the restaurant parcel, including the new spaces, will be designated for “take-out only”; the submitted Environmental Assessment Form (EAF) dated June 11, 2019 indicates the addition will provide gathering and meeting room; and

WHEREAS, per the local application, the requested area variance is intended to reduce the front yard setback between the addition and Maxwell Avenue from the required 30’ to 22’-2½”; and

WHEREAS, the Proposed Site Plan also shows a proposed parking lot expansion (9,224 sf), to be contained on the three southern lots and connected to the restaurant parcel by a one-way drive; the new parking lot will occur at the rear of the existing houses and replace the detached garage and existing 10-space parking lot; a proposed right-out, exit-only driveway onto Gertrude Street is shown to replace the existing access on that road; per the EAF, there will be a cross easement agreement between the subject parcels to allow for the parking lot expansion; the Proposed Site Plan indicates 9 of the spaces are intended for the mixed-use house (residential/salon); and

WHEREAS, the submitted Proposed Photometric Plan dated June 5, 2019 shows three proposed pole-mounted light fixtures with a 15’ mounting height, to be spaced along the east side of the parking lot expansion; the east side of the site abuts a single-family residential dwelling; and

WHEREAS, per the EAF, stormwater discharges will be directed to existing storm sewers on Gertrude Street and Route 11;

ADVISORY NOTE: per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; and

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

WHEREAS, the Village of North Syracuse Complete Streets and Re-Greening Plan outlines goals to plant trees and vegetation, improve pedestrian safety, maintain streets and sidewalks in good condition, improve connectivity between residential areas and local and regional destinations, establish opportunities for bicycling, and provide safe access to schools in the Village; general recommendations include improving road networks to promote pedestrian and bicycle usage, using permeable pavement and recycled materials where possible, improving crosswalks for pedestrian safety, reducing driveway widths and the number of access points on Route 11, maintaining a continuous sidewalk, encouraging shared parking, and implementing energy efficient and green infrastructure practices; and

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

WHEREAS, ADVISORY NOTE: per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five

hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

Per the New York State Department of Transportation, sidewalks in the state right-of-way must continue through the driveway and are subject to a work permit from the Department. The applicant must modify the site plan and extend the sidewalk through the driveway on Route 11.

The Board also offers the following comments:

1. While the Board supports creative accommodations for thriving land uses in Village environments, the Board is concerned that the proposed encroachment of restaurant parking onto neighboring parcels, as shown, may negatively impact Main Street parcels and neighboring parcels, and may conflict with Village goals. By encroaching onto the rear yards, the remaining area for existing residential uses and/or the buildable area and parking area for any redevelopment of those important frontage parcels may be compromised. The continued construction of parking for the restaurant may also impact Village aesthetics, density and walkability along Main Street.

The Village and property owner are encouraged to consider the proposed parking expansion in concert with a conceptual redevelopment plan for the Main Street properties. A Village-wide assessment of parking opportunities for Main Street businesses is also encouraged, to balance business and residential needs. Off-site parking for employees, such as within the underutilized parking lot at Shaver Ave. and Main St., is also an option often used in mixed-use villages.

2. For any modifications to parking areas for the restaurant parcel, the Board encourages the Village and owner to consider improvements to the roadside rights-of-way, which may include converting the striped pavement to grass planting strips to better delineate and narrow driveway entries. Vegetative or structural buffers for adjacent residences are also encouraged.

The motion was made by Marty Voss and seconded by James Corbett. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 17, 2019

OCPB Case # Z-19-184

- 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 North Syracuse Zoning Board of Appeals at the request of Twin Trees III Realty, LLC for the property located at 306-310 North Main Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of North Main Street (Route 11), a state highway, and the municipal boundary between the Village of North Syracuse and the Town of Clay; and
- WHEREAS, the applicant is requesting an area variance to allow construction of an 18' x 50' addition to an existing restaurant, a parking lot expansion into several adjoining lots, and designation of parking spots for restaurant take-out on 4 lots totaling 1.57 acres in a Commercial (C-2) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-19-183) as part of the proposed project; in 2006, the Board recommended modification of a site plan referral (Z-06-87) to add a 1,081 sf dining room addition and 864 sf dry storage addition to the existing Twin Trees restaurant on the site, citing drainage, lighting, and landscaping requirements, driveway modifications to meet commercial standards, and buffering for residential neighbors; and
- WHEREAS, the site is located along US Route 11, south of the intersection with Bear Road, a county road; surrounding land uses are primarily commercial along the Route 11 corridor with residential neighborhoods occurring to the east and west; and
- WHEREAS, the submitted survey map dated June 5, 2019 shows the site is bound to the north by Maxwell Avenue and to the south by Gertrude Street, both local roads, and consists of four lots under common ownership; each parcel has frontage and an existing sidewalk on Route 11; the northernmost parcel contains an existing one-story building, Twin Trees restaurant, with parking on the north and south sides and at the rear of the building; there is an existing one-way driveway on Route 11 and two driveways on Maxwell Avenue delineated by diagonal pavement striping; the three southern lots collectively contain three existing houses, a detached garage, to be demolished, two driveways onto Route 11, and a small 10-space parking lot with access to Gertrude Street, to be removed; per the survey map, two of the houses are single-family residences and the third, southernmost house has 750 sf of residential space and a 750 sf salon; additional parking for Twin Trees is shown to occur on a fifth lot under common ownership that is located across Maxwell Avenue from the restaurant building; and
- WHEREAS, per the submitted Proposed Site Plan dated June 5, 2019, the proposed project includes a 900 sf addition, to be constructed on the north side of the Twin Trees restaurant building, replacing 8 existing parking spaces; existing

parking striping will be modified to add two new parallel spaces at the front of the addition and 4 new spaces along the side; 9 parking spaces on the restaurant parcel, including the new spaces, will be designated for “take-out only”; the submitted Environmental Assessment Form (EAF) dated June 11, 2019 indicates the addition will provide gathering and meeting room; and

WHEREAS, per the local application, the requested area variance is intended to reduce the front yard setback between the addition and Maxwell Avenue from the required 30’ to 22’-2½”; and

WHEREAS, the Proposed Site Plan also shows a proposed parking lot expansion (9,224 sf), to be contained on the three southern lots and connected to the restaurant parcel by a one-way drive; the new parking lot will occur at the rear of the existing houses and replace the detached garage and existing 10-space parking lot; a proposed right-out, exit-only driveway onto Gertrude Street is shown to replace the existing access on that road; per the EAF, there will be a cross easement agreement between the subject parcels to allow for the parking lot expansion; the Proposed Site Plan indicates 9 of the spaces are intended for the mixed-use house (residential/salon); and

WHEREAS, the submitted Proposed Photometric Plan dated June 5, 2019 shows three proposed pole-mounted light fixtures with a 15’ mounting height, to be spaced along the east side of the parking lot expansion; the east side of the site abuts a single-family residential dwelling; and

WHEREAS, per the EAF, stormwater discharges will be directed to existing storm sewers on Gertrude Street and Route 11;

ADVISORY NOTE: per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; and

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

WHEREAS, the Village of North Syracuse Complete Streets and Re-Greening Plan outlines goals to plant trees and vegetation, improve pedestrian safety, maintain streets and sidewalks in good condition, improve connectivity between residential areas and local and regional destinations, establish opportunities for bicycling, and provide safe access to schools in the Village; general recommendations include improving road networks to promote pedestrian and bicycle usage, using permeable pavement and recycled materials where possible, improving crosswalks for pedestrian safety, reducing driveway widths and the number of access points on Route 11, maintaining a continuous sidewalk, encouraging shared parking, and implementing energy efficient and green infrastructure practices; and

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

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

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

While the Board offers no position with regard to the requested area variance, the following comments are intended for the project as a whole:

1. Per the New York State Department of Transportation, sidewalks in the state right-of-way must continue through the driveway and are subject to a work permit from the Department. The applicant must modify the site plan and extend the sidewalk through the driveway on Route 11.
2. While the Board supports creative accommodations for thriving land uses in Village environments, the Board is concerned that the proposed encroachment of restaurant parking onto neighboring parcels, as shown, may negatively impact Main Street parcels and neighboring parcels, and may conflict with Village goals. By encroaching onto the rear yards, the remaining area for existing residential uses and/or the buildable area and parking area for any redevelopment of those important frontage parcels may be compromised. The continued construction of parking for the restaurant may also impact Village aesthetics, density and walkability along Main Street.

