



Onondaga County Planning Board

July 20, 2016

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

I. ATTENDANCE

MEMBERS PRESENT

Douglas Morris
Robert Antonacci
Daniel Cupoli
Chester Dudzinski, Jr.
James Corbett
Brian Donnelly

STAFF PRESENT

Don Jordan, Jr
Megan Costa
Gilly Cantor
Robin Coon

GUESTS PRESENT

Robert Smith
Richard Hooper
Mark Venesky
Vern Conway

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on July 20, 2016.

III. MINUTES

Minutes from June 29, 2016 were submitted for approval. Daniel Cupoli made a motion to accept the minutes. Brian Donnelly seconded the motion. The votes were recorded as follows: Douglas Morris - yes; Brian Donnelly - yes; Daniel Cupoli - yes; chester Dudzinski - yes; James Corbett - yes.

At the invitation of Syracuse-Onondaga County Planning Agency staff, representatives from the Town of Cicero appeared to present the proposed zone changes to the OCPB, to offer the opportunity for dialogue, and to answer questions regarding the proposal. (see attached summary)

IV.

Summary

S-16-47	TManPB	<i>Disapproval</i>	Z-16-236	CSyrPB	<i>No Position</i>
Z-16-237	CSyrPB	<i>No Position With Comment</i>	Z-16-238	TClaPB	<i>No Position</i>
Z-16-239	TClaTB	<i>Modification</i>	Z-16-240	TClaZBA	<i>Modification</i>
Z-16-241	VMinPB	<i>Modification</i>	Z-16-242	CSyrPB	<i>No Position</i>
Z-16-243	CSyrPB	<i>No Position With Comment</i>	Z-16-244	TCamTB	<i>No Position</i>
Z-16-245	TClaZBA	<i>No Position</i>	Z-16-246	TSalTB	<i>Disapproval</i>
Z-16-247	TOnoTB	<i>No Position With Comment</i>	Z-16-248	VBalVB	<i>No Position</i>
Z-16-249	TManPB	<i>No Position</i>	Z-16-250	TManPB	<i>No Position</i>
Z-16-251	TGedTB	<i>No Position With Comment</i>	Z-16-252	TOnoZBA	<i>Modification</i>
Z-16-253	TDewPB	<i>Modification</i>	Z-16-254	TDewPB	<i>No Position</i>
Z-16-255	TDewPB	<i>No Position With Comment</i>	Z-16-256	TCicPB	<i>Modification</i>
Z-16-257	TCicPB	<i>Modification</i>	Z-16-258	TCicPB	<i>No Position</i>
Z-16-259	TCicZBA	<i>No Position With Comment</i>	Z-16-260	TCicZBA	<i>No Position With Comment</i>
Z-16-261	TCicTB	<i>Extension Granted</i>	Z-16-262	TPomPB	<i>Modification</i>
Z-16-263	TPomPB	<i>Modification</i>	Z-16-264	TSkaPB	<i>No Position With Comment</i>
Z-16-265	TSkaPB	<i>No Position With Comment</i>	Z-16-266	TSkaPB	<i>Modification</i>
Z-16-267	TSkaZBA	<i>No Position</i>	Z-16-268	TLysPB	<i>No Position</i>

OCPB Meeting Minutes – July 20, 2016

Town of Cicero – Proposed Zoning Changes: Presentation and Dialogue

At the invitation of Syracuse-Onondaga County Planning Agency staff, representatives from the Town of Cicero appeared to present the proposed zone changes to the OCPB, to offer the opportunity for dialogue, and to answer questions regarding the proposal.

Present from the Town of Cicero: Mark Venesky, Town Supervisor; Vern Conway, Deputy Supervisor; Bob Smith, Planning Board Chair; Richard Hooper, Code Enforcement Officer

Presentation

Supervisor Venesky introduced the zone change proposal, noting that the Town is seeking to address problems with existing zoning, such as split-zoning and lack of uniformity, that have evolved throughout the growth of the Town. He further noted the Town plans to revise its Comprehensive Plan, however the Town is undertaking two phases of zone changes now before those efforts begin.

- Phase 1: Designating commercial corridors for business development.
 - Route 11 from North Syracuse up to Brewerton
 - Route 31 from Clay to South Bay Road
 - East Taft Road from around Route 81 to Northern Boulevard
 - Phase 2: Bring non-conforming residential development on small lots with Agricultural zoning into conformance, particularly along Lakeshore Road.

Planning Board Chair Bob Smith went into further detail about the proposal, emphasizing the following:

- The proposal lays the groundwork to revise the comprehensive plan, the cost of which is high and not in the current budget but would be added to the budget next year.
- The proposed commercial zoning generally reflects existing conditions on these corridors and would allow more consistency and better enable landowners to sell property.
- The changes would establish a clear line between commercial and agricultural land, so that the Town can point developers to specific corridors, prevent sprawl, and protect open space.

Dialogue

Following the presentation, OCPB members posed questions to the Town for further discussion:

- Several OCPB members expressed concerns about proceeding so quickly with such a large zone change before undertaking efforts to revise the Town's comprehensive plan.
 - The Town cited developer demand and noted 18 pending projects, though not all located within the subject areas and none requiring a zone change.
 - The Town described the public outreach process to date, which has included six public hearings and postcards sent to affected property owners.
 - The Town Supervisor noted a philosophy shift to welcome business and create appropriate zoning to attract developers to Cicero.
- Several OCPB members noted that potential impacts on highways, sewers, and environmental features may not have been addressed with adequate detail in the SEQR process.
 - Highways
 - The Town cited a meeting with SMTC regarding a proposed Route 11 corridor study to be completed next year, the approval of sidewalks for the west side of Route 11, and meetings with NYSDOT where a traffic study for the racetrack was promised (once funding is secured).
 - The Town noted that only 140 parcels would be impacted by this change on corridors which are already mainly commercial. At the same time, there was

some discussion about adjacent development in Clay (over 400 housing units) which has and will impact Route 31.

- Sewers
 - Staff noted three areas which are currently not sewerred: 2.3 miles along Route 11 between O'Mara Drive and Cicero Commons, including 150 acres of land between O'Mara Drive and Mud Mill Road not currently zoned commercial; Agriculturally zoned parcels near the Route 31/South Bay Road intersection, and Agriculturally zoned parcels near the East Taft Road/Northern Road intersection.
 - The Town is creating a plan to pay for sewers which includes developers covering some costs and which does not include county funds. The Town also noted their ongoing work with WEP on all development projects, as well as an offset plan which includes fixing leaking pipes and removing 17 million gallons of freshwater from Brewerton.
- Environment – specifically wetlands, floodplains, and stormwater management
 - The Town responded that the proposed zoning merely reflects existing conditions.
- Questions were raised about the Brewerton hamlet and the racetrack project.
 - The Town noted that it would like to see Brewerton benefit from the racetrack project, noted areas that are available for hotel development, and stated that the Hamlet Overlay zoning would override the application of GC zoning.
- The Board asked how the Town would prevent spot zoning, ensure compliance, and protect open space in the future.
 - The Town noted that it would like to add protections and stricter regulations into its zoning code for Agricultural land.
 - The Town noted that enacting the proposed zoning changes would send a message about where development is being targeted within the Town, which would facilitate Town Board restricting development to those areas.
 - There was agreement that these stated goals should come from and thus be added to the Town's comprehensive plan.
- The Board asked about goals for any future residential development within the Town.
 - The Town noted the significant drop in single-family permits and a desire to limit single-family residential development, as the existing local roads are in bad shape.
 - The Town cited new higher road standards, which are more expensive and thus more prohibitive for developers.
 - The Town noted they are no longer permitting stub roads in residential neighborhoods which border land zoned Agricultural.
 - The Town noted it recently added high-density residential (24 or more units) as an allowable use in all commercial districts.
 - Parcels along Lakeshore Road were cited as one possible location for single-family development, between existing residential areas on that corridor.
- Landowners opting out of the proposed zoning.
 - The Town responded that no opt-outs have been requested.

Extension Request

Following the dialogue, the Board requested additional time to review in greater detail the areas contained in the proposal, prior to offering a formal recommendation. Cicero Town Supervisor Mark Venesky granted the requested review extension through August 11, 2016 and offered to adjourn its planned local vote on the zone changes until after receipt of the Board's resolution.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 20, 2016

OCPB Case # S-16-47

- 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 PRELIMINARY SUBDIVISION from the Town of Manlius Planning Board at the request of Konrad Developers - Kurt Honis for the property located on Sugarland Drive, Glen Eagle Drive, & Barksdale Lane; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of New York State Route 173, a state highway; and
- WHEREAS, the applicant is proposing a lot line adjustment between two vacant parcels totaling 8.984 acres in a Restricted Agricultural (R-A) zoning district; and
- WHEREAS, the Board previously recommended disapproval of a subdivision referral (S-15-24) to create five new residential lots on the larger of the two subject parcels, citing significant floodplain, drainage, and sewer infrastructure maintenance concerns; that action was also disapproved locally; in 2005, the Board recommended modification of a subdivision referral (S-05-14) for eight lots, noting nonconforming lot sizes and requirements regarding drainage and driveway permits to cross a stream; and
- WHEREAS, the Final Plan revised June 27, 2016 shows proposed Lot 3A (6.004 acres) and Lot 3B (2.98 acres), which would include 1.997 acres formerly part of Lot 3A; per the Town Engineer, the applicant intends to construct a single-family residence on each proposed lot; the site is surrounded by fully built-out residential development on lots ranging from about 0.4 to 1.0 acre in size; and
- WHEREAS, the plan shows proposed Lot 3A with 60' of frontage at the dead end of Sugarland Drive, and proposed Lot 3B with frontage at the corner where Barksdale Lane and Glen Eagle Drive meet; per the Town, the existing and proposed lots do not meet the minimum lot frontage requirements and area variances will be required (not referred); and
- WHEREAS, the plan shows both Crane Brook and Bishop Brook running through the site, and the Environmental Assessment Form dated June 17, 2016 notes the site is located in the 100-year floodplain and may contain wetlands, endangered species, and/or associated habitats; and
- WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that lands along the brooks are in a Special Flood Hazard Area (SFHA); FIRM data scheduled to become effective November 4, 2016 indicates the majority of proposed Lot 3A and some of proposed Lot 3B will be added to the SFHA; and
- WHEREAS, the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, the site is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; at the time of the prior referral, the Onondaga County Department of Water Environment Protection notified the Town Engineer that the Department was "not interested in maintaining the sewer lines in this subdivision" given the potential for the site to be underwater at certain times of the year; the Department further noted requirements for privately owned lines, grinder pump stations, and force mains with all maintenance and pump station infrastructure at least three feet above the flood elevation; and