The Village and property owner are encouraged to consider the proposed parking expansion in concert with a conceptual redevelopment plan for the Main Street properties. A Village-wide assessment of parking opportunities for Main Street businesses is also encouraged, to balance business and residential needs. Off-site parking for employees, such as within the underutilized parking lot at Shaver Ave. and Main St., is also an option often used in mixed-use villages.

3. For any modifications to parking areas for the restaurant parcel, the Board encourages the Village and owner to consider improvements to the roadside rights-of-way, which may include converting the striped pavement to grass planting strips to better delineate and narrow driveway entries. Vegetative or structural buffers for adjacent residences are also encouraged.

The motion was made by David Skeval and seconded by James Corbett. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 17, 2019

OCPB Case # Z-19-185

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Planning Commission at the request of G&K Trucking, LLC for the property located at 1714 North Salina Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Interstate Route 81, a state highway; and
- WHEREAS, the applicant is proposing to demolish a portion of the existing vacant buildings and renovate the remaining buildings for a 112 unit apartment complex on a 2.124-acre parcel in Industrial, Class A (IA) and Local Business, Class A (BA) zoning districts; and
- WHEREAS, the Board is concurrently reviewing a final subdivision referral (S-19-47) as part of the proposed project; in 2014, the Board offered no position with comment for a project site review referral (Z-14-169) to install and replace windows as part of a project to convert the existing warehouse into apartments and commercial space, which was approved but never occurred; and
- WHEREAS, the site is located in a historic area of the City of Syracuse and is near the North Salina Street corridor and Washington Square Park, and buildings include valued traditional scale and architecture and the prominent, former Penfield manufacturing building; and
- WHEREAS, aerial imagery shows the site has frontage on Exchange, North Salina, Wolf, and Park Streets, all city streets, and encompasses much of the block; the site contains various attached buildings ranging in height from one to five stories and all vacant; the site is composed of 9 lots, which have already been combined into 1 tax parcel, and will be combined into a single lot with the proposed resubdivision; and
- WHEREAS, the submitted Site Plan and elevation drawings show portions of the existing buildings will be demolished, leaving four attached buildings to be renovated for 112 apartment units, Moyer Lofts; two of the buildings, a five-story building and a four-story building, are shown to occur at the center of the site, spanning from the east to west lot lines and connected by a first floor entrance and an upper level pedestrian bridge; the two other buildings are three stories each and occur at the southeast corner of the site; per the elevation drawings, there is a two-story house located on the roof of the five-story building with no changes indicated; and
- WHEREAS, the Site Plan shows a proposed parking lot with 76 parking spaces, where 112 are required, to be located on the north side of the site and enclosed by a 6' tall black aluminum fence; the site will have two gated curb cuts, one each on North Salina Street and Park Street, serving the parking lot and 7 pole-

mounted light fixtures along the parking lot; exit lanes for each curb cut will be signed for right-out only turning movements; proposed concrete sidewalks with landscape areas and/or tree pits are shown on Wolf Street and Park Street; no existing or proposed sidewalks are shown along Exchange Street; aerial imagery shows an existing sidewalk along North Salina Street; and

WHEREAS, the Site Plan indicates the site will have 0.76 acres of green space, which appears to occur on either side of the center buildings, between the parking lot to the north and the buildings to the south; additional site improvements are shown to include concrete sidewalks and a patio, an enclosed playground, two dog enclosures, bike racks at the two building entrances, and a community bike share/rental rack; the local application indicates that waivers sought include residential density, front yard, and parking requirements; and

WHEREAS, the submitted Environmental Assessment Form (EAF) dated June 12, 2019 indicates 1.48 acres will be disturbed by the proposed project; stormwater discharges will be conveyed to existing municipal systems in place within the adjoining streets;

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

WHEREAS, the site is served by City of Syracuse drinking water and public sewers and is located in the Metropolitan Wastewater Treatment Plant service area;

ADVISORY NOTE: the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; and

WHEREAS, the Onondaga County Department of Water Environmental Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the site is partially located in an Onondaga County Drainage District for Bear Trap and Ley Creek, which are maintained by the Department of Water Environment Protection in this area;

ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse draft zoning map dated June 2019, the proposed zoning for this lot is Mixed Use Office (MX-3), which would act to “provide for pedestrian-friendly, transit-supportive areas of higher-density residential development and compatible nonresidential uses, such as offices and supporting commercial uses”; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: V00002, C734132, 734048, C734130, C734134, C734135, C734136, C734137, C734131, 734013, C734104) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic

Preservation Office archaeological site inventory (per EAF Mapper); and
NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board
recommends the following MODIFICATION(S) to the proposed action prior to local board
approval of the proposed action:

Projects within an Onondaga County Drainage District that require a
Stormwater Pollution Prevention Plan (SWPPP) must submit a copy of the
SWPPP to the Onondaga County Department of Water Environment Protection
for review. Any mitigation as may be determined by the Department must be
reflected on project plans prior to municipal approval.

The Board also offers the following comments:

1. The applicant is encouraged to provide right-of-way treatments along North Salina Street in coordination with the City of Syracuse, which may include the addition of sidewalks, street trees or landscape areas as proposed for the other site frontages. The City is also encouraged to consider the functionality of Exchange Street as a secondary street that may be more a more suitable location for access as opposed to siting curb cuts in close proximity to adjacent intersections, and for location of elements such as dumpsters, which should not occur along primary roadways and pedestrianways.
2. The applicant and municipality are encouraged to consider the use of green infrastructure, such as permeable pavement, rain gardens, or landscape islands in the parking lot, to further reduce stormwater runoff and improve stormwater quality.
3. Given historic manufacturing functions in the building, the City and applicant are encouraged to consider the potential for harmful contaminants, and environmental testing and remediation as part of the review and pre-development process.

The motion was made by Marty Voss and seconded by James Corbett. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 17, 2019

OCPB Case # Z-19-186

- 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 Rheta West for the property located at 900 Burnet Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Route 690, a state highway; and
- WHEREAS, the applicant is requesting a special permit to establish an indoor fitness facility (Blood Iron Barbell) in an existing building on a 0.30-acre parcel in an Industrial, Class A (IA) zoning district; and
- WHEREAS, in 2017, the Board offered no position for a special permit referral (Z-17-414) to establish a bottle and can redemption center in the existing building, which was approved locally; and
- WHEREAS, the site is located at the intersection of Burnet Avenue and North Beech Street, both city streets, just north of I-690 in the Northside neighborhood of the City of Syracuse; surrounding land uses include a mix of industrial and multi-family residential uses; and
- WHEREAS, the submitted survey map dated February 17, 2009 shows the site contains an existing one-story masonry building with a rear loading dock, which cover a majority of the lot; aerial imagery shows the remainder of the lot consists of a paved area with unrestricted access onto North Beech Street almost the entire length of the road frontage; and
- WHEREAS, per the local application, the proposed gym will be open 7 days a week from 4am to 10pm with a maximum of 4 employees on site at one time; the submitted Site and Building Plan dated May 2, 2019 shows 5' wide concrete/asphalt sidewalks along Burnet Avenue and North Beech Street and parking lot striping for 9 parking spaces, including one handicap-accessible space along the west side of the building; and
- WHEREAS, per the Site and Building Plan, minimal interior renovations are proposed to create changing room spaces and divide the building into three larger spaces; proposed signage includes four wall-mounted signs, including an 8 sf sign on the west side of the building and a 40 sf sign and two 8 sf signs on the front of the building; no other exterior changes are proposed; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse draft zoning map dated June 2019, the proposed zoning for this lot is Mixed Use Office (MX-3), which would act to "provide for pedestrian-friendly, transit-supportive areas of higher-density residential development and compatible nonresidential uses, such as offices and supporting commercial uses" and allow fitness facilities upon issuance of a special permit; and

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

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

ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: B00075, 734047) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

Every municipal review provides the opportunity to improve community appearance and the City should work with the applicant to better delineate the driveways, provide sidewalks along the road frontages, and add some landscaping on site.

The motion was made by David Skeval and seconded by James Corbett. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 17, 2019

OCPB Case # Z-19-187

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of Chenega IH, LLC (IHOP) for the property located at out parcel at Great Northern Mall (State Route 31); and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of State Route 31, a state highway; and
- WHEREAS, the applicant is requesting an area variance to reduce the required number of parking spaces from 116 to 66 for a proposed IHOP restaurant on a vacant 1.18-acre outparcel of Great Northern Mall in a Regional Commercial (RC-1) zoning district; and
- WHEREAS, the vacant outparcel is located along NYS Route 31, a highly commercialized corridor, and abuts parcels containing Great Northern Mall and its surrounding parking lots; and
- WHEREAS, the submitted Layout Plan dated June 24, 2019 shows a proposed 4,600 sf restaurant, IHOP, occurring towards the center of the outparcel and surrounded on three sides by parking and one side by a drive aisle; aerial imagery shows an existing sidewalk along Route 31 and five trees just outside of the highway boundary, all of which appear to remain; and
- WHEREAS, per the local application, the requested area variance is intended to reduce the parking requirement for the proposed restaurant use from 116 spaces to 66 spaces; aerial imagery shows additional parking is available at the adjacent Great Northern Mall property; and
- WHEREAS, aerial imagery shows Great Northern Mall has two full access driveways onto Route 31, each occurring at a traffic signal, and an additional driveway onto Morgan Road to the west; per the Layout Plan, there is a proposed full access driveway onto the mall's internal road network for the site, allowing access to Route 31 and Morgan Road via the Great Northern Mall property;
ADVISORY NOTE: per the NYS Department of Transportation, all access to the site must come from the Great Northern Mall parcel as currently shown; the municipality is advised to ensure appropriate access agreements are in place for any shared driveways; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF), stormwater will be directed to an existing stormwater basin shown in aerial imagery to occur just east of the outparcel;
ADVISORY NOTE: any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the site has access to public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant service area;
ADVISORY NOTES: the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; and

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

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

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

1. The Town and applicant may wish to pursue a shared parking agreement with the adjacent Great Northern Mall property, which would help to meet the Town's parking requirements and allow for further reductions of on-site parking if desired. To facilitate shared parking, a revised site design is also encouraged that provides sidewalk and crosswalk connections between the proposed restaurant building and adjacent parking areas.
2. The Board advises the Town to work with the applicant to explore opportunities for infill development that uses previously developed and underutilized lands on the adjacent parcel. Additional consideration for site design and development are encouraged that take into account any future plans for use or development of the Great Northern Mall site.

Should the Town grant the variance request, the Board offers the following comments for the next phase of development:

The New York State Department of Transportation advises the Town and applicant that additional data regarding lighting plans and on-site drainage will be required. The applicant is advised to coordinate with the Department early in the planning process to ensure that any requirements are met prior to municipal approval of the site plan.

The motion was made by David Skeval and seconded by James Corbett. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 17, 2019

OCPB Case # Z-19-188

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Geddes Zoning Board of Appeals at the request of Niagara Mohawk for the property located at 271 Farrell 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 John Glenn Boulevard and Long Branch Road, both county roads, the county-owned portion of Farrell Road, the municipal boundaries between the Town of Geddes and the Towns of Lysander and Salina, and Long Branch Park, a county-owned park; and
- WHEREAS, the applicant is requesting a special permit to allow for installation of a barbed wire security fence as part of a project to establish a temporary marshalling yard on 2.5 acres of a 63.12-acre parcel in an Industrial A zoning district; and
- WHEREAS, the Board recently recommended modification of a site plan referral (Z-19-55) to demolish the existing 160,000 sf building and construct a new warehouse on the subject parcel, citing access, drainage, and traffic requirements; in 2014, the Board recommended modification of concurrent special permit (Z-14-126) and subdivision (S-14-28) referrals to create a 52,975 square foot outparcel and new multi-tenant building with a Dunkin Donuts and drive-thru; the Board cited access, traffic, and drainage requirements; the actions were approved locally and the building has since been constructed; and
- WHEREAS, the site is located at the intersection of John Glenn Boulevard and Farrell Road, both county roads, with industrial land uses in the immediate area; the site is also across John Glenn Boulevard from a residential neighborhood and Long Branch Park, a county park; and
- WHEREAS, the submitted plan dated December 17, 2018 shows the site contains an existing 160,000 sf building set at the front of the site, and a 10,210 sf structure labeled "Prescott Bldg" and a 3,120 sf temporary canvas covered structure, both enclosed by a fence at the rear of the site; aerial imagery shows the front building connects to a building on the adjacent parcel to the northwest; the remainder of the site is almost entirely covered by tarvia; there is one existing driveway on Farrell Road that serves the tarvia area on the side of the building and two shared driveways with an adjacent parcel, one of which partially falls on the adjacent parcel; and
- WHEREAS, per the referral notice, I.B. Abel, a subcontractor for National Grid, will be doing power line replacements in the surrounding area and use a portion of the site for a temporary marshalling yard; per the plan, the 2.5-acre marshalling yard will be located on the east side of the site's existing fence enclosure; the local application indicates the yard will be enclosed by a barbed wire fence to prevent the public from entering the area; and
- WHEREAS, per the Town zoning code, barbed wire screening devices are permitted in the

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E-mail Address: countyplanning@ongov.net

Town's industrial zoned areas upon issuance of a special permit;
ADVISORY NOTE: per the Onondaga County Department of Transportation,
no barbed wire fencing will be permitted in the county right-of-way; and

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

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

WHEREAS, the adjacent parcel to the northwest, which contains the interconnected building, is listed in the NYS Department of Environmental Conservation Environmental Site Remediation database as a Classification 4 site (ID: 734055) in the State Superfund Program; per the NYS DEC, "[t]his classification is assigned to a site that has been properly closed but that requires continued site management consisting of operation, maintenance and/or monitoring"; and

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

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

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

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

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

The motion was made by James Corbett and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 17, 2019

OCPB Case # Z-19-189

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of GAT 7393, LLC for the property located at 401, 407 & 415 East Brighton Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Route 81, a state highway; and
- WHEREAS, the applicant is requesting a special permit to construct a gasoline station, Mirabito, with a convenience store and restaurant on three vacant parcels totaling 1.86 acres in Local Business District, Class A (BA), Commercial District, Class B (CB), and Residential District, Class B (RB) zoning districts; and
- WHEREAS, in 2015, the Board offered no position for a zone change referral (Z-15-70) to change the zoning of seven parcels along Brighton Avenue, including one of the subject parcels, to facilitate development and increase conformance with the City's Land Use Plan; and
- WHEREAS, the site is located at the intersection of East Brighton Avenue and Thurber Street, both city streets, in the City's Eastside neighborhood; surrounding land uses are a mix of industrial and commercial along East Brighton Avenue with single-family and multi-family residential uses, including the Clarendon Heights Apartments, Aspen Heights, and Remington Gardens, in close proximity; and
- WHEREAS, the submitted survey map dated March 26, 2019 shows the site contains an existing one-story building (ST Foreign Auto), surrounded by asphalt on the front and south sides of the building and gravel on the north side, and has two existing curb cuts on East Brighton Avenue, all to be demolished; and
- WHEREAS, the submitted Layout Plan dated June 10, 2019 shows a proposed 4,800 sf building surrounded by asphalt, a fuel canopy with four fuel islands at the front of the building, underground fuel storage tanks at the southwest corner of the building, and a rear dumpster enclosure; proposed parking is shown to include a row of 8 spaces at the front of the building and 17 additional spaces on the south side of the building; the submitted Landscape Plan dated June 10, 2019 shows a block retaining wall at the rear of the asphalt area and a 6' tall solid vinyl privacy fence with an 8' tall landscape buffer along the rear lot line where the property abuts adjacent residential lots; and
- WHEREAS, the Layout Plan shows three proposed driveways, two on East Brighton Avenue occurring on either side of the fuel canopy and one on Thurber Street; per the Landscape Plan, new 5' wide concrete sidewalks and street trees will be installed along both road frontages; additional sidewalks and crosswalks are shown to connect the sidewalks to the building; and