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

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

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

The Board does not endorse the creation of building lots to enable development within the floodplain, particularly given the pending additions to the floodplain area on proposed Lot 3A and the potential for negative drainage impacts on neighboring residents. The Board further notes that large lot single-family homes would be inconsistent with the surrounding neighborhood character and that the minimal frontage at the corner intersection within the adjacent neighborhood may not be adequate to provide safe access to proposed Lot 3B. Finally, the Board reiterates the significant concerns raised by the Onondaga County Department of Water Environment Protection regarding sewer infrastructure in a floodplain.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 20, 2016

OCPB Case # Z-16-236

- 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 Walton Street Corp. for the property located at 402-412 South Franklin Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of the Clinton Wastewater Storage Facility, a county-owned facility; and
- WHEREAS, the applicant is requesting to modify an existing special permit to allow electronically amplified music in an existing bar (Daisy Dukes) in a mixed-use building in a Central Business General Services A (CBD-GSA) zoning district; and
- WHEREAS, the site is located in the Armory Square Historic District, and aerial photography shows the parcel fronts Walton Street to the north, Franklin Street to the east, and Jefferson Street to the south; and
- WHEREAS, per the city application and aerial photography, the site contains an L-shaped multi-story mixed-use building with an attached single-story area along the Walton Street frontage, which contains the bar; and
- WHEREAS, an undated floor plan of Daisy Dukes shows a proposed DJ area in the existing lounge; the application notes the establishment would be open Thursday through Saturday from 9pm to 2am; and
- WHEREAS, the site is served by public water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 20, 2016

OCPB Case # Z-16-237

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the City of Syracuse Planning Commission at the request of Swanson Fulton St, LLC for the property located at 311 Genant 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 Interstate Route 81, a state highway; and
- WHEREAS, the applicant is proposing to convert an existing three-story brick warehouse building into a mixed-use building with a brewery and 4 apartments on a 3.62 acre lot in a Lakefront Urban Center-Franklin Square (T5-2) zoning district; and
- WHEREAS, the Board previously recommended no position with comment on a special permit referral (Z-11-221) to establish an indoor rock climbing and fitness center in the existing building, encouraging incorporation of additional urban design amenities that promotes a high-quality urban environment consistent with the Lakefront Zoning District regulations, and specific parking and access recommendations; and
- WHEREAS, the site is located on the edge of the Franklin Square district, characterized by a high-quality aesthetic and pedestrian environment generated by urban density and consistency in architectural scale, texture and pattern of new and rehabilitated former industrial buildings; per a letter from the applicant's representative, the owner is working with the New York State Office of Parks, Recreation and Historic Preservation on review of the project, as it is listed in (per letter) or eligible for listing in the National Register of Historic Places; the site is also located adjacent to Interstate Route 81; and
- WHEREAS, aerial photography shows a multi-story industrial complex with seven buildings/additions including the original red brick building with fenestration (windows and doors) on the front east side (Genant Drive), a large brick addition with historically very few windows or doors on the south side (Genant Drive), windows and doors and a row of mature evergreens on the west side (North Clinton Street), windows and doors on the northern side, and impervious parking area on the southern half of the parcel and sidewalks on Genant Street; and
- WHEREAS, the Proposed Exterior Elevations dated May 4, 2016 show the existing location of window and door areas to remain, and a new building addition (approximately 40' x 40') at the southeast corner of the building to be constructed, with modern cladding materials; and
- WHEREAS, submitted proposed floor plans indicate the existing 42,102 square foot first floor to include a brewery and bottling/packaging area, beer garden, tasting retail area, kitchens, a museum, and retail areas, with a new lobby addition (2,200 square feet) at the southeast corner of the buliding; a lower level

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(28,124 square feet) is to contain beer garden/storage and general storage areas; the second level (21,192 square feet) is shown with retail/kiosk area, storage rooms, two one-bedroom apartments, and open areas to lower levels; the third level (2,926 square feet) is shown to contain two one-bedroom apartments and a lobby; and

WHEREAS, the Site Layout Plan shows three parking areas with entrances from Genant Drive, as well as a Service Area (loading dock) with 4 parking spaces on North Clinton Street; a large South (parking) Lot shows approximately 73 spaces, with curbed and landscaped islands, 2 handicap spaces in the East Lot with separate Genant Street access, and a North Lot at the northern property line with 5 spaces; Genant Drive and North Clinton Streets are both city streets, and are designated Street 1 in the Lakefront Zoning District; a Street 1 is an urban street with less intensive uses and narrow travel lanes, sidewalks, raised curbs, parallel parking and deciduous trees in a continuous planting strip between the sidewalk and road; Genant Street is designated as an "A" Street, where the pedestrian experience is to be prioritized, and North Clinton Street a "B" Street, where service requirements of cars and trucks are better accommodated; and

WHEREAS, the plan shows a new patio area with retaining wall between the building and North Clinton Street to be added, which appears to encroach onto the right-of-way; referral materials indicate an encroachment permit has been applied for; and

WHEREAS, sidewalk areas are shown to be added/repared with ADA accommodations along the Genant Street right-of-way, 4 new bike racks, a new crosswalk across North Clinton Street, parking lot lighting, street trees primarily along the Genant Street parking area, and low hedge plantings along the North Clinton Street parking area; and

WHEREAS, per the EAF, the project includes a new storm conveyance system with pervious pavement, dry wells, storm inlets and outflow structures to control and release all site stormwater; a letter dated April 28, 2016 from the applicant to the City of Syracuse Engineering Department provides responses to several questions related to stormwater accommodations, right-of-way treatments, access, encroachments, historically sensitive areas, and other plan details; and

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

WHEREAS, per the referral materials, the site is served by existing public water and sewers; the site is located in the Metropolitan Wastewater Treatment Plant service area; per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law

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

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

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

1. The applicant and City are encouraged to work together to ensure adequate screening and landscaping of parking areas and provision of high-quality pedestrian accommodations, and sensitivity to historic preservation objectives for the site and in the Franklin Square District.
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
3. The applicant and municipality are encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. The applicant should contact the Onondaga County Save the Rain program for additional information.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 20, 2016

OCPB Case # Z-16-238

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of Nick Avicolli for the property located at 7839 Oswego 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 Oswego Road (Route 57) and Wetzel Road, both county roads; and
- WHEREAS, the applicant is proposing a small addition to an existing restaurant (Avicolli's) on a 2.11-acre lot in a Regional Commercial (RC-1) zoning district, in order to relocate and enclose an existing walk-in cooler and freezer; and
- WHEREAS, the Board previously recommended modification of a site plan referral (Z-13-185) to expand the building and make site and access changes, requiring access coordination, traffic figures, a drainage study, and a wastewater right-of-way permit; and
- WHEREAS, the Site Plan revised May 17, 2016 shows an existing one-story block building, the proposed cooler expansion on the west side of the building in the location of existing asphalt, existing surrounding parking to remain, and an existing landscaped sign and light pole at the southeastern corner of the parcel; and
- WHEREAS, per the Final Plat dated June 19, 2012, the overall site is located at the corner of Wetzel Road and Oswego Road, and also contains an existing one-story frame house, wood barn, wood shed to the north with a concrete driveway on Oswego Road; and
- WHEREAS, the plan shows Avicolli's with one existing driveway on Oswego Road and three on Wetzel Road; per the plan and aerial photography, it appears the Oswego Road driveway is designated as ingress only, the easternmost driveway on Wetzel Road as ingress only, and the center driveway on Wetzel Road as egress only; any existing or proposed access must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the site is served by public water and sewers and is located in the Wetzel Road Wastewater Treatment Plant service area; and
- WHEREAS, the plan shows a 20' permanent Route 57 Sewer District (county) right-of-way along the western parcel boundary; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 20, 2016