WHEREAS, per the local application, proposed hours of operation will be 5am to 11pm, 7 days a week with a maximum of 5 employees on site at one time; per the Landscape Plan and submitted sign plans, proposed signage includes a pylon sign (24' tall, 8' wide) in a landscape bed at the Thurber Street and East Bright Avenue intersection; additional signage includes (2) 32 sf wall-mounted signs, one on the front of the building and one on the north side, (1) 24 sf wall-mounted sign on the side of the building (location not shown), (8) 36" x 6" signs, 2 each per fuel pump (12 sf total), and (1) 168 sf standard lit channel letter sign on the fuel canopy; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated June 10, 2019, 1.07 acres of the site will be disturbed by the proposed project; the EAF indicates stormwater flows will be less than or equal to what currently exists, collected in catch basins and directed into a stormwater management basin, shown in the Layout Plan to occur near the Thurber Street and East Bright Avenue intersection;

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

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

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

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

ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse draft zoning map dated June 2019, the proposed zoning for the two larger lots is Commercial (CM), which would act to "provide appropriate areas that permit the development and continued use of land for commercial and service uses characterized by frequent visits of customers and clients in high volumes," and the remaining lot will be Multi-Family Residential, High-Density (R-5), which would act to "provide for medium- to high-density residential development consisting of a mixture of single-, two-, and multi-family dwellings, live/work units, and other compatible land uses that are characterized by similarly high land use intensity"; gasoline fueling stations with a retail and/or restaurant use appear to be permitted in the proposed

CM district, but not the R-5; and

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

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

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

1. Every municipal review provides the opportunity to improve community appearance and the applicant and the municipality are encouraged to improve site design and reinforce walkability in this urban environment by situating the building at the front of the site with the parking lot and fuel canopy to the rear of the building, providing a planting strip between the sidewalk and the curb, adding landscaping along the road frontage and around the parking lots, and reducing the number of driveways serving the site.
2. As the ReZone Syracuse project is currently revising the City's zoning ordinance and zoning map, the Board encourages the City to consider alternative new zoning for the site if the special permit is granted. The proposed zoning for the parcels, CM and R-5, would result in split zoning in the event of a future resubdivision of the site and the proposed use may not be allowable in the proposed R-5 zone.

The motion was made by David Skeval and seconded by James Corbett. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 17, 2019

OCPB Case # Z-19-190

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Manlius Planning Board at the request of Hoag Road Development for the property located at 5290-5320 Hoag Lane; 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 proposing a residential cluster development on 30.4 acres in a Restricted Agricultural (RA) zoning district; and
- WHEREAS, the Board is concurrently reviewing a preliminary subdivision referral (S-19-49) as part of the proposed project; two previous iterations of the project were reviewed by the Board, one in 2017 (S-17-72, Z-17-370) and one in 2018 (S-18-88, Z-18-375), for which the Board offered no position with comment; as part of the 2018 review, SOCPA staff also informally reviewed the site plan (S-18-375) and preliminary subdivision (S-18-88) referrals for the project and submitted comments to the Town Planning Board under separate cover in observance of the local board's meeting schedule; and
- WHEREAS, the site is located along Hoag Lane, a local road, in a transition area from more densely developed residential neighborhoods to vacant, forested and agricultural lands in the Town of Manlius; aerial imagery shows the site is mostly forested and undeveloped land with an existing single-family dwelling occurring towards the northeastern corner of the lot; there is an existing driveway onto Hoag Lane (to be removed) that ends in a large circle in front of the house; and
- WHEREAS, the submitted plan (undated) shows the subdivision will create 20 new construction lots and 1 newly formed lot for the existing house; per the plan, there is a proposed local road network for the site, with a single outlet onto Hoag Lane where Shiraz Lane, a local road, intersects on the northern side; the internal road generally forms an oval on the site with the lots ranging in size from 0.54 to 3.41 acres and situated around the new road; building outlines and driveways are shown in the plan, with all driveways accessing the internal road; the submitted Environmental Assessment Form (EAF) dated June 14, 2019 indicates the internal roadway will be constructed to Town specifications and offered for dedication to the Town; a Traffic Impact Study dated 10/23/17 was included with the referral materials and concludes that the proposed development will not have a notable effect on traffic operations and safety on the adjacent highway system; and
- WHEREAS, the Cluster/Conventional Data Chart indicates that modifications to the 2018 iteration of the project, seen in referrals S-18-88 and Z-18-375, have resulted in an increase in the average lot size from 0.80 acres to 1.04 acres, an increase in overall impervious area from 12.04% of the site to 13.01%, and an

increase in overall disturbed area from 68.73% of the site to 69.86%; additionally, the amount of area going to conservation easements increased from 7.5 acres to 9.15 acres; per the plan, conservation areas (equal to 30.45% of the site) appear to include strips of land along the north and south lot lines of the site, and larger areas occurring to the east and west; these conservation areas appear to partially fall on the proposed lots occurring at the outside of the internal road; only the western conservation area occurs on a separate lot, which appears to also contain the stormwater management facilities; the previous referrals (S-18-88, Z-18-375) for the project indicated that existing vegetation will be retained in these areas and they will be entered into a conservation easement, to be owned and maintained by the Homeowners' Association (HOA); it is not clear from the current referral materials if that is still true; and

WHEREAS, per the New York Town Law §278, a cluster development shall result in a permitted number of building lots which shall not exceed the number which could be permitted in conformance with the minimum lot size and density requirements of the zoning district in which the land is situated; per the Cluster/Conventional Data Chart, zoning criteria for the Residential 1 (R1) district were used to determine the 21-lot conventional plan and the regulations of the Town's Residential 3 (R3) zoning district have been used to dictate the lot area and yard requirements for the 21 lots in the cluster plan; and

WHEREAS, per the EAF, 20.89 acres of the sites will be physically disturbed by the proposed project and stormwater will be directed to a stormwater retention pond claiming onsite and offsite water; the plan shows one large stormwater management facility and two smaller forebays to occur on the western side of the subdivision with an easement connecting the area to the internal road; additional easements are shown to occur throughout the site, generally at the rear of the proposed lots; the Cluster/Conventional Data Chart indicates that the stormwater management facility will mitigate 30 acres and 32 acres of on-site and off-site stormwater runoff, respectively; a Stormwater Pollution Prevention Plan (SWPPP) dated 1/26/2018, revised 6/4/2019, was included with the referral materials;

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

WHEREAS, the site has access to public drinking water and sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; new connections to the public infrastructure are proposed;
ADVISORY NOTES: the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or

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

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

WHEREAS, a letter from the NYS Department of Environmental Conservation (DEC) to a representative for the applicant, dated April 6, 2018, indicates that the project site is within 3.5 miles of a document winter hibernaculum for the Northern long-eared bat, which is a state and federally listed threatened animal species; per the EAF, no clear cutting of DEC identified potential nesting or roosting trees will occur outside of the October to April time frame; and

WHEREAS, a letter from the NYS Office of Parks, Recreation and Historic Preservation (OPRHP) to a representative for the applicant, dated March 26, 2018, indicates that the project has been reviewed by OPRHP and will have no impact on archaeological and/or historic resources listed in or eligible for the New York State or National Registers of Historic Places; and

WHEREAS, a letter dated June 13, 2019 from Environmental Resources, LLC to the applicant indicates a wetland delineation was conducted; results of the delineation are shown on an attached survey map and appear to include a 745' intermittent stream channel on the west portion of the site, a portion of which appears to occur on Lot 12, and a 0.10-acre ground water seep wetland that appears to be located on Lot 14; per the letter, the delineated areas are federal jurisdictional water resources subject to US Army Corps of Engineers permitting;

ADVISORY NOTE: the municipality is advised to ensure the delineated wetlands are confirmed by the U.S. Army Corps of Engineers and any necessary permits are obtained from the Corps for any proposed development of or placement of fill in, or drainage of the federal wetlands on site; and

WHEREAS, a letter dated June 13, 2019 from Kenney Geotechnical Engineering Services, PLLC to the applicant indicates a subsurface investigation of the project site was performed to provide data for road design and a preliminary screening for karst features; the review concludes that there are no apparent distinct karst topographic features in the immediate project vicinity; 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 reiterates its comments from prior reviews and encourages the Town to revisit the comments submitted by SOCPA staff in December 2018 (attached):

1. The Board commends the applicant and municipality on their proposed use of a cluster development plan, particularly given the site's features and its location at the transition from more densely developed residential neighborhoods to vacant, forested and agricultural lands.

2. To more fully embrace the purpose and intent of a cluster subdivision, the Board encourages a revised approach including a conservation analysis to demonstrate available resources on the site and a subsequent layout plan

based on demonstrated conservation value. The alternative layout plan should avoid existing streams, set aside steep and/or forested areas, decrease lot sizes further in favor of increased open space, and minimize infrastructure needs including roads, sewer and water lines and stormwater management areas.

3. The Town and applicant are encouraged to consider options for road connections to the adjacent 20-acre lot to the south which may help to provide access for emergency services and evenly distribute any added stress to the local road networks given any future development of the adjacent parcel.

4. The Board recommends that the municipality ensure appropriate and sustained maintenance and funding mechanisms are in place for future ownership and care of green space area(s) and stormwater management facilities, given the small number of units within the proposed homeowner's association.

5. The Board offers this local example of guidelines for selecting land for conservation: <http://dryden.ny.us/wp-content/uploads/2017/01/Methods-Criteria-for-Land-Protection-12-30-14.pdf>

The motion was made by David Skeval and seconded by James Corbett. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 17, 2019

OCPB Case # Z-19-191

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Gaftek, Inc. for the property located at 6392 East Taft Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Taft Road (Route 19) and Northern Boulevard (Route 82), both county highways; and
- WHEREAS, the applicant is proposing changes to the existing diesel pump canopy and driveway location on a 3.77-acre parcel in General Commercial and Industrial zoning districts; and
- WHEREAS, in 2005, the Board recommended modification of a site plan referral (Z-05-280) to demolish three houses and a trailer to construct a convenience store, gasoline pumps, and a car wash on three lots, citing required lighting and landscaping plan approvals and resubdivision of the lots; and
- WHEREAS, the site is located at the intersection of East Taft Road, a county road, and Northern Boulevard, a divided county highway, in a transitional area from industrial/commercial uses to lower density residential and rural land; and
- WHEREAS, the submitted Existing Conditions Plan dated May 8, 2019 shows the site contains an existing Circle K building, surrounded on all sides by asphalt, and two fuel canopies with pumps, one occurring on the north side of the building near the East Taft Road frontage and the other occurring on the south side of the building; aerial imagery shows the parcel includes a long strip of land, roughly 2 acres, along Northern Boulevard that is undeveloped and forested; and
- WHEREAS, the submitted Site Plan dated May 8, 2019 shows the rear fuel canopy and pumps will be removed and replaced by a new diesel pump canopy with four fuel islands; a new D.E.F. tank is shown at the rear of the proposed canopy; and
- WHEREAS, per the Existing Conditions Plan, there are two existing driveways, one right-in, right-out only on Northern Boulevard and one full access on East Taft Road; the Site Plan shows site improvements to include relocating the Northern Boulevard access farther to the south; per the local application, the proposed modifications are intended to improve tractor trailer access;
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Northern Boulevard or East Taft Road must meet Department requirements; the proposed driveway onto Northern Boulevard requires highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and

- WHEREAS, per the Site Plan, there is existing parking at the front of the site and along the north and west sides of the building; parking at the rear of the site will be relocated due to the driveway improvements, with 3 new spaces shown at the rear of the building and 7 new spaces along the Northern Boulevard frontage; the total amount of parking on site, 37 spaces, will remain the same; and
- WHEREAS, per the local application, hours of operation are 24 hours, 7 days a week and the maximum number of employees on site at one time is 5; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated May 8, 2019, 0.7 acres of the site will be disturbed by the proposed project; any increases in stormwater runoff will be captured and stored within the existing stormwater management facility, which is shown at the rear of the site and will be resized in order to treat the new impervious area; per the EAF, the south portion of the site generally drains to the south to the existing stormwater management facility and ultimately to a ditch along Northern Boulevard; the Site Plan shows another existing stormwater management area at the Northern Boulevard and East Taft Road intersection;
ADVISORY NOTE: per the Onondaga County Department of Transportation, additional stormwater runoff into the county's drainage system is prohibited; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; no changes to the existing infrastructure are proposed; there is an existing sanitary sewer line and 15-foot easement crossing the front of the site through the existing parking area; per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and
- WHEREAS, the project is within 2,000 feet of a site (ID: 734054) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and
- WHEREAS, GIS mapping shows the site may contain state wetlands, which appear to coincide with a portion of the rear forestlands; and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

1. The Onondaga County Department of Transportation has determined that the municipality and the applicant are required to coordinate Northern Boulevard access plans with the Department. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval.
2. Per the Onondaga County Department of Transportation, a drainage study or Stormwater Pollution Prevention Plan (SWPPP) is required to show that the proposed development would not create additional stormwater runoff into the county's drainage system. The applicant must contact the Department to determine the scope of the study, submit the drainage study to the

Department for approval, and reflect any appropriate mitigation as may be determined by the Department on the project plans prior to municipal approval.

The Board also offers the following comment:

The Town is encouraged to require a circulation plan as part of the local board's review to ensure safe access and movement of tractor trailers throughout the site.

The motion was made by Marty Voss and seconded by James Corbett. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 17, 2019

OCPB Case # Z-19-192

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Manlius Planning Board at the request of COR Route 5 Company for the property located at Towne Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Genesee Street (Route 5), a state highway, North Burdick Street (Route 94), a county highway, and the municipal boundary between the Town of Manlius and the Village of Fayetteville; and
- WHEREAS, the applicant is proposing construction of a 3,470 sf Chase Bank building and other site amenities on a proposed 0.832-acre parcel in a Regional Shopping District (RSD) zoning district; and
- WHEREAS, the Board is concurrently reviewing a preliminary subdivision referral (S-19-50) as part of the proposed project; and
- WHEREAS, the site is located at the intersection of East Genesee Street (NYS Route 5) and North Burdick Street, a county road, and abuts multiple parcels containing the Towne Center at Fayetteville shopping plaza; surrounding land uses are primarily commercial along this stretch of Route 5 with residential lots abutting the shopping center to the west; the site is across Route 5 from the Charles Estabrook Mansion (also known as the Wellington House) which is listed on the National Register of Historic Places; and
- WHEREAS, per the submitted subdivision plan dated June 25, 2019, the site contains a park-like, greenspace area that is generally encircled by paver sidewalks with two larger landscape features and a gazebo occurring at the east side of the site; the proposed subdivision will create Lot 10A (0.832 acres) and Lot 10B (0.947 acres); proposed Lot 10A is intended for the bank development and proposed Lot 10B is shown to contain the landscape features and gazebo; and
- WHEREAS, the submitted Site Plan dated June 26, 2019 shows the proposed development to include a 3,470 sf building, Chase Bank, set 50' from the Route 5 right-of-way with parking at the front of the building and a detached ATM and canopy with a drive up lane; the submitted Engineers Report dated February 2018 indicates a variance was granted to the Towne Center shopping plaza on July 19, 2001, reducing the required parking space size from 10' x 20' to 9' x 19';
per the Site Plan, a portion of the existing sidewalk on Lot 10A will remain, and new sidewalks are proposed at the front of the building and along the north side of the parking lot that will connect to a new concrete sidewalk on Lot 10B, and ultimately the existing, remaining sidewalks on that portion of the site; and
- WHEREAS, additional site improvements are shown to occur on adjacent parcels; the Site Plan shows the internal drive serving the building to the north will be