OCPB Case # Z-16-239

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Clay Town Board at the request of Nichols LD LLC for the property located at 7240 Oswego 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 Oswego Road (Route 57), a county road, and the municipal boundary between the Town of Clay and the Town of Salina; and
- WHEREAS, the applicant is requesting a special permit to allow outdoor recreation in order to hold concerts and public events using an existing stage at an existing sports bar and recreation center complex (Sharkey's) occupying an 11.17-acre site in Recreation (Rec-1) and Limited Use for Restaurants (LuC-2) zoning districts; and
- WHEREAS, the Board previously reviewed zone change, site plan, and area variance referrals (Z-15-297, Z-16-88, and Z-16-122) to construct a new 84,000 square foot indoor sports center building and associated parking adjacent to the existing outdoor recreation area (reviewed in 2012 by the Board: Z-12-132, 139, and 140) and sports bar; most recently, a traffic study, a drainage study, and an adequate wastewater disposal plan were required and the Board commented on coordinating with the Town of Salina, green infrastructure and limiting impervious surfaces, water service, and endangered species; and
- WHEREAS, per aerial photography, the overall Sharkey's complex occupies parcels located in both the Town of Clay and the Town of Salina between a golf course (Liverpool Golf Club) and retail, office, and several residential buildings north of the Liverpool Bypass along Oswego Road (Mazzye's Meats and insurance, dental, and other residential-style office buildings); and
- WHEREAS, the Site Plan dated May 26, 2016 shows the southernmost Sharkey's parcel, which contains an existing stage within a proposed 2,116 square foot special permit area at the southeastern corner of the overall site, located next to the masonry building containing the sports bar; and
- WHEREAS, per previously submitted plans, the overall site also includes an existing volleyball court area, the proposed sports complex, proposed parking for the new sports complex (280 paved spaces and 127 grass spaces in reserve), and easements for ingress and egress, sanitary sewers, and utilities; some of the existing and proposed parking are located on tax parcels in the Town of Salina with connections between the various parking lots on the site and along Oswego Road; and
- WHEREAS, the plan shows the restaurant currently utilizes an existing median separated driveway and an additional driveway on Oswego Road shared with the adjacent road-frontage commercial parcels; the proposed sports complex plans included two additional proposed driveways on Oswego Road, one leading to

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the main proposed parking lot in front of the proposed facility, and one further north which would be located across from Old Cove Road, a local road in the Town of Salina; a copy of a traffic study was included with those referrals but had not been reviewed by the Onondaga County Department of Transportation; any existing or proposed access to Oswego Road must meet the requirements of the Onondaga County Department of Transportation; and

WHEREAS, no further information about the proposed special permit use was included with the referral; and

WHEREAS, the sports bar is served by public water and sewers and is located in the Wetzel Road Wastewater Treatment Plant service area; per the prior referrals for the new indoor facility, a wastewater plan was being worked out to connect to an existing gravity sewer system in the Town of Salina; and

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

WHEREAS, per aerial photography, existing trees buffer the site from the adjacent golf course and there is limited landscape buffering along the southern site boundary; and

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

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

1. The applicant must continue to coordinate with the Onondaga County Department of Transportation for review and approval of a traffic study which encompasses all the proposed uses for the site, and the Town of Clay, the Town of Salina, and the applicant must coordinate with the Department regarding any mitigation as may be determined by the Department.
2. The municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department.
3. Prior to Town approval, the Town of Clay must ensure the applicant provides a legal and adequate wastewater disposal plan for the proposed facility, and that the appropriate approvals are obtained from the Town of Salina, if applicable, and the Onondaga County Department of Water Environment Protection.

The Board also reiterates the following comments from recent proposals for

this site:

1. In addition to coordinating with the Town of Salina regarding road access and wastewater infrastructure, the Board encourages coordination between the applicant and the Towns to ensure all proposed plans meet the requirements of both municipalities and don't negatively impact the existing commercial properties along Oswego Road in this location.
2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
3. The Board further encourages the applicant to work to limit the addition of pavement and to incorporate green infrastructure and additional landscaping where possible, in order to minimize stormwater runoff from such an intensely impervious site.
4. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.
5. Per the New York State Department of Environmental Conservation (NYS DEC), if a proposed project is in an area containing threatened or endangered species and/or associated habitats, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional NYS DEC Division of Environmental Permits office.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 20, 2016

OCPB Case # Z-16-240

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of Goddard Development for the property located at 7435 Oswego 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 Oswego Road (Route 57), John Glenn Boulevard, and Long Branch Road, all county roads; and
- WHEREAS, the applicant is requesting area variances in order to construct an auto repair shop (Mavis Discount Tire) on a vacant 0.511-acre lot formerly containing a gas station in a Limited Use for Gasoline Services (LuC-1) zoning district; and
- WHEREAS, the site is located between John Glenn Boulevard and the Old Long Branch Road spur which no longer connects to Oswego Road; per the Concept Plan dated June 27, 2016, the project area appears to include both the subject 0.511-acre parcel and an additional 0.165-acre area containing the Old Long Branch Road right-of-way (labeled Longbranch Road); and
- WHEREAS, the plan shows a proposed 6,150 square foot automotive retail/repair building with seven internal bays, a dumpster enclosure south of the building, and 17 proposed parking spaces in the front yard (4 in the abandoned right-of-way); and
- WHEREAS, per the plan and referral notice, the applicant is requesting a variance for the northern and southern perimeter landscape strips (14.4' and 11.1' proposed, 20' required) and the highway arterial setback (120.5' proposed, 140' required); and
- WHEREAS, per the plan, Old Long Branch Road would dead end at the site and access would occur via a proposed 24' wide ingress/egress easement on that portion of the road, which ultimately accesses Long Branch Road to the west; no direct access to John Glenn Boulevard or Oswego Road is proposed; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the site is adjacent to a state wetland, located in an archaeological sensitive area, and may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; and
- WHEREAS, the site has access to public water and sewers and is located in the Wetzel Road Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and

WHEREAS, no drainage, signage, landscape, or lighting plans were submitted; the Environmental Assessment Form dated June 27, 2016 indicates a site plan proposal will follow; 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 applicant must contact the Department at (315) 435-3205 to discuss any required traffic data for the proposed project.
2. Per the Onondaga County Department of Transportation, the municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Department verifying that no additional stormwater runoff will enter the County's drainage system, and complete any appropriate mitigation as may be determined by the Department.

The Board also offers the following comments:

1. Per the Onondaga County Department of Transportation, the Town and applicant are advised that direct access to Oswego Road and John Glenn Boulevard is prohibited, and a permit for any proposed work in the County right-of-way is required.
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
3. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
4. The Board encourages site planning which incorporates landscaping, minimizes pavement, and utilizes green infrastructure where possible, in order to minimize stormwater runoff near a wetland.
5. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 20, 2016

OCPB Case # Z-16-241

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Minoa Planning Board at the request of Suburban Propane for the property located at 320 North Central Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of North Central Avenue, a county road; and
- WHEREAS, the applicant is proposing to demolish an existing 5,250 square foot office building and reconstruct a building of the same size in the existing footprint and foundation, on a 2.47-acre lot in an Industrial zoning district; and
- WHEREAS, the Site Plan revised on October 22, 2004 shows a proposed office building on the existing foundation and an existing bituminous parking lot with customer parking on the front (southern) half of the site, and an existing storage building and propane storage area on a gravel area in the rear (northern) half of the site; and
- WHEREAS, per aerial photography, the site is located south of a narrow vacant parcel running behind residential backyards of houses fronting Willard Street, and has frontage on Edgewood Place to the east (both local streets) and North Central Avenue to the south; surrounding land uses are primarily residential, with an adjacent truck rental business to the west and railroad tracks south of North Central Avenue; and
- WHEREAS, the plan shows an existing gravel drive on Edgewood Place leading to the propane storage areas, and undelineated access to North Central Avenue, which must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the site is served by existing public water and village sewers; and
- WHEREAS, per the plan and aerial photography, there are lawn areas delineating different developed portions of the site, and the homes to the north appear to be buffered by trees, mostly on adjacent properties, with inconsistent landscape buffering the homes to the east; and

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

recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

1. The Onondaga County Department of Transportation has determined that the applicant must provide the Department with ITE Trip Generation traffic figures and complete any appropriate mitigation as may be determined by the Department.

2. Per the Onondaga County Department of Transportation, the access on North Central Avenue must be delineated to 24' wide, per Department commercial standards.

The Board also offers the following comments:

1. Per the Onondaga County Department of Transportation, the Village and applicant are advised that no parking, loading, servicing, or backing of vehicles into the county right-of-way will be permitted.
2. The Village and applicant may wish to consider increased vertical landscaping along the site perimeter to ensure adequate, permanent buffering for adjacent residential land uses.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 20, 2016

OCPB Case # Z-16-242

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Planning Commission at the request of Syracuse Housing Authority for the property located at 301 Tully 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 South West Street, a state-owned arterial; and
- WHEREAS, the applicant is proposing to replace the existing concrete entrance ramps at two existing multi-family housing towers (James Geddes) on a 5.18-acre lot in a Residential Class B (RB) zoning district, in order to comply with ADA requirements; and
- WHEREAS, the Site Plan dated July 11, 2016 shows the project area located within the James Geddes public housing site along Tioga Street between Tully Street and Fabius Street, all city streets; and
- WHEREAS, the city application notes the existing ramps will be replaced and reconfigured to comply with ADA requirements, and that the canopy will also be replaced on one of the towers (427 Tully Street); and
- WHEREAS, the Environmental Assessment Form dated July 11, 2016 notes existing catch basins on site; and
- WHEREAS, the site is served by public water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 20, 2016

OCPB Case # Z-16-243

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Planning Commission at the request of 450 South Salina, LLC for the property located at 462-474 South 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 the Clinton Wastewater Storage Facility, a county-owned facility; and
- WHEREAS, the applicant is proposing to convert a seven-story existing office/retail building (Empire Building) to a residential apartment building on a 0.68-acre lot in a Central Business-Retail (CBD-R) zoning district; and
- WHEREAS, per the city application, the renovation will create ground floor retail, 48 one- and two-bedroom apartments on floors two through seven, and 5 new penthouse loft apartments construct as an additional 8th floor above the existing roof; the renovation will further include reconstruction of the deteriorated rear entry steps and ramp, new fencing and lighting, re-sealing of the parking lot, and façade improvements, especially to the first and second floors facing Salina Street; and
- WHEREAS, the Site Plan dated June 24, 2016 shows an existing building fronting the sidewalk along South Salina Street and a rear parking lot with 57 spaces fronting the sidewalk along South Clinton Street, with two existing curb cuts to remain; and
- WHEREAS, elevations show the first and second floor façade will be replaced with simulated stone panel siding and the penthouse façade will be cement fiber board lap siding with a metal standing seam roof; and
- WHEREAS, the plan shows the parking lot will be enclosed by a proposed 8' high wrought iron style ornamental security fence with sliding gates; and
- WHEREAS, the building is located in the South Salina Street Historic District just south of several recent and upcoming renovation projects, including the Sibley building, the Clinton Tower apartments, and the Galleries building containing the Onondaga County Central Library; the project will be reviewed by the Syracuse Landmark Preservation Board; and
- WHEREAS, elevations show two proposed tenant sign bands and an Empire Building sign above three individual entrances and windows along South Salina Street; and
- WHEREAS, the site is served by public water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the