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realigned to allow for access to Lot 10A; a proposed entrance-only drive is shown to partially occur on the adjacent parcel to the west and connect to an existing right-in/right-out driveway onto Route 5 that serves the entire shopping plaza; aerial imagery shows additional access to the Towne Center shopping plaza comes from a signalized, full access driveway onto Route 5 and four full access driveways onto North Burdick Street;

ADVISORY NOTE: per the NYS Department of Transportation, no additional access to Route 5 will be permitted; and

WHEREAS, the submitted sign plans show proposed signage to include (2) wall-mounted 57.9 sf signs, one each on the front and rear of the building, and (2) wall-mounted signs (3.1 sf and 2.1 sf) for the front of the drive up ATM canopy; per the Site Plan, there will be two pole-mounted light fixtures, one in the proposed parking lot of Lot 10A and one along the proposed sidewalk of Lot 10B; a lighting plan was included with the referral materials; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated June 26, 2019, 1.2 acres of the site will be disturbed by the proposed project; stormwater runoff will be directed to on-site stormwater management facilities which discharge to an existing storm sewer within the Towne Center at Fayetteville plaza and then ultimately to Limestone Creek; per the Site Plan, there are two proposed bioretention areas, one on Lot 10A and the adjacent parcel to the west and one on Lot 10B; an existing bioretention facility on the adjacent parcel to the north is shown to be revised to accommodate the proposed changes to the internal drive on that parcel;

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

WHEREAS, the site has access to public drinking water and sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; ADVISORY NOTES: the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; and

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

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

WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that entirety of the site is located within the 100-year floodplain and the southeast corner of the proposed bank lot is in the floodway; the Engineers Report indicates the building's finished floor elevation (FFE) has been set 2 feet above the FEMA

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

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper indicates that the site of the proposed action may contain a species of animal (Indiana bat, Northern long-eared bat), or associated habitats, listed by the state or federal government as threatened or endangered; impacts to bat species are often associated with tree clearing and from aerial imagery it appears that there are no wooded areas on the site; and

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

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

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

The Board also offers the following comment:

1. The Board advises the Town to work with the applicant to explore opportunities for infill development that uses previously developed and underutilized lands, such as parking lot area, within Towne Center to preserve the green space/park area at the corner of the plaza and limit new development in the floodplain.
2. The Town is encouraged to require an updated circulation plan as part of the local board's review demonstrating internal traffic flow for the entire Towne Center and proposed outparcel development.
3. The applicant is encouraged to retain any existing, established trees on the site to preserve the park-like qualities of the outparcel to the greatest extent possible.

The motion was made by Marty Voss and seconded by James Corbett. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 17, 2019

OCPB Case # Z-19-193

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Manlius Planning Board at the request of Linda Jones for the property located at 8317 Manlius Cazenovia 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 Manlius Cazenovia Road (Route 92), a state highway, and the municipal boundary between the Town of Manlius and the Town of Pompey; and
- WHEREAS, the applicant is proposing to construct a 30' x 40' building and establish a dog grooming and dog training facility on a 4.31-acre residential parcel in a Restricted Agricultural (RA) zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-19-194) as part of the proposed project; in 2009, the Board recommended disapproval of a zone change referral (Z-09-28) to change the zoning of the subject parcel and four additional parcels from RA to Residential Multiple-Use (RM) in order to allow offices in existing houses, citing inconsistencies with the Route 92 Corridor Committee's Final Report and Recommendations and considerations for highway safety, long-term mobility, and traffic impacts and development in areas not supported by public water and sewer infrastructure; and
- WHEREAS, the site is located along Manlius Cazenovia Road (NYS Route 92) at the outskirts of multiple residential developments and a pocket of commercial establishments; the site is across Route 92 from lands enrolled in NYS Agricultural District 4 that do not appear to contain active farmland; and
- WHEREAS, the submitted Site Plan dated June 14, 2019 shows the site contains an existing one-story house with an attached garage; there are two rear fence enclosures and a concrete block bunker; the site has an existing shared driveway on Route 92 that partially occurs on the adjacent parcel to the north; and
- WHEREAS, the Site Plan shows the proposed 40' x 30' building will be constructed on the south side of the house; a 2-car parking area is shown to occur off the driveway with a proposed walkway connecting it to the building; the submitted Narrative dated June 21, 2019 states that the building will provide 740 sf of indoor personal dog training space and 460 sf for a commercial dog grooming business; the fenced in yard area is currently used for outdoor training space; and
- WHEREAS, per the local application, proposed hours of operation for the dog grooming and personal dog training facility will be Tuesday through Friday 8am to 5pm; there will be no additional employees beyond the owner and 5 to 6 customers are anticipated per day; proposed lighting will include flood lights on a motion sensor which are anticipated to be mostly off given the hours of operation; a 4 sf sign may be installed on the front of the building; no additional signage is

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proposed; and

WHEREAS, the Site Plan shows existing vegetation/hedge row at the front of the site and along the southern lot line, both to remain; and

WHEREAS, the site is served by an individual well and septic system; the well is shown in the Site Plan to occur at the front of the house and the septic system is located at the rear; the local application indicates the proposed project will add less than 50 gallons each of water usage and wastewater generation per day;

ADVISORY NOTE: the Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to municipal approval of the project; and

WHEREAS, the site may contain the Northern long-eared bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that the project may affect some trees on the site;

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

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

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

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

The applicant must contact the New York State Department of Transportation regarding access to Route 92 to ensure the existing driveway can sufficiently serve the additional use of the site. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval.

The motion was made by Marty Voss and seconded by James Corbett. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 17, 2019

OCPB Case # Z-19-194

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Manlius Town Board at the request of Linda Jones for the property located at 8317 Manlius Cazenovia 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 Manlius Cazenovia Road (Route 92), a state highway, and the municipal boundary between the Town of Manlius and the Town of Pompey; and
- WHEREAS, the applicant is proposing to construct a 30' x 40' building and establish a dog grooming and dog training facility on a 4.31-acre residential parcel in a Restricted Agricultural (RA) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-19-193) as part of the proposed project; in 2009, the Board recommended disapproval of a zone change referral (Z-09-28) to change the zoning of the subject parcel and four additional parcels from RA to Residential Multiple-Use (RM) in order to allow offices in existing houses, citing inconsistencies with the Route 92 Corridor Committee's Final Report and Recommendations and considerations for highway safety, long-term mobility, and traffic impacts and development in areas not supported by public water and sewer infrastructure; and
- WHEREAS, the site is located along Manlius Cazenovia Road (NYS Route 92) at the outskirts of multiple residential developments and a pocket of commercial establishments; the site is across Route 92 from lands enrolled in NYS Agricultural District 4 that do not appear to contain active farmland; and
- WHEREAS, the submitted Site Plan dated June 14, 2019 shows the site contains an existing one-story house with an attached garage; there are two rear fence enclosures and a concrete block bunker; the site has an existing shared driveway on Route 92 that partially occurs on the adjacent parcel to the north; and
- WHEREAS, the Site Plan shows the proposed 40' x 30' building will be constructed on the south side of the house; a 2-car parking area is shown to occur off the driveway with a proposed walkway connecting it to the building; the submitted Narrative dated June 21, 2019 states that the building will provide 740 sf of indoor personal dog training space and 460 sf for a commercial dog grooming business; the fenced in yard area is currently used for outdoor training space; and
- WHEREAS, per the local application, proposed hours of operation for the dog grooming and personal dog training facility will be Tuesday through Friday 8am to 5pm; there will be no additional employees beyond the owner and 5 to 6 customers are anticipated per day; proposed lighting will include flood lights on a motion sensor which are anticipated to be mostly off given the hours of operation; a 4 sf sign may be installed on the front of the building; no additional signage is

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proposed; and

WHEREAS, the Site Plan shows existing vegetation/hedge row at the front of the site and along the southern lot line, both to remain; and

WHEREAS, the site is served by an individual well and septic system; the well is shown in the Site Plan to occur at the front of the house and the septic system is located at the rear; the local application indicates the proposed project will add less than 50 gallons each of water usage and wastewater generation per day;

ADVISORY NOTE: the Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to municipal approval of the project; and

WHEREAS, the site may contain the Northern long-eared bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that the project may affect some trees on the site;

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

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

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

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

The applicant must contact the New York State Department of Transportation regarding access to Route 92 to ensure the existing driveway can sufficiently serve the additional use of the site. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval.

The motion was made by Marty Voss and seconded by James Corbett. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 17, 2019

OCPB Case # Z-19-195

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of DeWitt Zoning Board of Appeals at the request of Bobcat of CNY for the property located at 6840 East Taft Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Taft Road (Route 18), a county highway, Interstate Route 481, a state highway, and the municipal boundary between the Town of DeWitt and Town of Cicero; and
- WHEREAS, the applicant is requesting a special permit to allow for a commercial garage within 750 feet of an industrial zone perimeter as part of a proposed project to construct a 24,000 square foot building for retail sales and service for a Bobcat equipment distributor on a vacant, proposed 28.4-acre parcel in an Industrial zoning district; and
- WHEREAS, the Board recently reviewed final subdivision (S-19-41) and site plan referrals (Z-19-167) as part of the proposed project; the Board recommended modification of a site plan referral (Z-14-393) in 2014 to construct a retail hardscape yard and structure for offices, sales, and garage storage on one of the subject parcels and offered no position with comment for a site plan referral (Z-04-14) in 2004 to construct and maintain a 280 sf moveable storage facility on one of the other subject parcels, neither of which appear to currently exist on the site; and
- WHEREAS, the site consists of four vacant parcels, to be combined into one lot with the proposed subdivision (S-19-41); aerial imagery shows the site has frontage on East Taft Road, a county road to the north, and abuts I-481 to the east, and is almost entirely covered by forest or vegetation; GIS mapping shows the rear of the site may contain state and/or federal wetlands; current FEMA Flood Insurance Rate Maps (FIRM) indicate that the rear of the site is also located in the 100-year floodplain and more restrictive floodway associated with North Branch Ley Creek and one of its tributaries, both of which cross the rear of the parcel; per the EAF Mapper, Ley Creek is listed as a water-quality impaired waterbody; and
- WHEREAS, the submitted Layout Plan dated June 3, 2019 shows a proposed 24,000 sf building at the northeast corner of the site, set back 149' from East Taft Road and 50' from I-481; a covered storage area is shown on the west side of the building and a 5,000 sf future expansion is shown at the rear of the building; the building will be surrounded on three sides by asphalt with a 14-space customer parking lot at the front of the building and a 23-space employee parking lot on the west side of the building; additional banked and future parking spaces (21 spaces total) are shown at the edge of the proposed parking areas; the Layout Plan also shows two display areas at the front of the

site and one on the east side of the building, facing I-481, and a dumpster enclosure, a 0.40-acre stone surface area for equipment parking, a demonstration area, and an island display at the rear of the building; and

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

WHEREAS, proposed signage is shown to include a 6' tall monument sign (20 sf), to be located at the front of the site along the proposed driveway, and a freestanding directional sign (2 sf) at the front of the building; there will also be two building-mounted signs (16' x 5'-3" each), one on the front of the building and one on the east side facing I-481;

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

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

WHEREAS, the submitted survey map dated January 9, 2019 shows a wetland boundary and 100' buffer on the site labeled "Wetlands marked by others"; it is not clear if the wetland is under state or federal jurisdiction or if the boundaries have been confirmed by the U.S. Army Corps of Engineers or NYS Department of Environmental Conservation; the Layout Plan indicates the proposed development will be located entirely outside of the site's wetland, wetland buffer, floodplain, and floodway areas;

ADVISORY NOTES: the Town is advised to ensure that the delineated wetland boundaries have been confirmed by the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The Board also offers the following comments:

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

The motion was made by Marty Voss and seconded by James Corbett. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 17, 2019

OCPB Case # Z-19-196

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Central New York SPCA for the property located at 5878 East Molloy 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 Molloy Road (Route 71), a county highway; and
- WHEREAS, the applicant is proposing to construct a 663 square foot addition to an existing building, the CNYSPCA shelter, on a 2.1-acre parcel in an Industrial zoning district; and
- WHEREAS, in 2009, the Board offered no position for a site plan referral (Z-09-8) to construct a 720 sf pole barn on the subject parcel; and
- WHEREAS, the site is located along East Molloy Road, a county road, with surrounding commercial and industrial land uses; and
- WHEREAS, the submitted site plan dated May 10, 2019 shows the site contains 3 existing, attached buildings, two shed structures, and an enclosed courtyard and training area with an open pavilion, lawn, garden, shed, and circular enclosure; there is an existing 25-space parking lot at the front of the site and two existing driveways onto East Molloy Road, one at either end of the parking lot; aerial imagery shows the westerly driveway is contiguous with the driveway on the adjacent parcel, providing a 75' wide driveway;
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on East Molloy Road must meet Department requirements; and
- WHEREAS, per the site plan, the proposed addition (663 sf) will be constructed on the west side of the building; 2 new parking spaces are shown at the front of the addition; per the local application, the new space is intended to provide storage and laundry room space and allow for the area previously housing those uses to be converted to a feline quarantine area; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated May 30, 2019, stormwater discharge will be directed to the existing storm drain; there will be no increase in impervious coverage on the site as the addition will be constructed over existing pavement; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734061, 734054) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); one of the sites, 734061, is a permitted Hazardous Waste Management Facility located north across East Molloy Road from the SPCA and is listed as an active site in the Resource Conservation and Recovery program; the other site, 734054, contains the Hancock Field Air National Guard Base located to the north and is located in the State Superfund Program as a site where the disposal of hazardous waste has been confirmed; per the Environmental Site Remediation database, PCBs in the surface soil at site 734054 have been remediated; and

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

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

The applicant must contact the Onondaga County Department of Transportation to coordinate requirements for the existing shared driveway on East Molloy Road, in order to satisfy commercial driveway standards, which may require delineating two separate driveways. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval.

The motion was made by Marty Voss and seconded by James Corbett. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 17, 2019

OCPB Case # Z-19-197

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Pompey Zoning Board of Appeals at the request of Delphi Falls United Church for the property located at 2190 Oran Delphi 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 Oran Delphi Road (Route 5), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting an area variance to reduce the side yard setback from 25' to 3'-7" to allow for construction of a wheelchair ramp on an existing church on a 0.25-acre lot in a Hamlet Residential zoning district; and
- WHEREAS, the site is located in the Delphi Falls hamlet with surrounding residential land uses; the site abuts land enrolled in NYS Agricultural District 4 that appears to contain active farmland; and
- WHEREAS, the submitted survey shows the site has frontage and an existing sidewalk on Oran Delphi Road, a county road, and contains an existing church, Delphi Falls United Church; aerial imagery shows a gravel area between the sidewalk and road; the remainder of the site is grass;
ADVISORY NOTE: per the Onondaga County Department of Transportation, no parking, loading, or servicing of vehicles in the right-of-way, or backing of vehicles into the right-of-way, is permitted; and
- WHEREAS, the submitted Overall Layout Plan dated May 21, 2019 shows the proposed ramp at the front, southeast corner of the building, to replace the existing stairs at the entrance to the church; the ramp will extend more than 15' from the side of the building, occurring 3'-7" from the adjacent lot line, where the Town code requires a 25' side yard setback in the Hamlet Residential zoning district; the plans indicate the existing church does not currently meet either side yard setback; and
- WHEREAS, per the local application, proposed ramp is intended to make the building more accessible to the community; and
- WHEREAS, the site is served by an individual well and septic system; no changes to the existing infrastructure are proposed; and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