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

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

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

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
3. The City and applicant are encouraged to work together to adhere to any recommendations offered by the Syracuse Landmark Preservation Board, in order to ensure adherence to the character of the Historic District.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 20, 2016

OCPB Case # Z-16-244

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

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

WHEREAS, the applicant is proposing to amend the Town of Camillus Zoning Code to exempt cell towers from height regulations; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 20, 2016

OCPB Case # Z-16-245

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of Walk of Faith Free Methodist Church for the property located at 4617 Wetzel 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 Wetzel Road, a county road; and
- WHEREAS, the applicant is requesting an area variance to install a canopy at the entrance to an existing religious building on a 14.71-acre lot in an Industrial (I-1) zoning district; and
- WHEREAS, a Site Plan dated May 4, 2016 of the front portion of the parcel shows an existing building to remain, an existing rear tarvia parking lot to be restriped, and a proposed canopy extending from the front entrance; and
- WHEREAS, per the referral notice, area variances are required to reduce the front yard setback and perimeter landscape strip of the canopy (200' and 100' required, respectively); the plan shows a 77.67' proposed setback from the centerline, however the Town has indicated the actual setback is 60' from the property line; the existing building encroaches slightly further into the front yard; and
- WHEREAS, the plan shows two existing driveways on Wetzel Road to remain, one gravel and one tarvia, both of which must meet the requirements of the Onondaga County Department of Transportation; per the Department, no additional access to Wetzel Road will be permitted; and
- WHEREAS, aerial photography and wetland maps show the remainder of the site to be vacant wooded land with state wetland and potential federal wetland areas at the very northern end of the property; and
- WHEREAS, the site is served by public water and private septic; the site is located in the Oak Orchard Wastewater Treatment Plant service area in an area with no access to sewers; and
- WHEREAS, the plan shows an existing sign to be replaced with new signage; no details were submitted with the referral; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 20, 2016

OCPB Case # Z-16-246

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Salina Town Board at the request of Ehle Companies, LLC for the property located on Long Branch Road south of Cold Springs Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of New York State Route 370 (Cold Springs Road), a state highway, Long Branch Road, a county road, and Onondaga Lake Park, a county-owned facility; and
- WHEREAS, the applicant is requesting a zone change from One- and Two-Family Residential (R-2) to Multiple-Residence (R-4) on a vacant 5.53-acre lot, in order to construct approximately 48 units of apartments and/or townhomes as the site layout and conditions allow; and
- WHEREAS, the site is located between residential properties along Cold Springs Road and Green Acres Drive to the north and west, the boathouse area of Onondaga Lake Park to the south, and Long Branch Road to the east (two frontages); per aerial photography and zoning maps, the parcel between the frontages contains an existing residence, and south of the frontage there is additional vacant residential parcel (R-2) along Long Branch Road; and
- WHEREAS, per wetland maps, FEMA Flood Insurance Rate Maps (FIRM), and the referral, the site is located in and adjacent to an area with significant state wetlands, wetland buffers, floodplains, and potential federal wetlands; and
- WHEREAS, a Topographic Survey dated January 11, 2016 was submitted with handwritten labels and notes which shows delineated state wetland and buffer areas (no federal shown), the 100-year floodplain outline per local mapping, and a potential layout for the development; and
- WHEREAS, the survey layout includes two proposed 90' x 70' two-story buildings to have 16 units each (8 per floor), and another potential building with a common courtyard and possibly 8 or more additional units; all the buildings are located outside the floodplain and state wetland boundaries as shown on the plan; and
- WHEREAS, the potential layout on the survey indicates 83 proposed surface parking spaces around the perimeter of the developed area with a 30' buffer shown between adjacent properties, and a proposed row of 20 garages along the site entrance which would have a 20' buffer, which the plan notes would require a variance; some of the surface and garage parking appears to be within the floodplain; and
- WHEREAS, the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause

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

WHEREAS, the survey shows a proposed single entrance on Long Branch Road which does not appear to be wide enough to safely accommodate two-way traffic; any existing or proposed access to Long Branch Road must meet the requirements of the Onondaga County Department of Transportation; and

WHEREAS, the Environmental Assessment Form dated June 6, 2016 indicates 2.33 acres would be physically disturbed by the project, with stormwater to be directed to a swamp on site in the floodplain, state and potentially federal wetland area; and

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

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

WHEREAS, per the EAF, the applicant proposes to connect with existing public water lines on the street, and to public sewers via private pump up "through next door lot"; the site is located in the Wetzel Road Wastewater Treatment Plant service area; and

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

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

The applicant has not demonstrated that the proposed increase in allowable density will be feasible on the site, given the numerous environmental constraints. The Board and Onondaga County Parks are especially concerned about the extent of impermeable surface which would be located in or directly adjacent to wetlands and floodplain areas and the likely necessity of directing stormwater runoff to a floodplain area, which may negatively impact existing

surrounding residences and Onondaga Lake Park lands. The Board has further concerns about access as shown on the submitted concept plans, particularly about the safety for two-way traffic and emergency vehicle access, should a garage or any parking be necessary in that location due to site constraints.

The motion was made by Daniel Cupoli and seconded by Chester Dudzinski. The votes were recorded as follows: Douglas Morris - yes; Brian Donelly - yes; Daniel Cupoli - yes; Chester Dudzinski - yes; James Corbett - abstain.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 20, 2016

OCPB Case # Z-16-247

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Onondaga Town Board at the request of Town of Onondaga Town Board for the property located on New York State Route 175 from the Syracuse City line to Nixon Park Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing a local law to update the Town Zoning Code and Zoning Map to reflect two new zoning districts as recommended in the recent update to the Town Master Plan: an Onondaga Hill Business District (OHB) to be applied to parcels along the New York State Route 175 corridor, and an Institutional District (I) to be applied to Onondaga Community College; and
- WHEREAS, the Board previously offered no position with comment on the supplement to the Town of Onondaga 2007 Master Plan (Z-15-100) which focused on re-evaluating the land uses on approximately 2.1 miles of the New York State Route 175 corridor between the City of Syracuse and Nixon Park Drive, inclusive of land on the island created by Grolier Road at the Route 173/175 intersection; and
- WHEREAS, in its comments on the Master Plan update, the Board noted its appreciation of the focus on development east of the OCC campus where infrastructure and services currently exist, and generally encouraged the Town to provide safe and appealing transit and pedestrian accommodations, to consider opportunities within its ordinances and site plan review to incorporate shared access and parking techniques, and to further consider a build line which would balance setback requirements with pedestrian and transit accessibility and goals; and
- WHEREAS, per a resolution dated March 17, 2016, the Town Board rendered a negative declaration as Lead Agency pursuant to SEQR and adopted the 2014 Supplement to the 2007 Master Plan along with an Addendum to the Supplement which included feedback from a public hearing on the Supplement; the resolution included the reasons and findings supporting the negative declaration determination; and
- WHEREAS, there are currently seven different zoning classifications on the Route 175 corridor: Residential (R-1), Professional and Commercial Office (PCO), Neighborhood Shopping (NS), Planned Residential (PR), Planned Residential Community (P-RC), Commercial (CD), and Planned Economic (P-E); the Master Plan supplement noted that the new OHB district would allow most of the uses in those districts, with additional controls in place in order to preserve the character of the area while allowing the continued growth of Onondaga Hill as a focal point for town-wide activities; and
- WHEREAS, the proposed OHB district is proposed to be applied to frontage parcels along

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the corridor (including the Grolier Road parcels) with the exception of the Peregrine project across from OCC (P-RC and NS), two parcels at the intersection of Linda Lane that are part of an R-1 neighborhood, and the PR district at the Country View apartments; per the proposed new district regulations, the following uses would be allowed by right: single-family dwellings, family day cares, and related accessory uses; the following uses would be allowed with site plan review: office buildings, banks without drive-thrus, religious uses, funeral homes, restaurants without drive-thrus, medical service facilities, retail businesses with no gas pumps or drive-thrus, day-cares, and libraries; and the following uses would be allowed only by special permit: drive-thru banks, multi-unit dwellings (up to 7 units per acre), athletic clubs (per the Addendum), and facilities other than towers and storage for various utilities; and

WHEREAS, dimensional and size requirements include a maximum building size of 6,000 square feet gross floor area (decreased from the originally proposed 10,000 square feet, per the Addendum), maximum height of 35 feet, maximum lot coverage of 30%, 35-foot minimum front and rear yard setbacks, and 20-foot side yard setbacks (50 feet at district boundaries); and

WHEREAS, the proposed Institutional District would encompass OCC which has historically been zoned R-1 and includes approximately 280 acres plus additional properties in the process of being acquired and the potential for future growth; permitted uses would include: post-secondary educational institutions and other facilities of higher learning; teaching facilities, research facilities and technology transfer facilities; administrative offices; libraries; dormitories and apartments for on campus living that are owned and operated by the institution (or institution-affiliated entities, per the Addendum based on feedback from OCC Counsel); bookstores and student unions; recreation facilities, cafeterias and food services; and

WHEREAS, the resolution notes that OCC does not dispute the proposed new zoning, and that other questions raised by OCC “are operational in nature and may await further discussion at a future date” and gives the example of potential START-UP NY proposals as requiring future coordination between the Town and OCC; and

WHEREAS, per the resolution, the supplement also included a suggestion that the Town review its Arterial Overlay requirements in order to potentially reduce front yard setbacks, “allowing a more flexible and practical use of properties affected” which “could result in shorter driveways, smaller areas of impervious surfaces, improved drainage and adjustments to building orientation and consideration of topography”; and

WHEREAS, the Supplement noted that the corridor is located within areas already served by existing water and sanitary districts, and, with the exception of Peregrine Landing whose impacts have already been identified, there are no growth-inducing aspects which suggest any need or request to expand those services; this portion of the Route 175 corridor is located in the Metropolitan Wastewater Treatment Plant service area in an area tributary to active combined sewer overflows; per the Onondaga County Department of Water Environment Protection, any project is required to offset any additional sanitary flow in excess of the most recent land use and must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting

the offset plan; and

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

As stated in its comments on the Supplement to the 2007 Master Plan, the Board appreciates the stated focus on concentrating development east of the OCC campus in the future, where development can take advantage of existing infrastructure and services. As the Town moves forward with the proposed new zoning, the Board reiterates and offers the following additional comments:

1. The Board encourages the Town to consider opportunities within its ordinances and site plan review to incorporate access management techniques such as shared access and parking for developments along the corridor, in order to help minimize conflict points, maximize traffic flow, and increase the efficiency of land uses in this sensitive location.
2. Given the increasing presence of and interest in accommodating student populations, hospital employees and visitors, new retail and office locations, and multi-family housing, the town is urged to provide safe and appealing pedestrian and transit accommodations on the corridor. The Town should seek to balance setback requirements with pedestrian and transit accessibility and goals, and to avoid excessive setbacks where possible which may limit efficient use of the land. The Town may also wish to consider establishing a build line in order to support the goal of maintaining a consistent aesthetic character in the Onondaga Hill area.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 20, 2016

OCPB Case # Z-16-248

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Village of Baldwinsville Village Board at the request of Village of Baldwinsville for the property located at 8 Mechanic Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of East Genesee Street (New York State Route 31), a state highway; and
- WHEREAS, the applicant is requesting a zone change from Residential (R-1) to Business (B-2) on a 0.3-acre lot containing an existing office, in order to conform to the surrounding zoning; and
- WHEREAS, in 2006, the Board offered no position with comment on concurrent zone change referrals for this parcel and four parcels across the street (Z-06-144 and 145) from R-1 to B-1, noting on site stormwater management and a visual buffer for the adjacent residential property would be required if the zone change was approved, and encouraged the Village to complete an area plan instead of piecemeal zone changes; and
- WHEREAS, per the Village Zoning Map, the parcel is adjacent an existing residence to the north, but is otherwise surrounded by properties in the B-2 and East Genesee Street Overlay districts, which in this location are generally characterized by a mix of commercial and residential uses and structures; and
- WHEREAS, aerial photography shows the parcel currently contains an existing two-story frame house, detached garage, and concrete driveway and sidewalks on Mechanic Street, a village street; and
- WHEREAS, per a narrative submitted with the Environmental Assessment Form, the not-for-profit occupant of the property has requested to replace an existing rear addition with a new office space and meeting room, which led the Village to seek a zone change as a more appropriate district for the current and proposed use prior to site plan review; and
- WHEREAS, the narrative further notes no other future site changes are anticipated, thus no impacts to stormwater or other environmental characteristics would be impacted; and
- WHEREAS, the site is served by public water and village sewers; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 20, 2016

OCPB Case # Z-16-249

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Manlius Planning Board at the request of T-Y-LIN International / McDonald's for the property located at 400 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 (New York State Route 5), a state highway; and
- WHEREAS, the applicant is proposing to add a side-by-side drive-thru at an existing fast food restaurant (McDonald's) with associated signage and parking reconfigurations on a 1.319-acre lot in a Regional Shopping (RSD) zoning district; and
- WHEREAS, the Site Plan dated December 5, 2014 shows an existing one-story restaurant building, two proposed drive-thru lanes, and 47 parking spaces (reduced from 59 existing); and
- WHEREAS, the site is located on an outparcel of Fayetteville Towne Center, facing East Genesee Street; the plan shows a single access on an internal plaza drive off Towne Drive, which ultimately accesses East Genesee Street via signalized intersection; and
- WHEREAS, per the referral materials, the applicant is proposing to reconfigure existing signage for two drive-thru lanes, with no other apparent signage changes to the building or site; and
- WHEREAS, per the referral materials, there will be a slight decrease in impervious surface and increase in green area as a result of the project, with proposed new lawn outside the drive-thru lanes and a proposed landscaped curbed island between the lanes; and
- WHEREAS, the current and preliminary FEMA Flood Insurance Rate Maps (FIRM) indicate that the site is in a Special Flood Hazard Area (SFHA); and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 20, 2016

OCPB Case # Z-16-250

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Manlius Planning Board at the request of Life Church for the property located at 7125 Collamer 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 Collamer Road (New York State Route 298), a state highway, and Fremont Road, a county road; and
- WHEREAS, the applicant is proposing to construct a 30' x 50' pavilion at an existing church facility on a 93-acre lot in a Restricted Agricultural (R-A) zoning district; and
- WHEREAS, per aerial photography, the site is located in the rural northwest corner of the town, with the existing church facility along the residential Collamer Road frontage, and the remaining vacant wooded acreage extending north, with additional frontage between two residential properties on Fremont Road; and
- WHEREAS, an undated plan detail shows the approximate location of the existing church building and the approximate location of the proposed pavilion about 90' east of the church (on existing lawn area), 98' from the adjacent property to the east (labeled "Restricted"), and 133' behind existing residences to the south along Collamer Road; and
- WHEREAS, elevations indicate the pavilion would be an open wood post and beam style structure, with the referral material only noting it would be used for assembly; and
- WHEREAS, the plan shows an existing driveway on Collamer Road to remain, which must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, wetland maps show state wetlands and potential federal wetlands at the northermost part of the parcel; and
- WHEREAS, the site is served by public water and private septic, and is located outside the Onondaga County Sanitary District; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 20, 2016

OCPB Case # Z-16-251

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Geddes Town Board at the request of O'Brien & Gere / Honeywell for the property located at Willis Avenue & State Fair Boulevard; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Interstate Route 690, a state highway, State Fair Boulevard, a county road, and the municipal boundary between the Town of Geddes and the City of Syracuse; and
- WHEREAS, the applicant is proposing to construct a 7,000 square foot addition to increase the capacity at an existing groundwater treatment plant on a portion of a 65.89-acre lot in an Industrial zoning district; and
- WHEREAS, the Overall Site Plan revised July 5, 2016 shows the existing Semet Ponds facility structures located along the Willis Avenue frontage of the site, including the existing groundwater treatment plant (GWTP), the proposed expansion, two existing tanks, and a proposed 20' x 20' above-ground sulfuric acide storage tank; and
- WHEREAS, the Environmental Assessment Form dated July 5, 2016 notes the proposed activity is required in conjunction with the Willis Avenue/Semet Tar Beds Interim Remedial Measure (IRM) executed by Honeywell in accordance with an Order of Consent from 2002; a letter from the applicant to the Town dated July 5, 2016 notes the new space will expand treatment operations and house additional office, bathroom, and shower facilities; the materials further note no additional employees or parking will be required; and
- WHEREAS, the plan shows existing access to the site on Willis Avenue to remain with no changes, and the site also contains existing railroad spurs and fronts State Fair Boulevard along Interstate Route 690; and
- WHEREAS, per the supplemental information document, the project will disturb 0.2 acres and runoff will be conveyed to the existing infiltration basin which is adequately sized to manage new volumes; it is also noted that the SWPPP prepared for the original site construction will be updated at the request of the Town; and
- WHEREAS, the referral materials indicate approvals will be required from the New York State Department of Environmental Conservation for hazardous substance bulk storage and modification of the existing Spill Prevention Report (SPR); and
- WHEREAS, per the referral materials, the treatment process will be consistent with existing operations and treated effluent will continue to be conveyed to the Metropolitan Wastewater Treatment Plant in accordance with an Industrial Wastewater Discharge Permit (approval needed for additional effluent

discharges); and

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

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 20, 2016

OCPB Case # Z-16-252

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a USE VARIANCE from the Town of Onondaga Zoning Board of Appeals at the request of Fine Swine, Inc. for the property located at 4221 Fay 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 Fay Road, a county road; and
- WHEREAS, the applicant is requesting a use variance to allow an outdoor dining area and bar at an existing restaurant and catering kitchen (Cider Mill) on a 1.2-acre lot in a Neighborhood Shopping (NS) zoning district; and
- WHEREAS, the site is located in a primarily residential area between Route 173 and Onondaga Boulevard; and
- WHEREAS, per a partial undated survey and aerial photography, the site occupies two parcels along Fay Road, one of which contains an existing frame house, a detached frame building (possibly a garage or storage), an existing frame restaurant building, and a parking lot which continues onto the adjacent parcel to the east; and
- WHEREAS, per the referral materials, the applicant wishes to construct a deck on the restaurant and begin serving alcohol; per a submitted floor plan, it appears the proposed deck would wrap around the southeastern corner of the building; and
- WHEREAS, per the town application, "strict application of the Neighborhood Shopping District zoning regulations would prohibit the service of alcohol as well as the construction of the proposed deck for outdoor dining"; and
- WHEREAS, the town application notes the current limited seating capacity and inability to sell alcohol make the current use unsustainable, particularly given the recent closing of the facility due to ice damage and recent flooding due to the limestone bedrock underneath the historic mill site; the application further notes the proposed improvements and uses are strongly supported by surrounding neighbors, in order to remain a neighborhood anchor and prevent vacancy; and
- WHEREAS, per the partial survey and aerial photography, the site currently has two existing curb cuts on Fay Road, one to the west of the restaurant which appears to serve the house and garage, and one serving the restaurant parking lot; any existing or proposed access to Fay Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the site is served by public water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Westside Pump Station service areas; a sanitary sewer easement (county) and power lines are shown along the front of the site; and

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

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

WHEREAS, the survey shows an existing sign in front of the building, which aerial photography shows to be an externally lit pole sign; and

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

The Onondaga County Department of Transportation has determined that the applicant must provide the Department with ITE Trip Generation traffic figures and complete any appropriate mitigation as may be determined by the Department.

The Board also offers the following comments:

1. Per the Onondaga County Department of Transportation, the Town and applicant are advised that no additional access to Fay Road will be permitted.
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
3. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
4. The Board encourages the Town and applicant to incorporate more landscaping on site, including to delineate driveway and parking areas, in consideration of the surrounding residential character and to mitigate stormwater runoff.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 20, 2016

OCPB Case # Z-16-253

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Feldmeier Equipment, Inc. for the property located at 6800 Townline 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 Townline Road, a county road, and the municipal boundary between the Town of Salina and the Town of Dewitt; and
- WHEREAS, the applicant is proposing to construct a 12,540 square foot addition to an existing manufacturing building on a 7.11-acre lot in an Industrial zoning district; and
- WHEREAS, the Board previously offered no position with comment on a site plan referral (Z-13-262) to construct a dry storage facility on the site, noting water and wastewater service considerations; and
- WHEREAS, the Site Plan dated July 1, 2016 shows two existing two-story metal and masonry buildings, a smaller existing building (the dry storage facility), a proposed 152' x 82.5' addition to the larger two-story building, existing parking, and proposed expanded tarvia areas for additional parking with a gravel road extended to the south of the proposed addition; the plan includes a note which states "new parking spaces shown include relocated existing spaces and 25 new spaces for proposed building addition"; and
- WHEREAS, the plan shows two driveways on Townline Road, with the northern driveway located on a 36' wide permanent easement; any existing or proposed access to Townline Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the plan shows the site also has frontage on Campbell Road, Earl Avenue, and 14th Street, all labeled as not open, including an additional ingress and egress easement along Campbell Road/Hancock Airport to the north; and
- WHEREAS, the Environmental Assessment Form dated June 30, 2016 notes 0.5 acres will be physically disturbed by the project; the plan shows a 15' drainage easement (labeled as federal) along the southern property boundary; underground utility easements are also shown; and
- WHEREAS, the site is served by public water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; a 20' wide sewer easement is shown running north/south across the site, including in the location of the proposed addition; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding

this law is available at www.ongov.net/wep/uselaws.html; and

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

WHEREAS, in the prior referral, the Onondaga County Water Authority (OCWA) noted their records showed an OCWA water main crossing this site and the presence of private hydrants, neither of which are shown on the plan; and

WHEREAS, the plan shows an existing sign toward the front of the site; and

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

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

The Onondaga County Department of Transportation has determined that the applicant must provide the Department with ITE Trip Generation traffic figures and complete any appropriate mitigation as may be determined by the Department.

The Board also offers the following comments:

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
3. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 20, 2016

OCPB Case # Z-16-254

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Lyndon Family Dental for the property located at 6844 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Genesee Street, a state highway; and
- WHEREAS, the applicant is proposing to expand the parking area at an existing dental office from 14 spaces to 19 spaces on a 0.92-acre lot in Special Business Transitional/Residential (SBT/R-1) zoning districts; and
- WHEREAS, the site is located between the Wegmans plaza and the New York State Route 5/Route 92 intersection on a parcel with SBT zoning in front and R-1 zoning in back; and
- WHEREAS, a survey recertified on September 11, 2015 with a hand-drawn sketch by a registered architect shows an existing building fronting East Genesee Street with an existing tarvia parking lot behind it, with a proposed expanded area for 5 additional spaces; and
- WHEREAS, the survey shows an existing tarvia driveway on East Genesee Street, which must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the site is served by public water and sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 20, 2016

OCPB Case # Z-16-255

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of JPW Structural Contracting, Inc. for the property located at 6376 Thompson 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 Thompson Road, a state highway; and
- WHEREAS, the applicant is proposing to construct an 11,460 square foot building addition to an existing industrial facility on an existing pavement area on a 6.43-acre lot in an Industrial zoning district; and
- WHEREAS, the Site Plan dated July 1, 2016 shows an existing main facility building with additional attached building spaces and the proposed addition on a new paved area to the back, an additional one-story metal building at the rear of the site, and an additional commercial building at the front of the site which contains several restaurant tenants; and
- WHEREAS, the plan shows 43 existing perpendicular parking spaces in a single row around the front and side of the main building, and 17 additional parallel spaces on the southern property boundary; the plan notes 196 parking spaces are required, and that 87 employees are at the facility daily, including 5 new employees as part of the expansion; and
- WHEREAS, the town application notes area variances will be required for exceeding lot coverage and reducing the amount of required parking; the lot coverage is currently 97% and will not be changing (80% maximum); and
- WHEREAS, the plan shows the site with frontage on Thompson Road to the west and Carrier Parkway, a private road, to the north; one driveway on Carrier Parkway is shown, and three driveways are shown on Thompson Road, two of which are located on ingress/egress easements; any existing or proposed access to Thompson Road must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the plan further shows several easements along the Carrier Parkway frontage, including electric service easements, a 24' wide construction easement (town), and a 12' wide sanitary sewer easement (town); and
- WHEREAS, the referral materials note 0.85 acres will be physically disturbed by the project; stormwater planters are shown along the new addition, and a grading plan was included with the referral; and
- WHEREAS, the site is served by public water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; and

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

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

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 20, 2016

OCPB Case # Z-16-256

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Manishaben Patel for the property located at 8019 New York State Route 31; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of New York State Route 31 and New York State Route 298, both state highways, and the municipal boundary between the Town of Cicero and the Town of Sullivan, and the boundary between Onondaga County and Madison County; and
- WHEREAS, the applicant is proposing to add a new kerosene tank, a new LED sign, replace a section of an existing sign, and add a roof overhang over a lawn equipment storage area at an existing gas station (Sunoco) and convenience store (Suntrac) on a 0.423-acre lot in a General Commercial (GC) zoning district; and
- WHEREAS, the Board recently recommended modification of an area variance referral (Z-16-136) to install 3 LED and electronic message signs at the existing gas station, citing that no signs are permitted in the State right-of-way and must not obstruct sight distance, and requiring submission of a lighting plan to NYSDOT; the Town disapproved the variance request; and
- WHEREAS, the site is located in Bridgeport at the commercial intersection of New York State Routes 298 and Route 31, beside a bridge over Chittenango Creek to the east; and
- WHEREAS, the Existing Features plan revised June 20, 2016 shows an existing single-story concrete block and wood building (approximately 82' x 36') surrounded by asphalt paved area, with 4 canopied gas pumps at the front of the parcel, two parking spaces (partially encroaching on the adjacent parcel), and monitoring wells; and
- WHEREAS, the Site Plan dated March 30, 2016 shows several proposed new features including a 8,000 gallon underground fuel tank area to the east of the canopy, proposed LED price signs to replace existing price signs at the front of the parcel (shown encroaching in the State right-of-way), a proposed LED sign within the gas pump canopy area, the proposed location of existing propane tank enclosure, and a proposed roof overhang over an equipment storage area at the rear of the building; and
- WHEREAS, the plan further shows surrounding asphalt and gravel areas which continue onto the adjacent parcels to the west and east, including in the location of ingress and egress easements (one on each side); two existing driveways are shown on Route 31, partially on these easements, and which must meet the requirements of the New York State Department of Transportation; and

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

1. Per the New York State Department of Transportation, no existing or proposed signs are permitted within the State right-of-way. The plans for any proposed signage should be submitted to the Department to ensure they do not obstruct sight distance, and the plan must be modified to reflect any State requirements.
2. The applicant must submit a lighting plan to be approved by the New York State Department of Transportation to ensure there is no glare or spillover in the State right-of-way.

The Board also offers the following comment:

The New York State Department of Transportation and the Board note concerns about installing distracting signage on this curve, and advise against allowing signs with variable messages in this location.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 20, 2016

OCPB Case # Z-16-257

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Blackburn Lawn & Landscape for the property located at 6351 New York State Route 31; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of New York State Route 31, a state highway; and
- WHEREAS, the applicant is proposing to operate a lawn and landscape business in an existing building on a 4.566-acre lot which also contains a single-family residence in an Agricultural zoning district; and
- WHEREAS, the Board is concurrently reviewing a zone change request (by the Town of Cicero) to change the zoning of the subject parcel to General Commercial zoning (Z-16-261); and
- WHEREAS, the 4.5 acre parcel contains a single-family house near the road, a large garage/pole barn and associated parking areas (formerly used for golf cart sales/repair business), and vacant and wooded land which backs up to a residential subdivision (with a nearby road stub for future extension); and
- WHEREAS, the Site Plan dated June 30, 2016 shows the existing house to remain, with an existing drive onto New York State Route 31 to remain and extended to the east, and noted "existing drive to be used by occupants only"; and
- WHEREAS, the plan shows the existing concrete garage (3,476 square feet) to remain and a modified parking area surrounding the building to include a one-way lane along the west side of the building and parking for 15 employee vehicles; the remainder of the site is to remain grass/undisturbed; and
- WHEREAS, per the site plan, the site is to be used as a lawn and landscape service business, and winter snow removal service (seasonally 24 hrs / 7 days); and
- WHEREAS, the plan shows an existing asphalt driveway from Route 31 to remain, which does not appear wide enough to accommodate two-way traffic; and
- WHEREAS, aerial photography shows the adjacent parcel to the west includes a narrow gravel drive which connects its driveway to the subject parcel driveway; any existing or proposed access onto New York State Route 31 must meet New York State Department of Transportation requirements; and
- WHEREAS, the site is served by existing public drinking water and wastewater and is located in the Brewerton Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding

this law is available at www.ongov.net/wep/uselaws.html; and

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

The existing driveway on New York State Route 31 to serve the proposed business is required to meet the New York State Department of Transportation minor commercial driveway standards, and the applicant is required to coordinate with the Department regarding driveway requirements to obtain a highway work permit.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 20, 2016

OCPB Case # Z-16-258

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of CCJC Enterprises, LLC for the property located on Taft Park 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 Taft Road, a county road; and
- WHEREAS, the applicant is proposing to operate a contractor's service yard for storage of materials and equipment on a 1.984-acre lot in an Industrial (IN) zoning district; and
- WHEREAS, per the local application, the "Applicant installed a drive and gravel area for service area without knowing they had to get Town approval. Surrounding areas are all industrial zoned. Property to east is used as residence but will be properly protected by trees."; and
- WHEREAS, the Site Plan dated May 11, 2016 shows a vacant lot with existing trees and brush along the East Taft Road frontage, and an existing 9,349 square foot gravel contractors service yard area in the rear of the site with an existing driveway on Taft Park Drive, a local road; per the Onondaga County Department of Transportation, no access to East Taft Road will be permitted; and
- WHEREAS, per the local application, no employees will be on site, and hours of operation would be Monday-Friday 6am-6pm; the plan state equipment stored on site would include a small enclosed trailer, pickup truck, and boom trucks; and
- WHEREAS, the Environmental Assessment Form dated June 7, 2016 notes no water or wastewater connections will be required; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 20, 2016

OCPB Case # Z-16-259

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Cicero Zoning Board of Appeals at the request of Michael Jordan for the property located at 7778 Brewerton Road & 900 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 Brewerton Road (U.S. Route 11) and New York State Route 481, both state highways, the state and county-owned portions of Bear Road, and the municipal boundary between the Town of Cicero and the Village of North Syracuse; and
- WHEREAS, the applicant is requesting an area variance to allow a proposed driveway 108 feet from the street line intersection of Kopp Avenue and Brewerton Road, where a minimum of 150 feet is required, in order to accommodate additional parking for a church and thrift store located on two parcels totaling 0.49 acres in a General Commercial (GC) zoning district; and
- WHEREAS, the Board recently recommended modification of a site plan referral (Z-16-211) to use the existing vacant commercial building for the proposed church and thrift store use, requiring closure of the existing driveway on U.S. Route 11 and that all access occur from the proposed driveway on Kopp Avenue requiring the requested variance; the Board also noted wastewater and green infrastructure considerations, and encouraged the removal of all additional curb cuts on Route 11 and Kopp Avenue, related improvement to the frontages, the requirement of a cross-access easement agreement for access and parking rights for both parcels or possible consolidation of the parcels into a single lot; and
- WHEREAS, a Variance Map dated April 22, 2016 shows an existing frame building fronting Kopp Avenue and U.S. Route 11 and a proposed 19-space parking area to be paved with proposed access to Kopp Avenue (the driveway requiring the variance); and
- WHEREAS, aerial photography shows undelineated asphalt along the eastern half of the Kopp Avenue frontage, and the plan shows an additional small curb cut close to the Route 11 intersection to remain; and
- WHEREAS, the map shows existing asphalt in the front yard to be removed, which formerly accessed U.S. Route 11; and
- WHEREAS, surrounding parcels along Kopp Avenue heading east appear to be residences, though the plan indicates the existing residential property abutting the parking area is currently zoned General Commercial; nine maples are proposed between the two parcels; and
- WHEREAS, the plan shows an existing sign near the corner to be removed, and a

proposed 4' x 8' building sign facing Kopp Avenue, which the prior referral indicated would be illuminated by two standard incandescent goose neck style fixtures; and

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

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

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

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

The Board supports the proposed variance in order to allow all access to the site to occur from Kopp Avenue, as required by the New York State Department of Transportation, and reiterates its comments on the site plan proposal:

1. The Board further encourages the Town and applicant to take this opportunity to remove the remaining curb cut on Kopp Avenue, and to improve the appearance of both frontages by installing continuous curbing except in the location of the proposed driveway on Kopp Avenue, and by incorporating more landscaping.
2. The Town should either require a cross-access easement agreement to establish access and parking rights for both parcels via the single-access on Kopp Road, or consider combining the two parcels into a single lot.
3. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
4. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 20, 2016

OCPB Case # Z-16-260

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Cicero Zoning Board of Appeals at the request of Peter Giordano for the property located at 9012 Beach Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of the municipal boundary between the Town of Cicero and the Town of Constantia and the boundary between Onondaga County and Oswego County; and
- WHEREAS, the applicant is requesting to amend a previously granted area variance to demolish and rebuild a single-family residence in the front yard setback on a 0.083-acre lot in a Residential (R-10) zoning district; and
- WHEREAS, the Board previously recommended disapproval of an area variance referral (Z-16-4) for a similar proposal that did not meet lot coverage or front and side yard setback requirements, citing lack of lot coverage conformance in the floodplain; and
- WHEREAS, the Town approved the proposed variances, noting "this section of Beach Rd. is very restrictive based on existing code as to what can be built without a variance. This minimal increase in area compared to the floodway/floodplain of Oneida Lake mitigates the decision to approve"; and
- WHEREAS, per the referral materials, the prior variance was for a lesser amount of front yard setback relief, however there was confusion regarding where the setback was measured from; as such, the approved variance requires amendment to allow a front yard setback of 18' where a minimum distance of 30' is required; and
- WHEREAS, the Site Plan dated June 21, 2016 shows a proposed two-story framed house fronting Beach Road, with a wood dock on Oneida Lake in the back yard; and
- WHEREAS, FEMA Flood Insurance Rate Maps (FIRM) indicate that a majority of this parcel is in a Special Flood Hazard Area (SFHA); wetland maps further indicate the potential presence of federal and state wetlands near the subject property; and
- WHEREAS, the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and
- WHEREAS, the Town of Cicero has established a Floodplain Zone overlay "to allow Oneida Lake and streams and tributaries flowing into said lake to carry abnormal flows of water in times of flood, to prevent encroachments into the floodplains of these waterways which will unduly increase flood heights and damage, and

to prevent excessive property damage as well as a potential threat to the health and safety in the area of greatest flood hazard"; and

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

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

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

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

1. The Board reiterates its concerns over the increased amount of lot coverage approved by the Town within the floodplain.
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 20, 2016

OCPB Case # Z-16-261

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Cicero Town Board at the request of Town of Cicero for the property located on portions of U.S. Route 11, New York State Route 31, and East Taft Road; and

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

WHEREAS, the applicant is proposing to change zoning on approximately 140 parcels covering 400+ acres (see specific parcel listing in case file), currently with Agricultural, Residential (R-15), Regional Commercial and Industrial zoning, to General Commercial zoning, in order to "achieve consistency within the Town's zoning districts"; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has obtained an EXTENSION from the referring municipality as commented below.

At the invitation of Syracuse-Onondaga County Planning Agency staff, representatives from the Town of Cicero appeared to present the proposed zone changes to the Board, offer the opportunity for dialogue, and answer questions on the proposal. Following this dialogue, the Board requested additional time to review in greater detail the areas contained in the proposal, prior to offering a formal recommendation. Cicero Town Supervisor Mark Venesky granted the requested review extension through August 11, 2016 and offered to adjourn its planned local vote on the zone changes until after receipt of the Board's resolution.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 20, 2016

OCPB Case # Z-16-262

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Pompey Planning Board at the request of Jonathan Mapstone for the property located south of U.S. Route 20 and Shea 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 U.S. Route 20, a state highway, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing to construct a warehouse/office building for a proposed HVAC equipment business on a vacant 11.014-acre lot in a Commercial (C) zoning district; and
- WHEREAS, the Board is concurrently reviewing an area variance referral for the project (Z-16-263); and
- WHEREAS, the L-shaped site is made up of two parcels located just east of the hamlet, south of the U.S. Route 20 and Shea Road intersection, adjacent to the cemetery; and
- WHEREAS, the Site Plan dated June 14, 2016 shows the property as a single parcel, with a proposed 50' x 100' warehouse and an attached 30' x 40' office near the Route 20/Cemetery Road corner of the site; and
- WHEREAS, the plan shows a 43' proposed front yard setback (150' required) and proposed 39' rear yard setback (100' required); the town application notes that due to the odd shape of the lot, locating the building further into the site would require a significant amount of site work, and that the proposed location still leaves ample amount of room at the front and rear of the site; and
- WHEREAS, the plan shows a proposed drive in the location of an existing driveway on Route 20, which must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the plan shows proposed plantings on either side of the office within the internal drive loop; no other information about landscaping, signage, or lighting was submitted; and
- WHEREAS, the site is located outside the Onondaga County Sanitary District and will be served by private water and septic; a septic location and proposed well area are shown on the plan; and
- WHEREAS, the Onondaga County Agricultural Districts map shows the site and surrounding properties are located in New York State Agricultural District 4; and
- WHEREAS, per § 305-a of the New York State Agriculture and Markets Law, any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on property within a New York State Certified Agricultural District

containing a farm operation or property with boundaries within 500 feet of a farm operation located in an Agricultural District shall include an Agricultural Data Statement; and

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

1. The applicant must contact the New York State Department of Transportation regarding existing and proposed access to U.S. Route 20. Per the Department, access to Route 20 will be determined based on the Department's review of verified sight distance, accident history, and traffic generation from the proposed site, and a highway work permit is required for any work within the State right-of-way.
2. The Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to issuance of a building permit.

The Board also offers the following comment:

The Town is advised to require an Agricultural Data Statement from the applicant prior to approving the proposed application, per state law.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 20, 2016

OCPB Case # Z-16-263

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Pompey Planning Board at the request of Jonathan Mapstone for the property located south of U.S. Route 20 and Shea 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 U.W. Route 20, a state highway, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is requesting an area variance as part of a project to construct a warehouse/office building for a proposed HVAC equipment business on a vacant 11.014-acre lot in a Commercial (C) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral for the project (Z-16-262); and
- WHEREAS, the L-shaped site is made up of two parcels located just east of the hamlet, south of the U.S. Route 20 and Shea Road intersection, adjacent to the cemetery; and
- WHEREAS, the Site Plan dated June 14, 2016 shows the property as a single parcel, with a proposed 50' x 100' warehouse and an attached 30' x 40' office near the Route 20/Cemetery Road corner of the site; and
- WHEREAS, the plan shows a 43' proposed front yard setback (150' required) and proposed 39' rear yard setback (100' required); the town application notes that due to the odd shape of the lot, locating the building further into the site would require a significant amount of site work, and that the proposed location still leaves ample amount of room at the front and rear of the site; and
- WHEREAS, the plan shows a proposed drive in the location of an existing driveway on Route 20, which must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the plan shows proposed plantings on either side of the office within the internal drive loop; no other information about landscaping, signage, or lighting was submitted; and
- WHEREAS, the site is located outside the Onondaga County Sanitary District and will be served by private water and septic; a septic location and proposed well area are shown on the plan; and
- WHEREAS, the Onondaga County Agricultural Districts map shows the site and surrounding properties are located in New York State Agricultural District 4; and

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

recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

1. The applicant must contact the New York State Department of Transportation regarding existing and proposed access to U.S. Route 20. Per the Department, access to Route 20 will be determined based on the Department's review of verified sight distance, accident history, and traffic generation from the proposed site, and a highway work permit is required for any work within the State right-of-way.
2. The Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to issuance of a building permit.

The Board also offers the following comment:

The Town is advised to require an Agricultural Data Statement from the applicant prior to approving the proposed application, per state law.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 20, 2016

OCPB Case # Z-16-264

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Skaneateles Planning Board at the request of Charles Woodruff for the property located at 2875 East Lake Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Lake Road (New York State Route 41), a state highway; and
- WHEREAS, the applicant is proposing to rebuild an existing seawall and repair an eroded drainage ditch at an existing residence on a 0.36-acre lot in Rural and Farming and Lakefront Watershed Overlay (RF and LWOD) zoning districts; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-16-265) for the project; and
- WHEREAS, the Site Plan dated July 1, 2016 shows an existing two-story wood frame house, an existing masonry patio, an existing dock and steps to remain with minor renovations, an existing stone wall to be replaced with segmental blocks, and a drainage ditch partially on the adjacent property to be armored with rip rap on the subject property; and
- WHEREAS, the plan shows the site is located between East Lake Road and Skaneateles Lake, with two existing gravel driveways on East Lake Road (semi-circular drive), which must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the Environmental Assessment Form dated July 1, 2016 notes permits are required from the NYS DEC and USACOE, and the City of Syracuse Department has deferred comment pending NYS DEC permit issuance, per a memo dated July 6, 2016; and
- WHEREAS, the EAF further notes the site is located in a 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 calculations submitted with the referral, the impermeable surface coverage will decrease from 26.5% to 25.2%; and
- WHEREAS, the site is served by private water (Skaneateles Lake) and septic system and is located outside the Onondaga County Sanitary District; and

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

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

The Town is advised to ensure all conditions are met and approvals are obtained from the City of Syracuse Department of Water, the New York State Department of Environmental Conservation, and the U.S. Army Corps of Engineers prior to approving the proposed application.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 20, 2016

OCPB Case # Z-16-265

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Skaneateles Planning Board at the request of Charles Woodruff for the property located at 2875 East Lake Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of East Lake Road (New York State Route 41), a state highway; and
- WHEREAS, the applicant is requesting a special permit to rebuild an existing seawall and repair an eroded drainage ditch at an existing residence on a 0.36-acre lot in Rural and Farming and Lakefront Watershed Overlay (RF and LWOD) zoning districts; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-16-264) for the project; and
- WHEREAS, the Site Plan dated July 1, 2016 shows an existing two-story wood frame house, an existing masonry patio, an existing dock and steps to remain with minor renovations, an existing stone wall to be replaced with segmental blocks, and a drainage ditch partially on the adjacent property to be armored with rip rap on the subject property; and
- WHEREAS, the plan shows the site is located between East Lake Road and Skaneateles Lake, with two existing gravel driveways on East Lake Road (semi-circular drive), which must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the Environmental Assessment Form dated July 1, 2016 notes permits are required from the NYS DEC and USACOE, and the City of Syracuse Department has deferred comment pending NYS DEC permit issuance, per a memo dated July 6, 2016; and
- WHEREAS, the EAF further notes the site is located in a 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 calculations submitted with the referral, the impermeable surface coverage will decrease from 26.5% to 25.2%; and
- WHEREAS, the site is served by private water (Skaneateles Lake) and septic system and is located outside the Onondaga County Sanitary District; and

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

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

The Town is advised to ensure all conditions are met and approvals are obtained from the City of Syracuse Department of Water, the New York State Department of Environmental Conservation, and the U.S. Army Corps of Engineers prior to approving the proposed application.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 20, 2016

OCPB Case # Z-16-266

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Skaneateles Planning Board at the request of Bruce Parker for the property located at 1422 Thornton Heights Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of West Lake Road (New York State Route 41A), a state highway, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing to convert a second floor storage space over an existing garage into a 728 square foot one-bedroom accessory apartment on a 0.61-acre lot in Rural and Farming and Lakefront Watershed Overlay (RF and LWOD) zoning districts; and
- WHEREAS, the Board previously offered no position on an area variance referral (Z-12-409) to allow the construction of the two-story garage structure; and
- WHEREAS, a Site Plan revised July 15, 2013 shows an existing 28' x 26' garage with a north side deck and an asphalt drive on Thornton Heights Road, a local road off West Lake Road; and
- WHEREAS, per the town application, no exterior changes will be made to the existing structure; and
- WHEREAS, per the site plan, the subject parcel is accessory to a lakefront residential parcel located across Thornton Heights Road that is also owned by the applicant; and
- WHEREAS, per the town application, the applicant is seeking approval from the Onondaga County Health Department for a septic system to service the proposed guest apartment; and
- WHEREAS, the town application further indicates feedback is being sought from the City of Syracuse Department of Water; 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 Town is must ensure all conditions are met and approvals are obtained from the City of Syracuse Department of Water and the Onondaga County Health Department prior to approving the proposed application.

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

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JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 20, 2016

OCPB Case # Z-16-267

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Skaneateles ZBA at the request of David & Cherie Haines for the property located at 3500 County Line Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of the municipal boundary between Cayuga County and Onondaga County, and the boundary between the Town of Skaneateles and the Town of Sennet; and
- WHEREAS, the applicant is requesting an area variance to replace an existing single-story garage with a proposed larger two-story attached garage with second floor living space within the side yard setback of an existing residence on a 1.14-acre lot in a Rural Residential (RR) zoning district; and
- WHEREAS, the Board previously offered no position on an area variance referral (Z-12-225) for a similar prior proposal; and
- WHEREAS, a Site Plan dated June 4, 2016 shows an existing two-story frame house with several porches, an existing pool northeast of the house, an existing attached garage to be removed, and a proposed larger garage in the location of the former garage and some driveway area; and
- WHEREAS, the proposed larger garage will have southern side yard setbacks of 16.4' and 17.4' where 27.4' is required based on existing approved non-conformance; and
- WHEREAS, the plan shows the house with an existing tarvia driveway on County Line Road, a local road; and
- WHEREAS, per the plan, the southern property boundary abuts a 30'-wide utility right-of-way on the adjacent parcel, and the nearest structures to the south are a significant distance away, per aerial photography; and
- WHEREAS, the plan state impermeable surface coverage will increase from 11.5% to 12.1%, and open space will decrease from 86.4% to 85.9%; and
- WHEREAS, the site is served by private water and septic and is located outside the Onondaga County Sanitary District; no further septic information was included; the applicant must contact the Onondaga County Health Department to review any existing or proposed septic system to service this property prior the Town approving this special permit request; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 20, 2016

OCPB Case # Z-16-268

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Lysander Planning Board at the request of Diverse Food for the property located at 8242 Loop 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 New York State Route 31, a state highway; and
- WHEREAS, the applicant is proposing to construct an 80' x 150' storage building at an existing food processing facility on a 5.02-acre lot the Radisson Planned Unit Development (PUD) zoning district; and
- WHEREAS, the Site Plan dated July 6, 2016 shows an existing building and a proposed 12,000 square foot storage building in the location of existing parking, to be reduced from 183 to 143 spaces overall; and
- WHEREAS, the plan shows the site with frontage to the east on Willett Parkway and frontage and two existing driveways on Loop Road, both town roads; the site also backs up (to the south) to a vacant parcel along Route 31 and is adjacent to the Town of Lysander offices to the west; and
- WHEREAS, the plan shows existing landscaping around the existing building "to be removed/relocated within 10' from building," and a landscape area around the proposed storage building; and
- WHEREAS, the site is served by existing public water and sewers and is located in the Baldwinsville Seneca-Knolls Wastewater Treatment Plant service area; the town application notes no new connections are proposed for the storage building; and

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

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