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 James Corbett and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 17, 2019

OCPB Case # Z-19-198

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Onondaga Zoning Board of Appeals at the request of Chateau Gardens LLC - Robert Vincequerra for the property located at 5014 West Seneca Turnpike; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of West Seneca Turnpike (Route 173), a state highway, and Broad Road (Route 62), a county highway; and
- WHEREAS, the applicant is requesting a special permit to allow for construction of four apartment buildings totaling 21,276 square feet and 15 dwelling units on a 3.4-acre parcel in an Onondaga Hill Business (OHB) District zoning district; and
- WHEREAS, the Board has reviewed past use variance referrals (Z-11-13, Z-14-229) for this site, which were approved locally, to restore the existing building for professional office space; previously, the Board reviewed use variance referrals (Z-10-345, Z-10-370) that were never approved to construct a 16-unit, two-story apartment building on the subject parcel; recommended modifications generally included coordination with the New York State Department of Transportation regarding stormwater management and access requirements; and
- WHEREAS, the site is located at the intersection of West Seneca Turnpike, a state road, and Broad Road, a local road that is owned by the County north of the intersection; surrounding land uses are a mix of residential, medical, and offices, including the Upstate University Hospital – Community Campus and Van Duyen Center for Rehabilitation and Nursing to the north; and
- WHEREAS, the submitted Site Demolition Plan dated February 15, 2019 and aerial imagery show the site contains an existing two-story house, the remnants of an old barn and its foundation, a paved parking area on the east side of the house, stone walls along the side and rear of the house, a rear paved drive, and a concrete sidewalk from the parking area to the front of the house, all to be demolished; the site slopes down to the south away from West Seneca Turnpike; there is an existing driveway onto West Seneca Turnpike, to be removed;
- ADVISORY NOTE: any work within the state right-of-way is subject to a work permit from the NYS Department of Transportation; and
- WHEREAS, the Site Layout Plan dated February 15, 2019 shows a proposed 3,276 sf building, Bldg 1, containing 2 one-bedroom apartments and 1 office and two proposed 6,000 sf buildings, Bldgs 2 and 3, containing 4 two-bedroom apartments each, all occurring parallel to West Seneca Turnpike and set back roughly 50' from the state right-of-way; another proposed 6,000 sf building,

Bldg 4, containing 4 two-bedroom apartments and 1 one-bedroom apartment is shown at the rear of the three other buildings; the buildings are situated around a proposed rear parking lot with 35 parking spaces; access to the site is shown to come from a proposed driveway on Broad Road; and

WHEREAS, additional site improvements, shown in the Site Layout Plan, include sidewalks along the north side of the parking lot and to the building entrances, a rear dumpster enclosure at the southern edge of the parking lot, a proposed sign in a landscape bed at the Broad Road/West Seneca Turnpike intersection, pole-mounted light fixtures around the perimeter of the parking lot and driveway, and a gabion basket wall along the south side of the parking lot; a site lighting plan was included with the referral materials; and

WHEREAS, there is a creek, Hopper Brook, crossing the southern portion of the site, which will remain undeveloped; aerial imagery shows existing vegetation along the creek, to remain; per GIS mapping, there is a federal wetland associated with the creek and current FEMA Flood Insurance Rate Maps (FIRM) indicate this undeveloped area is located within the 100-year floodplain and floodway; the proposed buildings do not appear to encroach in the floodplain; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, per the Town zoning code, dwelling units, not to exceed seven units per acre and subject to site plan approval, are permitted in the OHB district with the issuance of a special permit; the site is 3.4 acres and 15 dwelling units are proposed; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated December 27, 2018, 1.3 acres of the site will be disturbed by the proposed project; the Site Grading & Drainage Plan shows a proposed underground infiltration system (basin + chamber system + DW's & pipe) coinciding with the rear parking lot and a proposed infiltration basin at the rear of the parking lot;
ADVISORY NOTE: any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; per the EAF, anticipated water demand and liquid waste generation are each 4,180 gallons per day;
ADVISORY NOTES: the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects, and the applicant must contact Plumbing Control to ensure appropriate permits are obtained; the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; and

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

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

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

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

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

The Board also offers the following comments:

1. The Board encourages the applicant to install sidewalks along West Seneca Turnpike and Broad Road to improve walkability in this area, particularly given the presence of pedestrian signals and crosswalks that are available at the intersection.
2. The Town is advised to submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) to the City of Syracuse Department of Engineering for review as drainage to Hopper Brook may impact downstream stormwater management facilities maintained by the City of Syracuse. Any mitigation as may be determined by the Department should be reflected on the project plans prior to municipal approval.
3. Given the proximity of the development to Hopper Brook and the large extent of adjacent flood plain, the applicant is encouraged to provide additional stream buffering and reduce stormwater runoff and improve stormwater quality by reducing impermeable surfaces and utilizing green infrastructure (roof gardens, rain gardens, etc.) wherever possible. For more information on stormwater management and opportunities to incorporate green infrastructure elements into project plans, contact the Onondaga County Save the Rain program at 315-435-2260 or visit <http://savetherain.us>.

The motion was made by Marty Voss and seconded by James Corbett. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 17, 2019

OCPB Case # Z-19-200

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Zoning Administration at the request of Elmcrest Center for the property located at 218 & 228 LaFayette 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 Interstate Route 81, a state highway; and
- WHEREAS, the applicant is proposing a new paved parking area and additional site improvements on 5.11 acres in a Residential (RA-1) zoning district; and
- WHEREAS, the Board recently offered no position for a subdivision referral (S-19-46) to combine the subject parcels as part of the proposed project; in 2018, the Board offered no position for a project site review referral (Z-18-174) to construct a 2,110 sf addition to an existing residential facility, which was approved locally; and
- WHEREAS, the site is located along a city-owned portion of Lafayette Road in the City's Valley neighborhood; the site is separated from I-81 to the west by a vacant, forested parcel; land uses in the immediate area are a mix of residential, including single-family houses and the Nob Hill Apartments; other surrounding land uses include parcels to the southeast containing the vacant LaFayette Hills Golf and Country Club and various commercial/office uses to the north; and
- WHEREAS, the submitted survey map shows the site has additional frontage on Saturn Drive, a local dead end road serving single-family houses to the south, and contains an existing building (Casey's Place Residence) with an attached garage and parking lot (14 spaces) both situated at the front of the building, rear deck and playground, and an existing driveway onto Lafayette Road; the northern portion of the site is shown to contain an existing house, attached garage, and driveway on Lafayette Road, all to be removed; and
- WHEREAS, the submitted Layout and Planting Plan dated June 7, 2019 shows the new paved parking facility (25 spaces) to be located on the northern portion of the site; an internal drive is proposed to connect the parking lot to the existing driveway that serves Casey's Place; additional site improvements are shown to include widening the existing turnaround on the north side of Casey's Place, landscaping along the new parking area, and an asphalt connection the existing parking area; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated June 11, 2019, the existing residential facility is owned and operated by Elmcrest Children's Center and provides short-term respite services to CNY youth, up to age 22, with developmental disabilities and/or medical conditions; and

- WHEREAS, per the EAF, 0.75 acres of the site will be disturbed and on-site stormwater management will include infiltration practices to reduce runoff, including stormwater management trenches and an infiltration basin for storage is shown to occur at the rear of the proposed parking lot; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse draft zoning map dated June 2019, the proposed zoning for these lots is Residential (R-4), which would act to "provide for neighborhoods with medium-density residential development, consisting of a mixture of single-, two-, three- and four-family dwellings, live/work units, and apartment houses that preserve, to the greatest extent feasible, the residential amenities and environment associated with single- and two-family residential development"; and
- WHEREAS, the site may contain the Indiana bat or Northern long-eared bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that some wooded areas on site will be removed;
ADVISORY NOTE: per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory (per EAF Mapper);
ADVISORY NOTE: the applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; and

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 James Corbett and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes.