



Onondaga County Planning Board

July 25, 2018

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

I. ATTENDANCE

MEMBERS PRESENT

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

STAFF PRESENT

Don Jordan, Jr
Megan Costa
Allison Bodine
Robin Coon
Will Kehoe

GUESTS PRESENT

Peter Muserlian
Greg Sgromo
Doug Gorman
Sarah Stephens
Dave Pollock
Sam Gordon
Walter Miller
Don Doerr
Jemaine Trotter
Naresh Sharma
Terry Morgan

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on July 25, 2018.

III. MINUTES & OTHER BUSINESS

Minutes from July 3, 2018 were submitted for approval. Daniel Cupoli made a motion to accept the minutes. James Corbett seconded the motion. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Lisa Dell - abstain.

Minutes of the Public Hearing for Case #C-18-1 – Proposed name change for Brooklawn Pkwy and a portion of Eastern Ave, in the Town of DeWitt, to be known as Robert Feldmeier Pkwy.

Chairman Morris opened the public hearing. SOCPA staff presented a map of the subject area and right-of-way intended for the proposed street name change, as well as properties that would be affected by the change. Sam Gordon, Director of Planning and Zoning for the Town of DeWitt, pointed out the location of a recent extension of Brooklawn Pkwy (already built), including a cul-de-sac to accommodate snow plows, and the portions of Brooklawn Pkwy that are currently public and maintained by the Town.

Two people spoke in favor of the proposal. Dave Pollock, Vice President of Sales and Marketing for Feldmeier Equipment, provided a brief history of Robert Feldmeier and his contributions to the company, industry, and local community, concluding that the proposed name change would be a great honor for a great man. Sam Gordon discussed the Town's endorsement of the proposal, indicating that the request for the name change came from Feldmeier during the Town's site plan review of the company's new headquarters. Gordon stated that Feldmeier Equipment has been a longstanding property owner and taxpayer in the Town of DeWitt and the recent project represents a significant investment in the community, and the proposed name change is a way to recognize this.

Gordon pointed out that Brooklawn Pkwy does not appear on the Town's current highway inventory and was never officially accepted by the Town. The Town will be adding the entire length of the road to its local highway inventory and begin plowing and maintaining it.

Two people spoke in opposition to the proposal. Walter Miller, owner of Antique Automobile Literature at 6710 Brooklawn Pkwy, read his letter of opposition (see attached). Peter Muserlian, owner of the Brooklawn Corporate Center at 6712 Brooklawn Pkwy, expressed the hardship that would be experienced by the Corporate Center's six tenants and stated that he has also made a large investment in the Town of DeWitt. Muserlian suggested there may be other ways to honor Robert Feldmeier.

It was established that the owners of 6707 and 6709 Brooklawn Pkwy were not present at the public hearing, though letters from each owner were included in the materials submitted to the Board (see attached).

The Board asked if there had been any offer of monetary compensation to affected property owners for



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changing the street name. Muserlian and Miller stated there had not been.

Don Doerr of Cerio Law Offices, representing the DeWitt Town Board, spoke to provide clarification that this is not an application being made by Feldmeier, but is a unanimous resolution from the Town Board. Doerr stated that the Town felt it was in their best interest, especially given the concessions made by Feldmeier and expansion of Brooklawn Pkwy.

The Board asked if the Town was required to have a public hearing on this matter and if the Town reached out to property owners on Brooklawn Pkwy during its initial discussion of the proposed name change. Muserlian and Miller both indicated that they did not have an opportunity to go to the Town nor did they receive prior notice of the proposed street name change.

The Board asked if there was any possibility that the property owners at the front of Brooklawn Pkwy could retain their current addresses and have the name change occur closer to Feldmeier Equipment. Pollock agreed that implementing the road name change from the point where Brooklawn Pkwy formerly ended would serve their purposes.

There was discussion regarding this proposed alternative and any required approvals from 911 (Onondaga County Department of Emergency Communications). The Board asked if any consideration was given to a blue memorial sign under the Brooklawn Pkwy street name. Gordon indicated that there had not been. Pollock stated a memorial sign would not be the preference of Feldmeier Equipment.

Chairman Morris asked if there were any more comments or questions, hearing none he asked for a motion to close the public hearing.

Daniel Cupoli made a motion to close the public hearing. James Corbett seconded the motion. Votes were recorded as follows: Douglas Morris – yes; Bill Fisher – yes; James Corbett – yes; Daniel Cupoli – yes; Lisa Dell – yes; Robert Antonacci – yes; Marty Voss – yes.

Robert Antonacci made a motion to table the proposal until additional information regarding alternative options could be obtained from the E911 Center and SOCPA. Lisa Dell seconded the motion. The Board expressed its desire to facilitate a solution that will make all parties happy, stating that tabling the proposal would provide the time necessary to do that. Bill Fisher, also representing the Office of the County Executive, offered to facilitate coordination on the available options. The votes were recorded as follows: Douglas Morris – yes; Bill Fisher – yes; James Corbett – yes; Daniel Cupoli – yes; Lisa Dell – yes; Robert Antonacci – yes; Marty Voss – yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-18-46	TLysPB	<i>No Position With Comment</i>	S-18-47	TLafPB	<i>No Position With Comment</i>
S-18-48	TCamPB	<i>No Position</i>	S-18-49	TCicPB	<i>No Position</i>
S-18-50	TMarZBA	<i>No Position With Comment</i>	S-18-51	TMarZBA	<i>Modification</i>
S-18-52	TClaPB	<i>No Position With Comment</i>	Z-18-216	TClaPB	<i>No Position</i>
Z-18-217	TDewPB	<i>No Position With Comment</i>	Z-18-218	TDewZBA	<i>No Position With Comment</i>
Z-18-219	TClaPB	<i>Modification</i>	Z-18-220	TPomZBA	<i>No Position With Comment</i>
Z-18-221	TCamPB	<i>Modification</i>	Z-18-222	CSyrPB	<i>No Position</i>
Z-18-223	TCicPB	<i>No Position With Comment</i>	Z-18-224	TCicZBA	<i>No Position</i>



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Z-18-225	CSyrPB	<i>No Position</i>	Z-18-226	TManPB	<i>No Position With Comment</i>
Z-18-227	CSyrZBA	<i>No Position With Comment</i>	Z-18-228	TLafZBA	<i>Modification</i>
Z-18-229	TLafZBA	<i>No Position</i>	Z-18-230	TLafZBA	<i>No Position</i>
Z-18-231	VSkaPB	<i>No Position</i>	Z-18-232	VSkaPB	<i>No Position</i>
Z-18-233	CSyrPB	<i>No Position With Comment</i>	Z-18-234	TVanPB	<i>Modification</i>
Z-18-235	TSkaPB	<i>Modification</i>	Z-18-236	TOnoTB	<i>Modification</i>



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 25, 2018

OCPB Case # S-18-46

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of Lysander Planning Board at the request of Nancy Hourigan for the property located at 7391 Plainville Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Plainville Road (Route 32) and Tater Road (Route 156), both county highways, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 49.013-acre parcel into two new lots, Lot 1 (44.285 acres) and Lot 2 (4.728 acres) in an Agricultural (A) zoning district; and
- WHEREAS, the site is located in a rural area in the Town of Lysander, on the west side of the Seneca River; the site and surrounding lands are enrolled in NYS Agricultural District 3 and the submitted Agricultural Data Statement indicates that approximately 44 acres of the site is active farmland; other surrounding land uses are residential; and
- WHEREAS, the submitted subdivision map dated June 1, 2018 shows the site has frontage on Plainville Road and Tater Road, both county roads; tax maps indicate that the parcel includes a long narrow strip of land with frontage on the Seneca River located across Plainville Road from the majority of the site, though it does not appear to be part of the site in the subdivision map; the strip of land is vacant and bounded by two other vacant lots under common ownership, all three of which are partially shown in the subdivision map and labeled "Hourigan-Seneca River Subdivision Filed Map #12578"; and
- WHEREAS, per the subdivision map, the site contains an existing two-story house, a detached garage, and a cluster of farm out-buildings, including two barns and two sheds; there is an existing asphalt driveway on Plainville Road; aerial imagery indicates there may be two farm access points on Plainville Road and one on Tater Road;
- ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Plainville Road or Tater Road must meet Department requirements, and any proposed driveways require highway access and work permits and will be subject to the availability of sight distance; and
- WHEREAS, per the subdivision map, the proposed project will separate out the existing structures and some surrounding land into Lot 2 (4.728 acres) and the remaining agricultural fields will be Lot 1 (44.285 acres); the referral materials indicate that there is no proposed development for the site; Lot 1 will continue to be used as farmland; and
- WHEREAS, the existing house is served by individual well and septic system; no changes to the existing infrastructure are proposed; and

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E-mail Address: countyplanning@ongov.net

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

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

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

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

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

The Board encourages the Town to consider the potential long-term effects of dividing farmsteads and farmlands onto separate lots and subdividing large strip lots along road frontages, particularly within areas containing New York State Agricultural District properties and in farm/agricultural zoning districts. Potential conflicts with agricultural operations, changes to the rural character of the surrounding area, increases in public service demands and costs, reduction of open space and farmland, and impacts to road safety and mobility may cumulatively occur as a result of such subdivisions.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 25, 2018

OCPB Case # S-18-47

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of LaFayette Planning Board at the request of Knapp / Lilienthal for the property located Route 20; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Route 20, a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 75.22-acre parcel into two new lots, Lot 1 (7.3 acres) and "remaining lands", in an Agriculture Residential zoning district; and
- WHEREAS, the site is located in a rural area in the Town of LaFayette; the site and surrounding lands are enrolled in NYS Agricultural District 4 and the submitted Agricultural Data Statement indicates that approximately 50 acres of the site is active farmland; other surrounding land uses are residential; and
- WHEREAS, aerial imagery shows the site has frontage on US Route 20 and contains an existing two-story house, a detached garage, and two existing shed/barn structures; there appears to be the remnants of a demolished building behind the existing structures; the site has an existing gravel driveway onto Route 20; per aerial imagery, the rear of the site (over 50 acres) appears to be forestland; it is not clear from aerial imagery what land is being farmed; and
- WHEREAS, the submitted Subdivision Plan dated May 18, 2018 shows proposed Lot 1 (7.3 acres), "area to be conveyed," located at the southeastern corner of the site with the "remaining lands" to contain the existing structures; a small area labeled "Malcolm's Pond" is shown to occur on Lot 1; and
- WHEREAS, per the local application, the proposed subdivision is intended for construction of a one-story house (2,000 sf) on Lot 1; no additional information regarding the proposed house was included in the referral materials;
- ADVISORY NOTE: any new or proposed driveways onto Route 20 require a residential driveway permit and work permit from the NYS Department of Transportation Onondaga East Residency office and will be subject to the availability of sight distance; and
- WHEREAS, the site is served by an individual well and septic system; per the local application, a new individual well and septic system are proposed for Lot 1; and
- WHEREAS, the site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper); and

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

The Board encourages the Town to consider the potential long-term effects of large-lot, strip subdivisions along road frontages, particularly within areas containing New York State Agricultural District properties and in farm/agricultural zoning districts, as potential conflicts with agricultural operations, changes to the rural character, increased public service demands and costs, reduction of open space and farmland, and impacts to road safety and mobility may cumulatively occur.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 25, 2018

OCPB Case # S-18-48

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Camillus Planning Board at the request of Lillian Smith for the property located at 6284 Devoe Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Devoe Road (Route 216), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 7.42-acre parcel into two new lots, Lot 3 (0.92 acres) and Lot 4 (6.50 acres), to separate two existing houses in a Residential (R2) zoning district; and
- WHEREAS, the site is located in a rural area in the Town of Camillus; lands near the site are enrolled in NYS Agricultural District 3 and appear to contain active farmland; and
- WHEREAS, per the local application, the existing parcel has two existing single-family houses and the proposed subdivision is intended to provide separate lots for each home; and
- WHEREAS, the submitted subdivision plan dated May 23, 2018 shows the site has frontage on Devoe Road, a county road, and contains two existing, one-story houses and two sheds; a creek is shown to cross the parcel to the rear of the existing houses; aerial imagery shows the rear of the site (over 5.5 acres) is forested and sloped with a 50' increase in elevation from the front, northwest corner of the site to roughly the mid-point of the south lot line; and
- WHEREAS, per the subdivision plan, each house is served by an existing gravel driveway on Devoe Road;
ADVISORY NOTES: per the Onondaga County Department of Transportation, all existing or proposed driveways on Devoe Road must meet Department requirements; per the Onondaga County Department of Transportation, no additional access to Devoe Road will be permitted; and
- WHEREAS, each house is served by an individual well and septic system; the approximate locations of the sewage disposal systems ("as pointed out by owner") are shown in the subdivision map to each be contained on separate lots; well locations are also shown with one well on each lot; no changes to the existing infrastructure are proposed; and
- WHEREAS, GIS mapping shows a portion of the site may contain federal wetlands associated with the creek that crosses the rear of the parcel; and
- WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); 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 Lisa Dell and seconded by Robert Antonacci. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 25, 2018

OCPB Case # S-18-49

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY & FINAL SUBDIVISION from the Town of Cicero Planning Board at the request of CDS Housing for the property located at Brewerton Road; and

WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Brewerton Road (Route 11), a state highway, and the municipal boundary between the Town of Cicero and the Town of Clay; and

WHEREAS, the applicant is proposing to subdivide one parcel into 6.253-acre and 47.627-acre lots as part of a proposed 50-unit senior housing complex in a Planned Unit Development (PUD) zoning district; and

WHEREAS, in 2017, the Board offered no position with comment for a site plan referral (Z-17-405) to construct a 50-unit, two-story senior housing complex on the subject parcel which has been approved by the Town; in 2010, the Board reviewed subdivision (S-10-49) and site plan (Z-10-192) referrals for a proposed project to construct an elderly-care facility with 13 housing units; and

WHEREAS, the vacant 53.88-acre parcel is located in Cicero Commons along Brewerton Road in the Town of Cicero; surrounding land uses include the Cottages at Garden Grove (a skilled nursing community), the Northern Onondaga Public Library, Cicero Twin Rinks, and other low density commercial establishments along Brewerton Road;

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

WHEREAS, the submitted Subdivision Site Map dated June 4, 2018 shows a 6.253-acre parcel will be subdivided from the site, leaving 47.627 acres to remain; the subdivision is intended for the recently approved senior housing complex (Z-17-405) which is shown to include a proposed L-shaped building (27,000 sf footprint) situated towards the center of the 6.253-acre lot, a parking lot at the front of the building, a sidewalk encircling the building, a patio at the rear of the building, and a dumpster enclosure area north of the building; and

WHEREAS, per the Subdivision Site Map, the 6.253-acre lot will include a proposed driveway for the complex to run along the north side of the parking area and connect to a proposed extension of Knowledge Lane, a local road that dead ends to the northeast; Knowledge Lane ultimately joins Meltzer Court, a local road to the north, which has access onto Brewerton Road; a 60' wide area

labeled “proposed access easement to be granted by CDS Housing to Cicero Common Partners, LLC” is shown along the eastern and southern boundary of the 6.253-acre lot, and connects to the proposed extension of Knowledge Lane; and

WHEREAS, the submitted Environmental Assessment Form (EAF) dated May 29, 2018 indicates that 4.52 acres of the site will be physically disturbed by the proposed project; stormwater runoff will be conveyed to on-site stormwater infiltration ponds, shown in the Subdivision Site Map to include two proposed forebay areas and a proposed bioretention basin at the rear of the proposed 6.253-acre parcel; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), transit service runs along Brewerton Road, with limited service to Cicero Commons and more frequent service at Brewerton Road, just north of the intersection with Meltzer Road; per CENTRO, site design that accommodates bikes and pedestrians can foster opportunities for transit services; and

WHEREAS, the site has access to public drinking water and sewers and is located in the Oak Orchard Treatment Plant service area; the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area that ultimately flows to the Davis Road Pump Station which is designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and

WHEREAS, GIS mapping shows the possible presence of state and federal wetlands on the site; a small area of state wetland, which is part of a much larger wetland (BRE-11) to the west, is shown at the southwestern corner of the remaining lands; a riverine federal wetland is shown extending from the southern adjacent parcel into the center of the remaining lands, which appears to follow a stream on the site; contrary to GIS mapping, approximate wetland limits and a 100’ buffer area are shown at the northwest corner of the proposed 6.253-acre parcel; the proposed development for the site does not appear to encroach on the stream or wetland areas; per the EAF, there will be no impacts to the NYS DEC wetlands; and

WHEREAS, per the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper, the site of the proposed action may contain a species of animal (Indiana bat), or associated habitats, listed by the state or federal government as threatened or endangered; impacts to bat species are often associated with tree clearing and from the Subdivision Site Map it appears that some significant wooded areas on site will be removed;

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 25, 2018

OCPB Case # S-18-50

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Marcellus Zoning Board of Appeals at the request of Volles Realty, LLC for the property located at 3225 Cherry Valley Turnpike; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Cherry Valley Turnpike (Route 20), a state highway, a farm operation located in a NYS Agricultural District, and the municipal boundary between the Town of Marcellus and the Town of Onondaga; and
- WHEREAS, the applicant is proposing to subdivide two parcels totaling 114.79 acres into three new lots, Lot 1 (2.208 acres), Lot 2 (2.218 acres) and Lot 3 (111.76 acres), in an Agricultural zoning district; and
- WHEREAS, the site is located in a rural area in the Town of Marcellus near the shared municipal boundary with the Town of Onondaga; the site and surrounding lands are enrolled in NYS Agricultural District 2 and appear to contain active farmland;
ADVISORY NOTE: per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality, and such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and
- WHEREAS, the submitted subdivision map dated January 15, 2018 shows the site has frontage on Cherry Valley Turnpike (US Route 20) and SE Townline Road, a local road, and consists of two parcels; the majority of the site is covered by wooded areas, open agricultural fields, a small pond, and a portion of a larger pond that continues on an adjacent parcel to the north; there is a 1.1-acre parcel labeled "Jackson Cemetery" entirely contained within the site and surrounded by agricultural lands; and
- WHEREAS, per the subdivision map, the larger of the parcels (114.49 acres) contains an existing two-story house and two existing barns, all generally occurring at the front of the site around a gravel area off an existing driveway; the existing driveway is u-shaped having two access points on Route 20 and extending behind the house; the smaller of the parcels (0.3 acres) contains an existing one-story house and an existing gravel driveway on Route 20 that connects to the adjacent gravel area; and
- WHEREAS, per the subdivision map, the proposed subdivision will create Lots 1 (2.208 acres) and 2 (2.218 acres) at the front of the site to contain one existing house, barn, and driveway on each lot; proposed Lot 2 will be a corner lot and

appears to include the smaller parcel and conveyed lands from the larger parcel; the remainder of the site, including nearly all of the agricultural land, will be Lot 3 (111.176 acres); per the submitted Environmental Assessment Form (EAF) dated April 12, 2018, Lot 3 will remain agriculture; and

WHEREAS, each house is served by an individual well and septic system; no changes to the existing infrastructure are proposed; and

WHEREAS, GIS mapping shows the site may contain some federal wetlands coinciding with the two pond areas and a portion of the wooded area towards the front of the site; none of the existing structures appear to fall in the wetland area; and

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

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

1. The Board encourages the Town to consider the potential long-term effects of dividing farmsteads and farmlands onto separate lots and subdividing large strip lots along road frontages, particularly within areas containing New York State Agricultural District properties and in farm/agricultural zoning districts. Potential conflicts with agricultural operations, changes to the rural character of the surrounding area, increases in public service demands and costs, reduction of open space and farmland, and impacts to road safety and mobility may cumulatively occur as a result of such subdivisions.
2. The Town is advised to ensure access agreements are in place for any existing or proposed access to the Jackson Cemetery through the proposed lots.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 25, 2018

OCPB Case # S-18-51

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Marcellus Zoning Board of Appeals at the request of Jeffrey D. Crysler Family Trust for the property located at 4277 & 4281 Slate Hill Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Slate Hill Road (Route 150), a county highway, Route 174/175, a state highway, the municipal boundary between the Town of Marcellus and the Village of Marcellus, and a county-owned highway facility; and
- WHEREAS, the applicant is proposing to subdivide a 2.96-acre parcel into two new lots, Lot 1 (2.537 acres) and Lot 2 (0.429 acres), to separate existing commercial and residential uses on the parcel in a Business zoning district; and
- WHEREAS, the site is located along Slate Hill Road, a county road, in the Town of Marcellus just east of the Village; the site abuts the Marcellus Park, a town park, to the west and south and is across Slate Hill Road from the Marcellus Fire Station and highway garage and a county-owned highway garage; and
- WHEREAS, the submitted subdivision map dated June 15, 2018 shows the site to be an L-shaped parcel with the rear portion of the site situated behind three parcels fronting on Slate Hill Road, including two commercial/service lots and a residential lot; and
- WHEREAS, per the subdivision map, the site contains an existing two-story wood frame house, a rear shed, and an existing gravel driveway, all clustered near the Slate Hill Road frontage of the site, and an existing one-story metal frame building (Bat-Con, Inc.), side asphalt parking area, and an existing asphalt driveway on Slate Hill Road occurring along the southern lot line; the rear of the site is primarily gravel connecting to the front commercial/service lots and an adjacent commercial/service lot to the north;
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Slate Hill Road must meet Department requirements; and
- WHEREAS, per the subdivision map, the proposed subdivision will create Lot 1 (2.537 acres) to contain the commercial building and use on the site and Lot 2 (0.429 acres) to provide a separate lot for the existing house, shed, and gravel driveway; a portion of the commercial driveway paving apron appears to fall on Lot 2; and
- WHEREAS, the site is served by public drinking water and sewers; no changes to the existing infrastructure are proposed; and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office

archaeological site inventory (per EAF Mapper); and

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

Per the Onondaga County Department of Transportation, the proposed subdivision must be revised to either relocate the existing commercial driveway or move the proposed lot line to ensure the entirety of the driveway falls on proposed Lot 1. Otherwise, access agreements for the portion of the driveway occurring on proposed Lot 2 must be provided.

The Board also offers the following comment(s):

The Town is advised to ensure proposed Lot 1 meets all zoning requirements of the Business (B-1) district or procures any necessary variances.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 25, 2018

OCPB Case # S-18-52

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Clay Planning Board at the request of Mike Fowler for the property located at Morgan Road & Waterhouse Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Morgan Road (Route 46), a county highway; and
- WHEREAS, the applicant is proposing a correction to a previously approved subdivision, creating two new parcels from a 63.68-acre parcel, Lot 1 (4.89 acres) and Lot 2 (58.79 acres), in a Neighborhood Commercial (NC-1) zoning district; and
- WHEREAS, the Board has reviewed several referrals for projects in the area, including zone change (Z-06-133) and subdivision (S-08-62) referrals that created the two subject parcels from a 63.861-acre parcel and changed the zoning of one of the subject parcels from Residential Agriculture (RA-100) to Neighborhood Commercial (NC-1); the Board recommended modification of a zone change referral (Z-06-244) to rezone the remainder of the 63.861-acre parcel to One-Family Residential (R-10) to construct 100 single-family homes which does not appear to have been approved; and in 2014 the Board recommended disapproval of separate zone change referrals to change the zoning of two parcels across Morgan Road from RA-100 to R-10 to develop 80 (Z-14-330) and 110 single-family homes (Z-14-414); Board comments for this area generally cite flow allocation/management plan requirements for the Oak Orchard service area, potential conflicts between residential uses and industrial lands, maintenance of undeveloped lands, access locations and management, and a coordinated land use, zoning, and infrastructure strategy for the area; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-18-219) to construct a 15,000 sf building (True North Center for Children) on one of the subject parcels; the subdivision currently under review is intended to correct the 2008 subdivision (S-08-62) of the site which was never filed, requiring re-approval of the subdivision; and
- WHEREAS, the site is located in an area of mostly undeveloped open space, forest and agricultural land occurring between the Hamlin Marsh Wildlife Management Area to the east and heavily developed suburban residential land to the west; lands to the south of the site are part of the Woodard Industrial Park and zoned for industrial uses; the Woodard Industrial Park includes a 500-foot industrial perimeter buffer which encompasses the entirety of the site; and
- WHEREAS, aerial imagery shows the site has frontage on Morgan Road, a county road, and Waterhouse Road, a local road; the site consists of two parcels, including one vacant lot and one lot containing an existing two-story house, which

appears to be abandoned, a detached garage, two barn structures, and agricultural land; and

WHEREAS, the submitted subdivision plan dated May 15, 2018 shows the proposed subdivision will create Lot No. 1 (4.89 acres), the vacant parcel, and Lot No. 2 (58.79 acres), the remainder of the site, including the structures and agricultural land;

ADVISORY NOTE: per the Onondaga County Department of Transportation, no additional access to Morgan Road will be permitted for either lot; and

WHEREAS, per the subdivision plan, the site contains a 99' Onondaga County Water District Easement and an Onondaga County Sanitary District Easement over a county-owned trunk sewer, all of which occur near the east lot line of proposed Lot No. 2; and

WHEREAS, the site has access to public drinking water; per the referral materials for Z-18-219, new sanitary sewer service is proposed for the True North Center for Children that would connect to the existing public sewerage less than half a mile east along Waterhouse Road, requiring either an extension of the neighboring sewer district or creation of a new sewer district (to be sought with the Town through the approval process); the site is located in the Oak Orchard Wastewater Treatment Plant service area; and

WHEREAS, GIS mapping shows the site may contain state and federal wetlands, which appear to fall along the north lot line and at the northeast corner of proposed Lot No. 2, encroaching on primarily forested portions of the lot; state wetland boundaries and the 100' buffer are shown on the subdivision plan to be obtained from the NYS DEC website;

ADVISORY NOTE: the applicant is advised to contact the NYS Department of Environmental Conservation to confirm the presence of state wetlands and/or the 100-foot state wetland buffer on the site; all confirmed wetlands should be shown on the filed subdivision map; and

WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); 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 encouraged to consider the potential impacts of the proposed sewer extension as it may incur further development of this transitional area between industrial and residential zones. A coordinated land use, zoning, and infrastructure strategy is encouraged for this site, corridor and within the Oak Orchard Wastewater Treatment Plant service area. In particular, the development of a mutually acceptable capacity and flow allocation/management plan is advised, in concert with the Town of Cicero and Onondaga County.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 25, 2018

OCPB Case # Z-18-216

- 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 Planning Board at the request of Ulrich Sign Company for the property located at 3803 Brewerton 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 Brewerton Road (Route 11), a state highway, South Bay Road and Colonel Eileen Collins Road, both county roads, and the municipal boundary between the Town of Clay and the Town of Salina; and
- WHEREAS, the applicant is requesting a special permit to replace an existing gas price sign for Tops Market with an electronic price sign on a 9.39-acre parcel in a Limited Use-Gasoline Service (LuC-1) zoning district; and
- WHEREAS, in 2015, the Board offered no position with comment for a site plan referral (Z-15-208) to convert three internal driveways on the site from one-way to two-way to improve traffic circulation, and expressed concerns regarding potential impacts on operations at the Route 11 intersection; and
- WHEREAS, the site is located along a heavily traveled, commercial stretch of Brewerton Road (US Route 11); the site contains a large shopping center (Airport Plaza) for Tops and Valu Home Centers situated behind several outparcel buildings at the Route 11 frontage and abutting residential lots to the north; the site is just north of the municipal boundary between the Towns of Clay and Salina; ADVISORY NOTE: per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and
- WHEREAS, the submitted Site Survey dated September 2011 shows the existing, one-story shopping center to be located at the rear of the site with rows of parking on either side of the building and a large front parking lot; the submitted Proposed Site Plan dated July 22, 2015 shows an existing fuel canopy (4 fuel pumps, 8 fuel dispensing points) and a small convenience store building, all in an area that is generally delineated by curbed landscape islands; and
- WHEREAS, per the Proposed Site Plan, the site has a signalized, full access driveway onto Route 11 and a right-in driveway, with each occurring on either side of the fuel canopy; additional access to the site appears to come from the interconnected parking areas serving the front outparcel buildings and ultimately Route 11; and
- WHEREAS, per the Proposed Site Plan, there is an existing pylon sign at the front of the site which appears to be outside of the Route 11 right-of-way;

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

E-mail Address: countyplanning@ongov.net

ADVISORY NOTE: per the NYS Department of Transportation, signage is not permitted in the state right-of-way and any existing or proposed signage must not obstruct sight distance; and

WHEREAS, the submitted sign plans dated June 25, 2018 show the pylon sign to be approximately 25' tall and up to 12' wide with signage for Tops and Valu Home Centers; the existing Tops signage (12' x 8') is segmented by a divider bar into three signs, one showing gas prices; per the local application, the existing price signage will be replaced by an LED price display, to be the same size and location; and

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 25, 2018

OCPB Case # Z-18-217

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of The Raymond Corporation for the property located at 6650 Kirkville Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Kirkville Road and Fly Road, both county roads; and
- WHEREAS, the applicant is proposing construction of 13,889 and 7,480 square foot additions to an existing building, stormwater management facilities, and a new access road as part of Phase 2 of a larger expansion project for the Raymond Corporation on 17.91 acres in a High Tech (H-T) zoning district; and
- WHEREAS, the Board recently offered no position for a 3-mile limit review (Z-18-153) to combine four properties, including the subject parcel, into one new lot; though the Board did not receive a subdivision referral relating to the 3-mile limit review, the Board offered no position with comment for a 2017 preliminary subdivision referral (S-17-16) proposing to subdivide an adjacent 14.01-acre parcel into two new lots, with 4 acres of land intended for conveyance to the Raymond Corporation; the Board also reviewed an area variance referral (Z-17-183) in 2017 as part of a larger expansion project for the Raymond Corporation site and recommended modification of the project, citing access, traffic, drainage, and lighting requirements from the Onondaga County Department of Transportation; and
- WHEREAS, the site is located near the I-481 ramps in the Town of DeWitt; surrounding land uses include Bishop Grimes Junior/Senior High School, various industrial and professional service businesses, and some vacant, wooded lots; the site is bordered on the west by a rail spur from the nearby CSX railroad line; and
- WHEREAS, the submitted Proposed Resubdivision map dated October 10, 2016 shows the site as Lot 1 (11.0 acres) consisting of the recently combined properties (Z-18-153), including the 4 acres of conveyed lands; per the Proposed Resubdivision map, the site has frontage on Kirkville Road, a county road, and contains an existing building for the Raymond Corporation on the front half of the site; aerial imagery shows the rear half of the site is primarily wooded; and
- WHEREAS, per the Proposed Resubdivision map, there are two existing driveways at Kirkville Road that are connected by a drive in front of the building; the westerly driveway provides access to an existing loading and parking area on the western side of the building and the easterly driveway, to be removed as part of Phase 1 of the expansion project, leads to a large parking area on the eastern side of the building;
- ADVISORY NOTES: per the Onondaga County Department of Transportation (OCDOT), all existing or proposed driveways on Kirkville Road must meet

Department requirements; any proposed work (e.g., driveway removal) within the county right-of-way is subject to a work permit from OCDOT; and

WHEREAS, per the Proposed Resubdivision map, the adjacent parcel contains an existing 60' right-of-way easement to Fly Road, a county road, and a proposed 60' ingress-egress easement to "The Raymond Corporation" where Swanka Boulevard, a local dead-end drive, is located on the adjacent parcel and abuts the side lot line of the site; there is a 15-foot permanent drainage easement reserved to Stanley Home Products running north-south along the western property line at the rear of the site; and

WHEREAS, Town Planning Board meeting minutes dated August 24, 2017 indicate that Phase 1 of the expansion project was approved by the Town with the specific condition that anything shown as Phase 2 was not yet approved; the submitted Proposed Site Plan dated June 18, 2018 shows Phase 1 to include two proposed additions (7,736 and 9,033 square feet) at the front of the building, removal of the easterly driveway, and a large proposed front parking lot, to replace the existing drive at the front of the building; the local application indicates that variances required for the full expansion project were received during Phase 1 approvals; and

WHEREAS, per the Proposed Site Plan, Phase 2 of the expansion project includes two proposed additions (13,889 and 7,480 square feet) to be constructed at the rear of the existing facility and a proposed one-way drive at the rear of the building, with a plow turn around area and turn around easement, connecting to parking areas on either side of the building and ultimately to Swanka Boulevard; per the Proposed Site Plan, the drive access to Swanka Road is extended to accommodate tractor trailer traffic; and

WHEREAS, additional parking lot and circulation improvements are shown in the Proposed Site Plan to include expanded vehicle and motorcycle parking and loading space on the west side of the building and new parking lot striping; it is not clear during which phase these improvements will be completed as they are shown in the Proposed Site Plan to partially fall in both phases; the Proposed Site Plan also shows a large reserved parking area at the rear of the site and a "Phase III Future Expansion" (8,925 sf) on the east side of the building; and

WHEREAS, the Environmental Assessment Form (EAF) states that 1.75 acres of the site is to be disturbed by Phase 2; per the EAF, stormwater will be conveyed to the site's new stormwater ponds (19,773 cubic feet total) and ponds will drain to the rear of the property; the Proposed Site Plan shows one stormwater pond at the front of the site between the front parking area and Kirkville Road to be built as part of Phase 1 and three stormwater ponds at the rear and west side of the facility to be built as part of Phase 2;

ADVISORY NOTES: any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; the applicant and municipality are encouraged to consider the use of green infrastructure, such as rain gardens, permeable pavement, and landscape islands, to further reduce stormwater runoff and improve stormwater quality; and

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

ADVISORY NOTES: per the Onondaga County Department of Water Environment Protection (WEP), unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; WEP asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; and

WHEREAS, an existing delineated wetland and a 100-foot wetland buffer are shown in the Proposed Site Plan and appear to include the rear, forested half of the site; portions of the proposed one-way, rear drive, parking lot expansions, and stormwater facilities and the entirety of the reserved parking area appear to fall in the wetland area, and portions of the proposed additions, existing building, and stormwater facilities are within the 100-foot buffer; the EAF states that 0.47 acres of wetland will be disturbed by the proposed access drive connecting to Swanka Boulevard; per the local application, permits from the New York State Department of Environmental Conservation (DEC) and U.S. Army Corps of Engineers (ACOE) will be provided to the Town once they have been issued; and

WHEREAS, the site may contain the Indiana bat or Northern long-eared bat, or their associated habitat, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the Proposed Site Plan it appears that some significant wooded areas on site will be removed; ADVISORY NOTE: per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and

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. A significant landscape buffer, or retention of as much existing tree cover as possible, is encouraged to provide protection to the wetland and buffer areas on site and to aid in stormwater quality management.
2. The applicant is advised to continue to coordinate with the New York State Department of Environmental Conservation and U.S. Army Corps of Engineers to ensure all necessary permits and approvals are obtained from federal, state, or other municipal agencies for any confirmed wetlands and buffers.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 25, 2018

OCPB Case # Z-18-218

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of DeWitt Zoning Board of Appeals at the request of First Unitarian Universalist Society for the property located at 109 Waring 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 Nottingham Road (Route 6), a county highway; and
- WHEREAS, the applicant is requesting area variances to reduce the number of parking spaces from 65 to 54 and reduce parking space width from 9'-6" to 9' as part of a proposed project to improve the existing parking lot, driveways, and building entries and add landscaping and a dumpster enclosure on a 1.52-acre parcel in a Residential (R-2) zoning district; and
- WHEREAS, the Board recently offered no position with comment for a site plan referral (Z-18-200) as part of the proposed project; and
- WHEREAS, the site is located near Drumlins Country Club at the intersection of Nottingham Road, a county road, and Waring Road, a local road; the site abuts a residential neighborhood and is located across Waring Road from Tecumseh Elementary School; other surrounding land uses are primarily residential; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated May 31, 2018, the proposed site improvements are intended to repair the deteriorating parking lot, provide better pedestrian and vehicular separation and circulation, create pedestrian paths and spaces, and create a useable outdoor space for gathering and play; and
- WHEREAS, the submitted survey map dated May 24, 2018 shows the site contains a large existing brick building (First Unitarian Universalist Church), a front asphalt parking lot with an existing driveway onto Waring Road, and a large rear asphalt parking lot with existing driveway access onto Waring Road and Nottingham Road; the existing driveway onto Nottingham Road runs between the western lot line and the side of the building under an attached portico; the site also contains a front concrete patio;
- ADVISORY NOTES: per the Onondaga County Department of Transportation, all existing or proposed driveways on Nottingham Road must meet Department requirements; per the Onondaga County Department of Transportation, no additional access to Nottingham Road will be permitted; and
- WHEREAS, the submitted Site Plan and Enlarged Site Plan, both dated June 26, 2018, show the proposed project to include a dumpster enclosure with wood fencing, concrete sidewalks, a paver patio, planting beds, a play area enclosed with an ornamental fence, and a vegetable garden at the rear of the church, all to

replace some of the existing rear asphalt; the northerly driveway on Waring Road will be delineated by a granite curb and decreased in width to 24';
ADVISORY NOTE: per the Onondaga County Department of Transportation, landscaping must not obstruct sight distance; and

WHEREAS, the local application indicates that 80 parking spaces are required by the Town zoning code; however, the existing number of parking spaces is legally, non-conforming so variance is only sought to reduce the number of parking spaces from 65 (existing) to 54 (proposed); and

WHEREAS, per the EAF, the main parking lot pitches towards the east and discharges into an existing on-site catch basin which connects to the municipal storm sewer system; some stormwater sheet flows into Waring Road to another existing municipal catch basin; and

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

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 25, 2018

OCPB Case # Z-18-219

- 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 VIP Development, Inc. for the property located at 4431 Waterhouse Road @ Morgan Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Morgan Road (Route 46), a county highway; and
- WHEREAS, the applicant is proposing construction of a 15,000 sf single story building (True North Center for Children), and associated site improvements, on a 4.89-acre parcel in a Neighborhood Commercial (NC-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing a subdivision referral (S-18-52) to correct a two-lot subdivision of a 63.861-acre parcel that created the subject parcel in 2008 (S-08-62) and was never filed; the Board has reviewed several other referrals for this area, including a zone change (Z-06-133) referral that changed the zoning of the subject parcel from Residential Agriculture (RA-100) to Neighborhood Commercial (NC-1); the Board recommended modification of a zone change referral (Z-06-244) to rezone the remainder of the 63.861-acre parcel to One-Family Residential (R-10) to construct 100 single-family homes which does not appear to have been approved; and in 2014 the Board recommended disapproval of separate zone change referrals to change the zoning of two parcels across Morgan Road from RA-100 to R-10 to develop 80 (Z-14-330) and 110 single-family homes (Z-14-414); Board comments for this area generally cite flow allocation/management plan requirements for the Oak Orchard service area, potential conflicts between residential uses and industrial lands, maintenance of undeveloped lands, access locations and management, and a coordinated land use, zoning, and infrastructure strategy for the area; and
- WHEREAS, the vacant parcel is located in an area of mostly undeveloped open space, forest and agricultural land occurring between the Hamlin Marsh Wildlife Management Area to the east and heavily developed suburban residential land to the west; lands to the south of the site are part of the Woodard Industrial Park and zoned for industrial uses; the Woodard Industrial Park includes a 500-foot industrial perimeter buffer which encompasses the entirety of the site; and
- WHEREAS, the submitted Layout Plan dated July 2, 2018 shows the site has frontage on Morgan Road, a county road, and Waterhouse Road, a local road; the proposed project is shown to include a one-story 15,000 sf building for True North Center for Children facing Waterhouse Road and a rear storage shed; and
- WHEREAS, per the Layout Plan, the site will also contain two proposed full access, gated

driveways (24' and 28' wide) on Waterhouse Road, a staff parking lot (28 spaces) on the east side of the building, and a one-way drive for bus and parent drop-off and a parent parking lot (17 spaces) parallel to Waterhouse Road at the front of the building; the proposed westerly drive will be 100' from the Morgan Road right-of-way; an area labeled "future parking" (16 spaces) is shown to be situated between the front yard parking and Waterhouse Road; ADVISORY NOTE: per the Onondaga County Department of Transportation, no access to Morgan Road will be permitted; and

WHEREAS, additional site work is shown to include two rear playground enclosures, a rear natural playground area, sidewalks and crosswalks for pedestrian circulation from the parking areas and across the one-way drive to the building entries at the front, rear, and east side of the building, and a front brick/stone enclosed dumpster; proposed signage includes a monument sign near the Morgan Road/Waterhouse Road intersection and various directional signs for vehicle circulation; ADVISORY NOTE: per the Onondaga County Department of Transportation, any existing or proposed signage must not obstruct sight distance; and

WHEREAS, the submitted Project Narrative indicates that the proposed project is intended for a full service, licensed high-quality child care and early childhood education facility; under full capacity, the facility will serve a total student population of 146 children with 37 full and part time employees; hours of operation will be Monday through Friday, 50 weeks a year, from 6:30am to 6pm; and

WHEREAS, ITE Trip Generation data, included in the Project Narrative, states anticipated trip generation for the site will be 183 vehicles trips in the morning (97 in and 86 out) and 185 vehicles trips in the evening (87 in and 98 out); additional bus trips are anticipated during the day that would pick up and drop off elementary aged students (through Grade 4) participating in before and after school programs; and

WHEREAS, the submitted Landscape Plan dated July 2, 2018 shows proposed street trees along Morgan Road and landscape beds around the perimeter of the building; some additional trees and landscaping are shown to be interspersed throughout the site generally around the front parking lot; ADVISORY NOTE: per the Onondaga County Department of Transportation, landscaping must not obstruct sight distance; and

WHEREAS, per the Environmental Assessment Form (EAF) dated June 29, 2018, site lighting is intended for safety purposes with dark sky compliant fixtures mounted 24' above the ground and aimed downward; a lighting plan was included with the referral materials; and

WHEREAS, per the EAF, 4.5 acres of the site will be disturbed by the proposed project; the Project Narrative states that runoff reduction requirements will be met by utilizing bioretention areas and peak flow will be attenuated in a detention basin, to outlet to an existing culvert under Morgan Road at the northwest corner of the site; per the Layout Plan, the two bioretention areas (2,100 sf and 3,100 sf) and the detention area will be located at the rear of the site; ADVISORY NOTES: any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; per the Onondaga County Department of Transportation, additional stormwater runoff into the county's drainage system is prohibited; the

applicant and municipality are encouraged to consider the use of green infrastructure, such as rain gardens, permeable pavement, and landscape islands in the parking areas, to further reduce stormwater runoff and improve stormwater quality; and

WHEREAS, per the Project Narrative, the site has access to public drinking water; the submitted Sanitary Sewer Plan dated July 2, 2018 shows new sanitary sewer service is proposed that would connect to the existing public sewerage less than half a mile east along Waterhouse Road, requiring either an extension of the neighboring sewer district or creation of a new sewer district (to be sought with the Town through the approval process); the site is located in the Oak Orchard Wastewater Treatment Plant service area; per the EAF, anticipated water demand and liquid waste generation are both 4,500 gallons per day; ADVISORY NOTE: the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; and

WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); 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. Any extension of the public wastewater infrastructure must be approved by the Onondaga County Health Department and Onondaga County Department of Water Environment Protection prior to municipal approval.
2. The Onondaga County Department of Transportation has determined that the municipality and applicant must submit the ITE Trip Generation traffic figures to the Department for review and contact the Department to discuss additional traffic data requirements, to include a traffic study, including a gap analysis at AM/PM peak hours, for full build-out of the proposed action. The traffic study must be approved, and any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval.
3. The municipality must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval. Additional stormwater runoff into the county's right-of-way or drainage system will be prohibited.
4. The applicant must submit a copy of the lighting plan to the Onondaga County Department of Transportation and reflect any mitigation as may be determined by the Department on the project plans prior to municipal approval. No glare or spillover onto adjacent properties or the county right-of-way will be permitted.

The Board also offers the following comment(s):

The Town is encouraged to consider land use objectives and fiscal impacts to the Town in light of the expense of a half-mile sewer extension. A coordinated

land use, zoning, and infrastructure strategy is encouraged for this corridor and within the Oak Orchard Wastewater Treatment Plant service area. In particular, the development of a mutually acceptable capacity and flow allocation/management plan is advised, in concert with the Town of Cicero and Onondaga County.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 25, 2018

OCPB Case # Z-18-220

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Pompey Zoning Board of Appeals at the request of Ben & Julie Richardson for the property located at 2224 Ridge 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 Ridge Road (Route 128), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting an area variance to reduce the lot frontage of a proposed 1.2-acre parcel from 200' to 167.05' to allow for a proposed two-lot subdivision in a Farm zoning district; and
- WHEREAS, in 2009 and 2010, the Board offered no position for subdivision (S-09-87) and area variance (Z-10-121) referrals to reduce lot frontage requirements to allow for a two-lot subdivision of the subject parcel and a rear, landlocked parcel, attempting to provide the landlocked parcel, created in a previous subdivision, with frontage on Ridge Road; the subdivision was ultimately disapproved by the Town; and
- WHEREAS, the site is located in a rural area in the Town of Pompey; the site and surrounding lands are enrolled in NYS Agricultural District 4 and several parcels near the site appear to contain active farmland; and
- WHEREAS, the site has frontage on Ridge Road, a county road, and contains an existing house, an attached garage, and a detached garage; the site abuts a rear, landlocked parcel (027.-01-25.0) under common ownership; there is an existing driveway on Ridge Road serving the site and an existing multi-family house on the rear, landlocked parcel;
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Ridge Road must meet Department requirements; and
- WHEREAS, the submitted subdivision plan dated July 2, 2018 indicates that the requested area variance is intended to allow for a two-lot subdivision of the site and rear, landlocked parcel; the proposed subdivision would create Lot 1 (4.6 acres) to include the rear parcel and 51.59' of frontage on Ridge Road and Lot 2 (1.2 acres) to include the remainder of the site; and
- WHEREAS, per the local application, the rear, landlocked parcel does not have frontage on Ridge Road, hindering the sale of the parcel's existing multi-family residence; the proposed subdivision would convert the rear parcel into a flag lot and provide it with limited road frontage; and
- WHEREAS, the Board has not received a referral for the proposed 2-lot subdivision; per a phone conversation with the Town, local application for the proposed subdivision has not been made yet; to allow for the two-lot subdivision, it

appears that an area variance may also be required for the rear parcel (027.-01-25.0), which is showing 51.59' of proposed lot frontage where 200' is required; and

WHEREAS, the site is served by individual well and septic system; no changes to the existing infrastructure are proposed; and

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

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

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

The Town and applicant are advised to coordinate with the Onondaga County Department of Transportation regarding the proposed shared access point to be created in the proposed subdivision to ensure that adequate sight distance is available. The Department also advises the municipality to ensure appropriate access agreements are in place for any shared driveways on Ridge Road.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 25, 2018

OCPB Case # Z-18-221

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Camillus Planning Board at the request of Kandon, LLC for the property located at 3705 West Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of West Genesee Street (Old Route 5), a county road, and Onondaga Road / New York State Route 173, a state highway and a county road to the north and south of West Genesee Street, respectively; and
- WHEREAS, the applicant is proposing to redevelop a 0.57-acre commercial parcel and construct a 3,000 sf structure (Verizon) and associated site and infrastructure improvements in a Commercial (C1) zoning district; and
- WHEREAS, in 2016, the Board offered no position for a three-mile limit review (Z-16-282) of a proposed lot line adjustment to convey land from an adjacent M&T Bank parcel to the subject site; the submitted subdivision map dated December 16, 2015 shows the lot line adjustment to include a 4,767 sf proposed conveyance which was approved by the Town; and
- WHEREAS, the site is located along a highly commercialized stretch of West Genesee Street, a county road, in the Fairmount area; aerial imagery shows the site has existing sidewalks along West Genesee Street; surrounding land uses are primarily roadside commercial along West Genesee Street with suburban residential extending outwards from the road; and
- WHEREAS, per the subdivision map, the site has rear frontage on Chapel Drive, a local road, and is half-covered by asphalt; the map shows the site with one existing driveway each on West Genesee Street and Chapel Drive; the site is otherwise vacant; aerial imagery shows the asphalt is contiguous with a vacant Pizza Hut parcel to the west; a portion of the West Genesee Street driveway apron also falls on the Pizza Hut parcel;
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on West Genesee Street must meet Department requirements; and
- WHEREAS, the submitted Site Plan dated June 18, 2018 shows a proposed 3,000 sf one-story building for Verizon facing West Genesee Street and set back 70' from the road frontage, parking areas at the front (9 spaces) and rear (10 spaces) of the building, and a two-way drive aisle along the west side of the lot with a row of parking (9 spaces) along the side of the building, concrete curbing and sidewalks at the front, side, and rear of the building, and a rear dumpster enclosure on a concrete pad; a proposed monument sign (8' x 8') is shown along the West Genesee Street frontage;
ADVISORY NOTE: per the Onondaga County Department of Transportation, any existing or proposed signage or landscaping must not obstruct sight

distance; and

WHEREAS, the Site Plan shows one proposed driveway each on West Genesee Street and Chapel Drive to occur entirely on the site and in the same location as the existing driveways; proposed crosswalk striping is shown for the West Genesee Street driveway;

ADVISORY NOTE: any work within the county right-of-way is subject to a work permit from the Onondaga County Department of Transportation; and

WHEREAS, per the EAF, proposed lighting will include 16' to 20' LED downward facing area lighting; the Site Plan shows one proposed light pole each at the ends of the row of side parking; and

WHEREAS, per the Environmental Assessment Form (EAF) dated June 18, 2018, hours of operation for the Verizon store will be Monday to Saturday 10am to 8p and Sunday 11am to 5pm; and

WHEREAS, per the EAF, 0.57 acres of the site will be disturbed by the proposed project; per the Site Plan, stormwater management facilities include a proposed bio-retention basin at the rear of the site connecting to an existing catch basin on Chapel Drive, and a Stormwater Pollution Prevention Plan (SWPPP) has been prepared for the proposed project;

ADVISORY NOTES: per the Onondaga County Department of Transportation, additional stormwater runoff into the county's drainage system is prohibited; the applicant and municipality are encouraged to consider the use of green infrastructure, such as rain gardens and pervious pavement, to further reduce stormwater runoff and improve stormwater quality; and

WHEREAS, the site has access to public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Westside Pump Station service areas;

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

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

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

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

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

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

2. The municipality must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the

Onondaga County Department of Transportation. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval. Additional stormwater runoff into the county's right-of-way or drainage system will be prohibited.

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

The Board commends the proposed infill development and offers the following comment(s):

1. The Town is encouraged to consider opportunities for access management planning for this stretch of West Genesee Street in concert with the Onondaga County Department of Transportation, which may include requiring cross-connections between the site and adjacent parcels and minimizing the number of access points to West Genesee Street, particularly given the vacancy of the adjacent parcel to the west and potential for future development of that lot.

2. As Town parking requirements are less than what is proposed for the project, the Town and applicant may wish to consider opportunities for shared parking and access with adjacent parcels and a revised site plan that eliminates the front row of parking along West Genesee Street. The applicant is encouraged to provide landscaping, such as a low hedge, to buffer the sidewalk from any front yard parking. Per the Onondaga County Department of Transportation, the municipality is advised to ensure appropriate access agreements or easements are in place for any shared driveways or parking.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 25, 2018

OCPB Case # Z-18-222

- 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 THREE-MILE LIMIT from the City of Syracuse Planning Commission at the request of Jamie Biviano for the property located at 114, 116 & 118 Beard Avenue; and
- WHEREAS, the site is located within three miles of the City of Syracuse and subject to the extra-territorial jurisdiction of the City of Syracuse under the three-mile limit rule and the site is located within 500 feet of a county-owned portion of James Street, and Ley Creek, a county-owned drainage channel; and
- WHEREAS, the applicant is proposing to combine three properties into one new parcel, New Lot 71 (0.362 acres), in a Residential (R-2) zoning district; and
- WHEREAS, the Board has not received a subdivision referral relating to this three-mile limit review; the submitted Town Planning Board meeting minutes dated April 26, 2018 indicate that the proposed subdivision was approved by the Town; and
- WHEREAS, the site is located in a residential neighborhood on the north side of James Street in the Town of DeWitt; the site is separated from various industrial uses to the west by Ley Creek; and
- WHEREAS, the submitted subdivision map dated April 5, 2017 shows the site has frontage on Beard Avenue, a local dead end road, and contains an existing two-story house and an existing gravel driveway onto Beard Avenue; the edge of a creek is delineated in the subdivision plan, showing that a portion of Ley Creek falls on the westernmost lands of the site; aerial imagery shows maintained lawn surrounding the house and the remainder of the site to be forested; and
- WHEREAS, per the subdivision map, the proposed subdivision will combine the existing parcels into one, creating New Lot 71 (0.362 acres); no development plans are indicated for the proposed lot; and
- WHEREAS, the site is served by public drinking water and sewers and is located in Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and
- WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that the western side (less than 1/10-acre) of the site is located within the floodway and 100-year floodplain, which may require elevation of structures and other mitigation; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and

drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, the subdivision plan shows a portion of the site along the westernmost lot line may contain federal wetlands associated with Ley Creek;

ADVISORY NOTE: prior to any future development of the site, the applicant is advised to conduct a formal wetland delineation to determine the presence and location of any federal wetlands on the site; any delineated wetlands must be confirmed by the U.S. Army Corps of Engineers and shown on the plans for the site; the applicant is also advised to obtain any necessary permits from the Corps for any proposed development or placement of fill in a federal wetland, or drainage of federal wetlands on site; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs:C734138, 734064) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 25, 2018

OCPB Case # Z-18-223

- 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 Tocco Villaggio, LLC for the property located at 5533 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 the municipal boundary between the Town of Cicero and the Town of Clay; and
- WHEREAS, the applicant is proposing construction of a 4,300 sf car wash facility and necessary site infrastructure on an 8.36-acre portion of a 26.2-acre parcel in a General Commercial (GC) zoning district; and
- WHEREAS, in 2017, the Board offered no position with comment for a final subdivision referral (S-17-6) to construct two apartment buildings on two lots of a 10-lot, 69-acre planning unit development project (Tocco Villaggio); the Board previously recommended disapproval of a subdivision referral (S-12-95) and related referrals from the Towns of Cicero and Clay regarding the Tocco Villaggio planned development project; the Board noted concerns about the development's impact on local transportation networks and recommended a comprehensive transportation and infrastructure analysis prior to consideration of the proposal; at the time of the 2012 referral, the Tocco Villaggio development was intended to include 88,000 square feet of commercial/office space, 386 apartments, 48 town houses, 808 surface parking spaces and 275 garage spaces, located on a total of 69 acres just north of New York State Route 31 in the Towns of Clay and Cicero; and
- WHEREAS, the site is located on the fringe of the Syracuse Urbanized Area as defined by the Census 2010; area character is primarily rural with surrounding shrub and forested lands, and encroaching residential subdivisions; and
- WHEREAS, the submitted Overall Site Location Plan dated April 16, 2018 shows the Tocco Villaggio development in its entirety with half of the development falling in the Town of Clay and the remainder occurring in Cicero; the Clay portion is shown to include 12 four-unit townhouse buildings (48 units total), 8 three-story, 26-unit apartment buildings (208 units total), 2 six-unit apartment buildings (12 units total), 1 four-unit apartment building, 3 commercial buildings (8,000 sf each), and a one-story club house with a pool, all generally occurring around a proposed local road network, including an enclosed loop (Pareti Place) and two parallel cul-de-sacs (Veduta Drive and Bellini Boulevard), and ultimately connecting to Route 31 at a right-in, right-out driveway aligning with a right-in, right-out driveway for the Lawton Valley housing development across Route 31; the Cicero portion is shown to include a North Block and Apartment Block, with 3 recently constructed three-story apartment buildings, and a Commercial Block situated between Route 31 and Legionnaire Drive, a local

road; and

WHEREAS, per the submitted Site Layout Plan dated April 16, 2018, the project area will front on Legionnaire Drive; the plan shows a proposed 6-bay car wash facility (4,320 sf) surrounded on all four sides by asphalt pavement, concrete pavement at the front and rear of the building where vehicle entrance and exit is indicated by arrows on the pavement, and a row of six vacuum stations near the Legionnaire Drive frontage, with three each occurring on either side of a coin exchange station; and

WHEREAS, per the Site Layout Plan, site access will come from a proposed 30' wide driveway on Legionnaire Drive, to align with an existing driveway serving the recently constructed apartment buildings to the north, and a proposed 24' wide driveway on Pareti Place located on the Clay portion of the Tocco Villaggio development; Legionnaire Drive intersects with Route 31 to the east at a signalized intersection with Lawton Road; and

WHEREAS, the submitted Environmental Assessment Form (EAF) dated April 10, 2018 indicates 2.8 acres of the site will be disturbed by the proposed project; stormwater will be collected and conveyed via catch basins and underground piping to an existing stormwater pond, shown in the Site Layout Plan to occur on the east side of the car wash facility and include "modified limits" to accommodate additional flows;

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

WHEREAS, the site is served by public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; new connections to drinking water and wastewater services are proposed, with the sewer connection shown in the Utility Plan to include an oil-water separator;

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

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

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

WHEREAS, a Coordinated Review (CR-12-1) for the NYS Route 31 corridor between Euclid and Cicero was held February 23, 2012; discussions included: 1) an overview of the proposed Eaglewood Subdivision and a review of other area developments including Tocco Villaggio; 2) the status of Eaglewood traffic and drainage studies; 3) the extent of open lands within the area that could ultimately be developed; 4) the timing of traffic studies and required mitigation, and projected traffic assumptions; 5) cumulative traffic impacts; 6)

Oak Orchard Sewage Treatment Plant wet weather infiltration and capacity issues; 7) the long-term operation, maintenance, and financial issues incurred by the Town and users as a result of using individual development pump stations in lieu of trunk sewers; 8) the difficulty of coordinating pump stations between individual developments; and 9) the need to prepare and follow an area sewage infrastructure plan, similar to the northern land use plan (not yet adopted by the Town) and the Clay-Cicero Route 31 Transportation Study; and

WHEREAS, a Clay-Cicero Route 31 Transportation Study, conducted by the Syracuse Metropolitan Transportation Council and completed in 2009, forecasted a 40 percent increase over 20 years in vehicle miles traveled along the NYS Route 31 corridor, assuming buildout projections and planned road networks provided by the Towns; recommendations include lowering community vehicle miles traveled through the orderly development of nodal, mixed use communities with bicycle and pedestrian access and a density that can support enhanced transit; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO) in 2012, only the eastern-most border of this site is within $\frac{3}{4}$ mile of the regularly scheduled #88 bus route and the majority of residents would not be eligible for Call-A-Bus service; and

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

1. The Board encourages the Town to examine opportunities for vehicle and pedestrian connections between the proposed and future commercial developments, and for shared parking and stormwater management facilities.
2. The Town and applicant may wish to consider reducing the scale of the disturbed area to minimize impervious surface coverage and allow for future development on remaining lands. Landscaping is also encouraged as part of the proposed project to improve in stormwater management on the site and provide buffering for nearby residential uses.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 25, 2018

OCPB Case # Z-18-224

- 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 Martin Custom Homes for the property located at 7151 Lakeshore 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 Oswego County; and
- WHEREAS, the applicant is requesting an area variance to construct a new residence with a reduced front yard setback of 26.0' where 30.0' is required on a 0.22-acre parcel in a Residential (R-10) zoning district; and
- WHEREAS, the site is located in a residential area on the southern shore of Oneida Lake; other surrounding land uses include the Lakeshore Road Elementary School; and
- WHEREAS, the submitted survey map dated May 3, 2018 shows the site has frontage on Lakeshore Road, a local road, and contains an existing two-story house, to be demolished; there is an existing gravel driveway onto Lakeshore Road; per the Onondaga County Department of Water Environment Protection, there is a county-owned trunk sewer running east-west through the parcel; the survey map shows a 25' sanitary sewer easement associated with the trunk sewer; and
- WHEREAS, per the survey map, the proposed house (roughly 26' x 76') with be set back 26' from Lakeshore Road, occurring between the sewer easement and the road frontage; side yard setbacks are shown to be 8.5' and 6.5'; a slate patio and stone fire pit are shown at the rear of the house and within the sewer easement, though it is not clear if they are existing or proposed; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Brewerton Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed;
ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects; the applicant must contact Plumbing Control to ensure appropriate permits are obtained; and
- WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that the rear half of the site is located within the 100-year floodplain, which may require elevation of structures and other mitigation; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 25, 2018

OCPB Case # Z-18-225

- 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 THREE-MILE LIMIT from the City of Syracuse Planning Commission at the request of Towne Center Retirement Community, LLC for the property located at 3900 Medical Center Drive; and
- WHEREAS, the site is located within three miles of the City of Syracuse and subject to the extra-territorial jurisdiction of the City of Syracuse under the three-mile limit rule and the site is located within 500 feet of North Burdick Street (Route 94), a county highway; and
- WHEREAS, the applicant is proposing to subdivide an 11.891-acre parcel into two new lots, Lot 3A (4.038 acres) and Lot 3B (7.854 acres), in a Restricted Agricultural (R-A) zoning district; and
- WHEREAS, the Board recently offered no position with comment for the preliminary subdivision referral (S-18-31) relating to this three-mile limit review, advising traffic and drainage data requirements prior to future development of the vacant property; the submitted Town Planning Board meeting minutes dated April 9, 2018 indicate that the proposed subdivision was approved by the Town; and
- WHEREAS, in 2015, the Board recommended modification of concurrent site plan (Z-15-8) and special permit (Z-15-9) referrals to construct a three-story senior housing facility on the site, citing traffic data and work permit requirements, wastewater and drinking water service coordination, and site planning to remove front yard parking and incorporate bicycle, pedestrian and shuttle accommodations; and
- WHEREAS, the site is located along North Burdick Street, a county road, in the Town of Manlius; the site is north of the Fayetteville Towne Center shopping plaza and two auto dealerships and in front of the Northeast Medical Center; other surrounding land uses include a credit union, townhouses, and the Old Erie Canal State Park and canal trail; and
- WHEREAS, per the submitted subdivision map dated April 10, 2018, the site has additional frontage on Medical Center Drive, a local medianed road that also serves the medical complex and townhouse lots; the front of the site contains the Towne Center retirement community and the rear of the site is vacant, open space; aerial imagery also shows the site contains a sidewalk along Medical Center Drive and at the rear of the site; and
- WHEREAS, the subdivision map shows the retirement community ("site under construction") includes a large, three-story building consisting of a central building and wings on either side; the building is encircled by a drive with parking at the front and rear of the building and three detached garage buildings at the outer edge of the drive circle; access to the retirement community comes from an existing driveway onto Medical Center Drive that

aligns with the credit union driveway across the road;
ADVISORY NOTE: per the Onondaga County Department of Transportation,
no access to North Burdick Street will be permitted; and

WHEREAS, the subdivision map shows proposed Lot 3A will contain the vacant land and Lot 3B the retirement community; the map also shows the site has an overall increase in elevation of roughly 40' from North Burdick Street to the medical complex lot; areas at the rear of the retirement community and behind a block retaining wall are shown to be especially steep with as much as a 40' incline in places; and

WHEREAS, per the local application, Lot 3A will be marketed for purchase and development, though no site development applications are currently pending with the Town of Manlius; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; and

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

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 25, 2018

OCPB Case # Z-18-226

- 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 Mark Van Alstyne for the property located at 100 Washington 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 East Genesee Street (Route 5), a state highway; and
- WHEREAS, the applicant is proposing to convert an existing single-family house into a physical therapy and chiropractic office (Hands On Physical Therapy) on a 0.27-acre parcel in a Residential Multiple-Use (RM) zoning district; and
- WHEREAS, the site is located in a residential neighborhood in the Town of Manlius, situated along the mile stretch of East Genesee Street (NYS Route 5) between the Village of Fayetteville and Town of DeWitt; the site is just east of the Onondaga Golf & Country Club and Lyndon Golf Course; other residential lots along the East Genesee Street corridor have also been converted to commercial/service uses; and
- WHEREAS, the submitted survey map dated January 22, 2009 shows the site is a corner parcel with additional frontage on Washington Boulevard, a local road; the site contains an existing one-story frame house with attached garage, a shed (to be removed), and an existing driveway on Washington Boulevard (to be repaved); and
- WHEREAS, aerial imagery shows the northern portion of the site to be maintained lawn with an existing bank on the side of the house and shed that leads to a depressional area; and
- WHEREAS, the proposed Site Plan dated June 26, 2018 shows the proposed project to include an asphalt parking area (4 spaces) on the north side of the building approximately 50' from a neighboring residence, a wood framed front porch, steps, ramp and railings, a 14'-6" driveway extension (total driveway width to be 44'), and a row of landscaping between the parking area and remaining lawn; the existing bank will be pushed farther north roughly 20' to allow for the proposed parking area; and
- WHEREAS, a stormwater assessment was completed for the proposed project indicating that the southern portion of the lot drains toward Washington Boulevard and East Genesee Street while the northern portion drains to the depressional area and subsequently across an adjacent residential lot to the east; the assessment concluded that the addition of 2,650 sf of new impervious surfaces would have nominal anticipated impacts on adjacent and downstream properties; the stormwater assessment also proposed the construction of a small depressional area within the remaining lawn to capture and infiltrate and/or evaporate the anticipated additional runoff volume from the 100-year storm event; the Site Plan shows a proposed

stormwater management facility (515 CF, 6" max depth) on the north side of the building and proposed parking; and

WHEREAS, the project includes a proposed two-sided sign (4' x 6') mounted 1' above the ground on posts (5' total height of sign) and lit by two ground light fixtures; the survey map shows the sign to be located near the Washington Boulevard/East Genesee Street intersection;
ADVISORY NOTE: per the NYS Department of Transportation, any existing or proposed signage must not obstruct sight distance; and

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

WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO);
ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; and

WHEREAS, the site may contain the Indiana bat or Northern long-eared bat, or their associated habitat, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); and

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

1. The Board encourages a reduced driveway width more consistent with neighboring land uses.
2. Additional landscaping is encouraged to aid in stormwater management on the site and provide further parking lot screening for adjacent residential lots.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 25, 2018

OCPB Case # Z-18-227

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a USE VARIANCE from the City of Syracuse Board of Zoning Appeals at the request of Mohamed Khater & Magda Bayoumi for the property located at 714 Fellows Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Meadowbrook, a county-owned drainage channel; and
- WHEREAS, the applicant is requesting a use variance to establish a two-family dwelling in an existing one-family house on a 0.24-acre parcel in a Residential (RA-1) zoning district; and
- WHEREAS, the site is located in a residential area in the City's Eastside neighborhood; the submitted survey map dated November 13, 2017 shows the site has frontage on Fellows Avenue, a city street, and contains an existing one-story house and a blacktop driveway onto Fellows Avenue; other surrounding land uses include Barry Park and Westminster Park, both city parks, and several commercial lots interspersed within the residential neighborhoods; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse draft zoning map dated March 2018, the proposed zoning for this lot is Residential (R-1), which would act to "provide for neighborhoods made up of primarily single-family detached homes" where "complimentary uses such as parks, open space, schools, assemblies, minor utilities, and accessory structures may also be allowed"; and
- WHEREAS, the submitted narrative indicates that the use variance is requested to allow for the applicant's son and his friend, both of whom are disabled, to live independently in one of the proposed units, while still having the care and supervision they need provided by family living in the second unit; per the narrative, the applicant has been searching for a two-family home to purchase for seven years and has found it difficult to find options within their means and desired location; the existing single-family house to be converted is already owned by the applicant; and
- WHEREAS, per the City of Syracuse zoning code and map, two-family dwellings are not permitted in the RA-1 district; the site is also located in a Special Neighborhood District requiring a separate review process for non-owner-occupied dwellings; per the ReZone Syracuse Consolidated Draft dated March 2018, two-family dwellings would also not be permitted in the proposed R-1 zoning district; however, the ReZone does not appear to include a Special Neighborhood District; and
- WHEREAS, the submitted floor plans and elevation drawings dated December 15, 2017 show the proposed conversion to a two-family house to include the

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E-mail Address: countyplanning@ongov.net

construction of a 1,848 sf two-story addition at the rear of the existing house, allowing for (1) four-bedroom unit and (1) three-bedroom unit in the house; a new ramp is also shown at the front of the house; and

WHEREAS, the site is within one to three blocks of lots zoned Residential (RA) which allow for two-family houses, with the nearest two-family house being located less than 200' away on Miles Avenue to the west; other lots along Fellows Avenue are zoned RA-1 until Euclid Avenue a quarter-mile to the north and are a mix of one- and two-story houses; the narrative notes that the lot is 80' wide, which is twice the required lot width, and consistent with other nearby lots allowing two-family houses; and

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

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

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

WHEREAS, the site may contain the Indiana bat or Northern long-eared bat, or their associated habitat, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); and

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

1. If the use variance is granted, the City and applicant are strongly encouraged to consider reducing the scale of the proposed addition and the number of bedrooms available in each unit to better conform to the neighboring area.
2. As the ReZone Syracuse project is currently revising the City's zoning ordinance and zoning map, the Board encourages the City to consider alternative new zoning for this particular site or block if the use variance is granted.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 25, 2018

OCPB Case # Z-18-228

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of LaFayette Zoning Board of Appeals at the request of Diane Bonn for the property located at 2375 Tully Farms 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 Tully Farms Road (Route 234), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting a special permit to allow a seasonal camp (recreational vehicle) on a 1.38-acre parcel in an Agricultural Residential zoning district; and
- WHEREAS, the site is located in a rural area along Tully Farms Road, a county road, in the Town of LaFayette; lands east of the site are enrolled in NYS Agricultural District 1 and appear to contain active farmland; and
- WHEREAS, per the submitted narrative, the site contains an existing recreational vehicle (RV) currently used as storage; aerial imagery shows the remainder of the site to be open space and wooded areas; the applicant would like to use the RV as a seasonal camp; proposed site improvements would include installing a living roof made from Sedum mat, planting gardens around the RV, and adding a small pond; development of the site is limited by wetlands and flooding on the site; the applicant intends to eventually build a more permanent structure on the site and leave the property to her grandson; and
- WHEREAS, a hand-drawn plan of the site shows a driveway onto Tully Farms Road; it is not clear if the driveway is existing or proposed; a row of pine trees is shown along Tully Farms Road;
ADVISORY NOTES: per the Onondaga County Department of Transportation, all existing or proposed driveways on Tully Farms Road must meet Department requirements; per the Onondaga County Department of Transportation, trees are not permitted in the county right-of-way; and
- WHEREAS, per the narrative, the site previously contained two abandoned houses at which time drinking water and wastewater services were provided by an individual well and septic system, respectively; no new on-site wastewater and drinking water services or connections to existing services are proposed; the submitted Environmental Assessment Form (EAF) dated June 1, 2018 indicates drinking water will be store-bought and brought in to the site; grey water will be recycled for plants; a Laveo dry flush toilet, which bags waste, will be provided and waste will be taken to the trash dump; and
- WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that the front of the site is located within the 100-year floodplain, which may require elevation of structures and other mitigation; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern,

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

WHEREAS, GIS mapping shows the front of the site may contain state wetlands and/or the 100-foot state wetland buffer, which appears to include the RV; a letter from the New York State Department of Environmental Conservation (NYS DEC), included with the referral materials, indicates there are no permitting requirements for parking a towable trailer on the site, though NYS Water Quality Standards to control erosion, siltation, and pollution to all water bodies and wetlands must be maintained; and

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

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

1. The applicant must contact the Onondaga County Department of Transportation to provide additional information regarding any existing or proposed driveways on Tully Farms Road. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval and may be subject to highway access and/or work permits.
2. The Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed sewage disposal plans for this property prior to approving the special permit request.

The Board also offers the following comment(s):

The municipality is encouraged to minimize exposure to damage from natural hazards and uphold local flood ordinance requirements, as required for good standing in the National Flood Insurance Program, by ensuring that any proposed development would not negatively affect drainage patterns in or near the floodplain.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 25, 2018

OCPB Case # Z-18-229

- 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 LaFayette Zoning Board of Appeals at the request of Michael Vilardi for the property located at 2215 US Route 11; 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 Route 11 and Route 81, both state highways; and
- WHEREAS, the applicant is requesting an area variance to construct a 26' x 21' attached garage with a reduced side yard setback of 17' where 25' is required on a 0.68-acre parcel in an Agricultural Residential zoning district; and
- WHEREAS, the site is located along US Route 11 in a rural area in the Town of LaFayette; the site abuts a corralled area separating it from I-81 to the west; other surrounding land uses are residential and agricultural; and
- WHEREAS, the submitted hand-drawn plan shows the site contains an existing two-story house and an existing driveway onto Route 11; per the submitted narrative, the home previously had an attached garage that was converted into a living room prior to the applicant's ownership; and
- WHEREAS, per the narrative, the proposed attached garage (26' x 21') will be one-story and constructed on the south side of the house; an 8' variance is required for the proposed garage which will fall within the side yard setback; the north side of the house, which would provide adequate space for the garage and meet setback requirements is not conducive to the proposed development due to the location of the existing driveway and septic system on the site and the floor plan of the house; and
- WHEREAS, the existing house is served by individual well and septic system; the plan shows the septic system to be located near the corner of the house opposite the proposed garage and the well near the rear property line; no changes to the existing infrastructure are proposed; 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 Lisa Dell and seconded by Robert Antonacci. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 25, 2018

OCPB Case # Z-18-230

- 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 LaFayette Zoning Board of Appeals at the request of Larry & JoAnne Smith for the property located at 5857 Winacre Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Sentinel Heights Road (Route 173), a county highway; and
- WHEREAS, the applicant is requesting an area variance to reduce the front yard setback from the required 50' to 22' to allow for a proposed 12' x 24' shed on a vacant 0.65-acre parcel in an Agricultural Residential zoning district; and
- WHEREAS, the site is located in a residential neighborhood situated between US Route 11 and Sentinel Heights Road, a county road, in the Town of LaFayette; other surrounding land uses include the LaFayette Junior/Senior High School; and
- WHEREAS, the submitted survey map shows the site has frontage on Winacre Drive, a local road, and rear frontage on Sentinel Heights Road; aerial imagery shows the site to be vacant and forested; two adjoining parcels to the north are under common ownership, one of which contains an existing house; ADVISORY NOTE: per the Onondaga County Department of Transportation, no access to Sentinel Heights Road will be permitted; and
- WHEREAS, per the survey map, the proposed shed (12' x 24') will be set back 22' from Winacre Drive and 47' from the northern lot line, requiring a 28' variance for the front yard setback; and
- WHEREAS, GIS mapping shows the site drops more than 20' in elevation from the northwest corner of the parcel to the southeast corner; and
- WHEREAS, there are no drinking water or wastewater services to the vacant parcel, though the existing house under common ownership is served by an individual well and septic system, contained on a separate parcel; no drinking water or wastewater services are proposed as part of the project; 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 Lisa Dell and seconded by Robert Antonacci. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 25, 2018

OCPB Case # Z-18-231

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Village of Skaneateles Planning Board at the request of Jeffrey & Catherine Youle for the property located at 8 West Lake Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of West Genesee Street (Route 20), a state highway; and
- WHEREAS, the applicant is requesting an area variance to expand an existing non-conforming structure to raise the roof on a portion of an existing house and make interior renovations on a 0.23-acre parcel in an A-1 zoning district; and
- WHEREAS, the site is located at the northwest corner of Skaneateles Lake in the Village of Skaneateles; the submitted survey map dated September 2, 2016 shows the site has frontage on West Lake Street, a local road, and contains an existing two-story frame house and an existing asphalt driveway onto West Lake Road, which combined appear to occupy a significant amount of the site; the site is just south and west of the US Route 20 and the Village's downtown area; and
- WHEREAS, the local application indicates that the house is an existing non-conforming structure with open area (as % of lot area) being 69.5% where 90% is required, a front yard setback of 13.4' where 30' is required, a left side yard setback of 14.5' where 25' is required, a right side yard setback of 0.9' where 25' is required, a combined side yard setback of 15.4' where 55' is required, a rear yard setback of 34.7' where 35' is required, and maximum width of structure (as % of lot width) being 74.3% where 55% is permitted; and
- WHEREAS, per the local application, an area variance is required to expand a non-conforming structure; the proposed work will not exacerbate the existing non-conformities; and
- WHEREAS, the submitted elevation and floor plan drawings dated June 12, 2018 indicate that the proposed project would raise the floor and roof of the family room by 1' to make it level with the remainder of the first floor, as well as add a wall separating the family room and mud room, remove a wall separating the family room and kitchen, add a fireplace, and raise the windows to match other windows on the house; and
- WHEREAS, the site is served by Village drinking water and sewers; no changes to the existing infrastructure are proposed; and
- WHEREAS, the site is located in the Skaneateles Lake watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; and
- WHEREAS, the site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper); and

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 25, 2018

OCPB Case # Z-18-232

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Village of Skaneateles Planning Board at the request of Robert Parsons for the property located at 81 West Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of West Genesee Street (Route 20) and Kane Avenue (Route 41A), both state highways; and
- WHEREAS, the applicant is requesting an area variance to decrease open area from the required 90% to 87.33% to replace an existing patio on a 0.74-acre parcel in an A-1 zoning district; and
- WHEREAS, the site is located at the intersection of US Route 20 and NYS Route 41A just west of the Village's downtown area and across Route 41A from the Skaneateles Fire Station; the site abuts the Lakeview Cemetery and is less than 500 feet from the Fuller House, both of which have been listed on the National Register of Historic Places; other surrounding land uses are mostly residential; and
- WHEREAS, the submitted survey map dated December 30, 2015 shows the site contains an existing two-story frame house, an attached two-car garage, and a rear in-ground swimming pool with concrete surround; the rear yard is enclosed by a wood fence; there is an existing blacktop driveway onto Route 20; and
- WHEREAS, the local application indicates that the house is an existing non-conforming building with a left side yard setback of 8.62' where 25' is required, and open area (as % of lot area) on the site, calculations for which include the patio, is also non-conforming being 88.62% where 90% is required; and
- WHEREAS, per the local application, an area variance is required to further decrease open area to 87.33% with the proposed patio; and
- WHEREAS, per the survey map, the proposed patio area (460 sf) will occur between the rear of the house and the inground swimming pool; the local application indicates that the patio will replace poorly draining pavers and a deteriorating retaining wall; proper drainage will be installed as part of the proposed project, including grading improvements and installing drains, and existing steel gas lines will be replaced with newer products for use with a gas grill and to heat the pool; no additional information regarding drainage plans are included; and
- WHEREAS, the site is served by Village drinking water and sewers; no changes to the existing infrastructure are proposed; and
- WHEREAS, the site is located in the Skaneateles Lake watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the

watershed; the referral notice indicates that the patio and retaining wall will use permeable stone; and

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

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 25, 2018

OCPB Case # Z-18-233

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of Sonbyrne Sales, Inc. for the property located at 1800 West Fayette 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 Harbor Brook, a county-owned drainage channel; and
- WHEREAS, the applicant is requesting a special permit to demolish an existing building (Denny's) and construct a 4,232 sf Byrne Dairy gas station with restaurant on a 1.49-acre parcel in an Industrial A (IA) zoning district; and
- WHEREAS, in 2017, the Board recommended modification of a special permit referral (Z-17-70) as part of the proposed project, which was ultimately disapproved by the City for inconsistency with the City's Land Use Plan and deviations from the City zoning code; the referral currently under review includes the same site plan, with no changes, as was reviewed in 2017; and
- WHEREAS, the site is located at the corner of Erie Boulevard West, West Genesee Street, and West Fayette Street, just west of Interstate 81 and at the gateway to the Tipperary Hill neighborhood; the City of Syracuse Land Use Plan has designated this site to be within an Urban Core Character Area, which is to be the most 'urban' feeling, built-up, with mixed-use center of activity, buildings at the sidewalk, parking behind buildings and few one-story or detached buildings; recommendations for the Tipperary Hill neighborhood reinforce this vision at this gateway location and call for exploring the possibility of introducing a bicycle and pedestrian trail and green-way connecting Tipp Hill to Downtown through the corridor between Erie Boulevard West and West Fayette Street; new draft zoning being proposed by the City's ReZone Syracuse project shows the site to be MX-4 zoning, an urban mixed use district; and
- WHEREAS, the Final Site Plan dated February 2017 shows the existing building at the center of the site to be demolished and a new 4,232 square foot convenience store to be set back at the northwest corner of the parcel, and an 8-pump canopy is to be constructed at the front of the site, parallel with West Genesee Street; parking for 27 cars is shown primarily between the building and West Fayette Street and along the front face of the building; the site is under contract to purchase, pending all authorizations are received to allow for the proposed use and development of the site; and
- WHEREAS, the plan shows two full vehicular entries, one at West Fayette, approximately 150 feet from the nearest intersection, and a 30-foot driveway behind the building from Erie Boulevard West; a right-in only driveway is shown from West Genesee Street; any existing or proposed access must meet the requirements of the City of Syracuse; an existing rear driveway connection

from Erie Boulevard leading to 1836 West Fayette Street is shown to be removed; and

WHEREAS, an approximately 10-foot wide sidewalk is shown along West Genesee Street and West Fayette Street; brick pavers are shown between the curb and sidewalk along West Genesee Street, but sidewalks about the curb along the West Fayette Street frontage, with no delineated setback for pedestrian buffering, landscaping or snow storage; and

WHEREAS, the site has areas of significant slopes, and a retaining wall with 4' high black chain link fencing is proposed to be rebuilt along the Erie Boulevard frontage of the site and along the rear entry driveway; the landscaping plan shows the landscaped area at the corner of Erie and West Genesee Streets will be reduced in size, with the illuminated monument sign with pricing at its center; trees and landscaping would occur primarily along the West Genesee Street frontage; limited vertical landscaping is shown along West Fayette Street, in particular; and

WHEREAS, a submitted narrative dated June 27, 2018 indicates the project includes waiver requests to reduce building setback from 40' to 18' along Erie Boulevard West, increase driveway width/curbcut from 24'/30' to 30'/60' on Erie Boulevard West and 30'/80' on West Fayette Street, increase driveway and intersection separation from 40' (restaurants) and 25' (gas stations) to 44' (along right-of-way) and 55' (along street curb), allow a proposed parking space to encroach in the 8' landscape strip, waive 5' sidewalk requirement along Erie Boulevard West, and waive signage requirements; per a phone conversation with the City, these waivers will be reviewed by the Planning Commission and do not require separation area variance application; and

WHEREAS, the EAF notes 1.4 acres will be disturbed by the project, and stormwater will discharge to a proposed drainage swale (location unknown per plans) and/or existing stormwater infrastructure; the project involves redevelopment of all or a portion of the parcel and must meet all three requirements of Section 9.3.1 of the NYS Stormwater Management Design Manual in order to use the Redevelopment Design Criteria for the existing impervious surface on the site; ADVISORY NOTES: any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; the applicant and municipality are encouraged to consider the use of green infrastructure, such as pervious pavement and additional landscaping, to further reduce stormwater runoff and improve stormwater quality; and

WHEREAS, elevation renderings show a single story building with pitched green metal roof and barn-like dormers (no windows) and fenestration, brick and vertical siding, and open porches along the West Genesee and West Fayette Street frontages; the front face of the building faces the gas pumps; and

WHEREAS, signage is to include an 8' high monument style sign base with internally illuminated signage (37 sf each side with digital pricing), two internally lit building signs measuring 40 square feet each; four canopy signs (28 sf each), and fuel dispenser graphics; lighting plans include ten 17' pole mount LED fixtures, wall lights, and fuel canopy lighting, all noted as 'dark sky friendly'; and

WHEREAS, the referral included a letter from the New York State Office of Parks

Recreation and Historic Preservation indicating the project would have no impact on archaeological and/or historic resources listed in or eligible for the New York State and National Registers of Historic Places; the EAF indicates the project will require a NYSDEC Petroleum Bulk Storage Registration; and

WHEREAS, the site is served by public water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); ADVISORY NOTES: the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; per the Onondaga County Department of Water Environment Protection, the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; 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. Given the urban design and land use objectives of the City Land Use Plan and proposed area rezoning for this prominent Tipperary Hill gateway site, the Board recommends the applicant continue to work with the City of Syracuse to incorporate a more urban design context into the submitted site plan, in an effort to better comply with the adopted local plan and neighborhood objectives.

In particular, the applicant is advised to explore designs for gas station/convenience store sites in highly-urban locations, which incorporates elements that are welcoming to pedestrians and bicyclists, with easy connections to buildings as the primary feature of the site, and incorporating elements of neighborhood architecture into building and site design.

2. The Board also recommends removal of the right-in driveway along West Genesee Street, and locating the West Fayette Street driveway as far from the intersection as possible, for increased safety.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 25, 2018

OCPB Case # Z-18-234

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Van Buren Planning Board at the request of G&C Foods / James Basile for the property located at 3407 Walters 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 the New York State Thruway (I-90), a state highway, Walters Road (Route 221) and Winchell Road (Route 162), both county highways, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing construction of a 105,550 sf addition to the existing storage warehouse on two parcels totaling 54.08 acres in an Industrial (IND-A) zoning district; and
- WHEREAS, in 2017, the Board recommended modification of a site plan referral (Z-17-241) to construct a 69,000 sf addition to the existing G&C Food Distributors facility on the subject parcel, citing required coordination with the Onondaga County Department of Transportation and New York State Thruway Authority regarding drainage, lighting, and traffic data requirements; and
- WHEREAS, the site is located near the municipal boundary between the Town of Van Buren and the Town of Camillus and abuts the New York State Thruway (I-90) to the north; the site is north of lands enrolled in the New York State Agricultural District 3 that appear to contain active farms; and
ADVISORY NOTE: per the NYS Thruway Authority, all noise mitigation shall be the sole responsibility of the owner; and
- WHEREAS, the site has frontage on Walters Road and limited frontage on Winchell Road, both county roads; the submitted Existing Site Conditions & Demolition Plan dated June 28, 2018 shows the site contains a large existing one-story, metal-sided building (G&C Food Distributors), which includes the 2017 addition, an asphalt parking lot between the building and I-90, and two large truck parking and loading areas along the eastern side of the building and at the southeastern corner of the site; there is a full access driveway on Walters Road with an existing security building set back roughly 300' from the road; at the rear of the security building, the driveway intersects with an interior private road serving a small existing building and water tower on the site and extending along the west side of the building to the northernmost parking lot; ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Walters Road must meet Department requirements; and
- WHEREAS, per aerial imagery, a second existing building occurs within the southeastern truck parking/loading area, and there is a second asphalt parking lot at the front of the building; remaining, undeveloped areas on the site, generally occurring at the northeast and southwest corners of the site appear to be

forested; and

WHEREAS, the submitted Site Plan dated June 28, 2018 shows the proposed project to include a warehouse expansion (105,150 sf) on the west side of the building, requiring the private road to be rerouted, a large truck parking and loading area along the western expansion, a second expansion (400 sf) on the east side of the building, an extension of the northern parking lot, new ADA parking spaces in the northern parking lot, to replace a portion of the existing spaces, and improvements to the interior road, including heavy duty asphalt pavement, yellow striping, stop bar, and guiderails; and

WHEREAS, the Exterior Elevations show the west side expansion to include a prefinished insulated metal panel façade and the east side expansion to include a CMU wall façade, both of which are intended to match the surrounding building facade; and

WHEREAS, per the local application, the proposed project will increase impervious surface coverage from 39% to 49% and increase parking from 277 spaces to 373 spaces;

ADVISORY NOTE: the applicant and municipality are encouraged to consider the use of green infrastructure, such as permeable pavement wherever possible and landscape islands within the parking lots, to further reduce stormwater runoff and improve stormwater quality; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated June 27, 2018, 9.8 acres of the site will be disturbed by the proposed project; stormwater discharges will be directed to established conveyance systems; a proposed bioretention area is shown between the northern parking lot and I-90;

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

WHEREAS, the site is served by public drinking water and sewer and located in the Baldwinsville-Seneca Knolls Wastewater Treatment Plant service area and is tributary to the Metropolitan Wastewater Treatment Plant; per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO);

ADVISORY NOTES: the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; per the Onondaga County Department of Water Environment Protection, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; and

WHEREAS, GIS mapping shows that the southwestern corner of the site may contain federal wetlands; the area of wetlands is forested and does not appear to encroach on the proposed or existing development on the site;

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

or placement of fill in a federal wetland, or drainage of federal wetlands on site; and

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

WHEREAS, the site may contain the Northern long-eared bat, Indiana bat, or bald eagle, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); 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. Drainage and grading plans must be provided to the New York State Thruway Authority (NYSTA) for review. Any mitigation as may be determined by the NYSTA must be reflected on the project plans prior to municipal approval. The municipality and applicant are advised that no increase to the amount of site drainage entering onto the Thruway as a result of this construction will be permitted.
2. A site lighting plan must be provided to the New York State Thruway Authority (NYSTA) for review, and site lighting must be designed so as not to affect Thruway patrons. Any mitigation as may be determined by the NYSTA must be reflected on the plans for the project prior to municipal approval.
3. The Onondaga County Department of Transportation has determined that the municipality and applicant must contact the Department to discuss any required traffic data for the proposed project. Any modifications required by the Department must be reflected on the project plans prior to municipal approval.
4. The municipality must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval. Additional stormwater runoff into the county's right-of-way or drainage system will be prohibited.
5. The applicant must submit a lighting plan to the Onondaga County Department of Transportation and reflect any mitigation as may be determined by the Department on the project plans prior to municipal approval. No glare or spillover onto adjacent properties or the county right-of-way will be permitted.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 25, 2018

OCPB Case # Z-18-235

- 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 John Swygert for the property located at 1914 West 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 West Lake Road (Route 41A) and Lacy Road (Route 359), both state highways; and
- WHEREAS, the applicant is proposing to demolish an existing dwelling and construct a new residence on a 1.1-acre parcel in Rural Farming (RF) and Lakefront Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, the Board recently reviewed a special permit referral (Z-18-68) to allow for vehicle parking and temporary boat slips at an existing marina just north of the subject parcel; and
- WHEREAS, the site is located on West Lake Road, a state road, and abuts Skaneateles Lake to the east; surrounding land uses are primarily residential; and
- WHEREAS, the submitted Site Plan dated June 29, 2018 indicates the site contains an existing house (1,499 sf), a shed (236 sf), both to be removed, and shoreline deck and stairs (517 sf); there is an existing driveway on West Lake Road, width to be reduced;
ADVISORY NOTE: the proposed driveway work within the state right-of-way is subject to a work permit from the NYS Department of Transportation Onondaga West Residency office; and
- WHEREAS, per the Site Plan, the proposed two-story house (2,120 sf) will be set back 170.3' from West Lake Road and 116.5' from the lakefront, and appears to meet all zoning requirements in the RF and LWOD districts; the proposed project is also shown to include a detached garage in front of the house, a porch and deck at the rear of the house, an 8' x 10' shed near the lake, permeable walks at the front of the house, and an ornamental iron fence along the northern lot line; and
- WHEREAS, the submitted narrative dated July 2, 2018 indicates the proposed house will have 3 bedrooms with a second floor bonus room, to be located in the garage; and
- WHEREAS, per the Site Plan, the site has steep slopes along the south side property line with roughly a 10-foot drop in elevation towards the house; a proposed bioswale is shown at the northeast corner of the parcel for stormwater management; and
- WHEREAS, the site is served by an individual septic system, to be replaced, and obtains drinking water directly from the lake; the Site Plan shows a proposed septic field to occur in the front yard;
ADVISORY NOTE: the Onondaga County Health Department's Bureau of

Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to municipal approval of the project; and

WHEREAS, the site is located in the Skaneateles Lake watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; impermeable surface coverage is currently 8.3% and will increase to 10% following the proposed project; and

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

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

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

The municipality must ensure all conditions are met and approvals are obtained from the City of Syracuse Water Department prior to approving the proposed application.

The Board also offers the following comment(s):

The municipality is encouraged to minimize exposure to damage from natural hazards and uphold local flood ordinance requirements, as required for good standing in the National Flood Insurance Program, by ensuring that any proposed development would not negatively affect drainage patterns in or near the floodplain.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 25, 2018

OCPB Case # Z-18-236

- 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 SITE PLAN from the Town of Onondaga Town Board at the request of Apple Acres, LLC for the property located at 4633 US Route 20; 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 Hitchings Road, a county highway, US Route 20, a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to construct a 56,000 sf one-story apple cold storage and packing facility building and additional site improvements on a 23.62-acre parcel in a Residential and Country (R-C) zoning district; and
- WHEREAS, the Board recently recommended modification of a site plan referral (Z-18-120) to construct a two-story apple cold storage and packing facility building for Apple Acres orchard on the subject parcel, citing access, drainage, and traffic data requirements; the referral currently under review is a modification of the previous site plan, proposing a one-story, detached building (previously two stories and attached) with an increased building footprint (39,140 to 56,000 sf); and
- WHEREAS, the site, containing a portion of Apple Acres orchard, is located in a rural area in the Town of Onondaga; the site and surrounding lands are enrolled in New York State Agricultural District 1 and appear to contain active farmland; and
- WHEREAS, the submitted Existing Site Conditions plan dated July 10, 2018 shows the site has frontage on US Route 20, Hitchings Road, a county road, and McClusky Road, a local road, and abuts the Orchard Vali Golf Club to the east; the site is shown to contain a large metal and block building with front concrete loading area and rear concrete loading dock, and an existing metal building; the buildings are surrounded by gravel, all of which occurs along the McClusky Road/Route 20 frontage and at the intersection with Hitchings Road; aerial imagery shows the remainder of the parcel, consisting of roughly 17 acres, is open land and contains an existing barn structure and gravel driveway onto Hitchings Road; and
- WHEREAS, the front of the site has three existing gravel driveways onto McClusky Road and an existing driveway onto Hitchings Road;
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Hitchings Road must meet Department requirements; and
- WHEREAS, the submitted proposed site plans dated July 10, 2018 show a detached, one-story building (56,000 sf footprint) for packaging and cold storage to be located 220' from the rear of the larger metal building; additional proposed site improvements are shown to include connected gravel and asphalt parking areas with 25 gravel spaces and 10 asphalt spaces on one side of the proposed

building and a concrete loading and asphalt parking area on the other side;
and

WHEREAS, a new 24' wide gravel driveway onto Hitchings Road is proposed and shown to occur on the northern side of proposed building and provide access to the proposed parking and loading areas on either side of the building;

ADVISORY NOTE: the proposed driveway onto Hitchings Road requires highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and

WHEREAS, ITE Trip Generation figures were included with the referral materials and indicate that the proposed expansion will result in an average of 139 daily trips (70 entrance, 69 exit) with AM and PM peak hour of adjacent street trips being 12 (9 entrance, 3 exit) and 13 (3 entrance, 10 exit), respectively; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated July 9, 2018, 7.70 acres of the site will be disturbed by the proposed project; a new stormwater infiltration basin (80,500 sf) will be constructed as part of the proposed project and is shown in the site plans to occur on the east side of the proposed building and loading area;

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

WHEREAS, the site is served by an individual well and septic system; per the EAF, a new well and septic system are proposed as part of the project; the site plans show the proposed septic system to occur to the west of the proposed gravel/asphalt parking area and include a 1,500 gallon septic tank, two 5-outlet distribution boxes, and a 1,000 gallon pump tank, and the proposed well to occur just south of the proposed septic system, 150' from the proposed building and 200' from the Hitchings Road frontage;

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

WHEREAS, per the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper, the site is located over, or immediately adjoining, a principal aquifer; and

WHEREAS, the EAF Mapper indicates that the site of the proposed action may contain a species of animal (Indiana bat), or associated habitats, listed by the state or federal government as threatened or endangered; impacts to bat species are often associated with tree clearing, and per the EAF, no trees will be cut as part of the proposed action; and

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

proposed access to Hitchings Road with the Department, in order to satisfy commercial driveway standards. Access will be determined by the availability of sight distance. Any modifications required by the Department must be reflected on a revised site plan prior to municipal approval.

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. The applicant must provide the New York State and Onondaga County Departments of Transportation with a copy of the ITE Trip Generation traffic figures.

The Board also offers the following comment(s):

As this parcel is enrolled in a New York State Agricultural District, the municipality is encouraged to consult with the New York State Department of Agriculture and Markets prior to site plan approval, to ensure against conflicts with New York State Agricultural District law for certified properties.

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

PUBLIC NOTICE
ONONDAGA COUNTY PLANNING BOARD

Notice is hereby given that the Onondaga County Planning Board will hold a public hearing on Wednesday, July 25th at 11:00 A.M. in the Syracuse-Onondaga County Planning Agency Conference Room, 11th Fl. Civic Center, 421 Montgomery Street, Syracuse, NY 13202. The purpose of this public hearing is to consider an application for a change in designation of the following right-of-way:

Brooklawn Parkway and a portion of Eastern Avenue, in the Town of Dewitt, to be known as
Robert Feldmeier Parkway

All inquiries and correspondence should be directed to the Syracuse-Onondaga County Planning Agency, 1100 Civic Center, 421 Montgomery Street, Syracuse, NY 13202. E-mail correspondence should be addressed to countyplanning@ongov.net. Telephone: 315-435-2611.

Douglas Morris, Chairman
Onondaga County Planning Board

August 7, 1972

WHEREAS, Pursuant to this new agreement (C59854), the County has received a grant award in the amount of \$33,514 from the State, which will be matched by certain in-kind contributions by the County in the amount of \$19,013, and

WHEREAS, It is necessary to amend the 1972 County Budget to accept this grant, now, therefore, be it

RESOLVED, That the following amounts be provided and made available:

Revenues	
A510 Estimated Revenues	\$33,514.
A1385 State Aid for Crime Control	\$33,514.
Appropriations	
A960 Appropriations	\$33,514.
in Adm. Unit A290 County General in ac- count A290-560, Pro- vision for Capital Pro- jects, Capital Fund	\$33,514.

and, be it further

RESOLVED, That the amount of \$33,514 be transferred from General Fund Account A290-560 to Capital Fund Account M3156 District Attorney Crime Control Grant, and, be it further

RESOLVED, That the County Comptroller is authorized to expend from Account M3156 an amount not to exceed \$33,514 pursuant to this grant award C59854, such expenditures to be made only as received from the State Office of Crime Control Planning.

Adopted: Ayes 24, Noes 0.

◆ ◆ ◆

Legislator Hutchison moved to invoke Rule 36 of the Rules of the County Legislature in order to present a resolution from the floor requesting Support of Presidential Wage and Price Controls.

Voting "Aye" on motion to invoke Rule 36: Legislators Salanger, Rice and Hutchison.

Voting "Noe" on motion to invoke Rule 36: Legislators Barnell, Pooler, Bragman, A. Lueck, Wallace, Hyatt, Murphy, Steiner, Vannauker, Sargent, Shea, Husak, DeRegis, DeLallo, Pirro, Sturick, Burns, Lawton, C. Luke, LaMont and Mr. Chairman.

Motion to Invoke Rule 36 Defeated: Ayes 3, Noes 21.

◆ ◆ ◆

By Mr. Sturick:

LOCAL LAW NO. 5 — 1972
ONONDAGA COUNTY, NEW YORK

A LOCAL LAW REGULATING THE
DESIGNATION OF RIGHT-OF-WAY
NAMES

BE IT ENACTED BY THE COUNTY LEGISLATURE OF THE COUNTY OF ONONDAGA, NEW YORK, AS FOLLOWS:

Section 1. Title: This law shall be entitled the Onondaga County Right-of-Way Designation Law.

Section 2. Purpose: The purpose of this law is to regulate the use of nomenclature which identifies rights-of-way, as defined herein, in order to facilitate the work of governmental and non-governmental agencies which are dependent upon the accurate designation of rights-of-way for the effective performance of their activities. By way of illustration and not limitation, such agencies include the United States Postal Service, County Fire Control, Onondaga County Sheriff's Department, local ambulance services, local police agencies, local delivery services and various other similar entities which must rely on accurate identification of addresses for emergency or business purposes. It is equally essential that the integrity of usage be insured by taking into consideration the geographical, historical, social and ethnic connotations involved in the language employed to preserve the dignity of all citizens in the community based upon their heritage, to prevent the misuse of terms having unique historical or geographical significance, and to avoid the utilization of inflammatory language.

Section 3. Application: This law shall apply to all existing and proposed rights-of-way situated in whole or in part within the County of Onondaga.

Section 4. Definitions:

(a) "Right of Way" shall mean all public and private areas, including subdivisions, irrespective of whether or not the same are considered federal, county, state, city, town, village, or regulated by a district, which provide vehicular access or which are used to provide an address for a particular use or activity (whether or not improved with a structure), including by way of illustration only, and not limitation, what are commonly referred to as arterials, streets, avenues, roads, highways, routes, alleys, expressways, boulevards, parkways, thru-ways, circles, lanes, plazas, terraces, and squares.

(b) "Designated Name" shall mean nomenclature used in the identification of a right-of-way, whether official or unofficial, including what are commonly denoted as addresses. This term shall also include reserved names and proposed changes in existing names as referred to in this law.

Section 5. Administration: This law shall be administered by the Onondaga County Planning Board (hereinafter termed "Board") which shall prepare and maintain a list of all designated names as defined herein, to be entitled "Register of Designated Names." Said register shall also contain a separate section to be denoted "Reserved Names", which section shall be prepared and maintained in accordance with the provisions of this law relating to "Reservation of Names." The Board is hereby empowered to establish such rules and regulations as may be necessary to carry out the provisions of this law.

Section 5.1 Decisions: All decisions on applications shall be made by a majority vote of the full membership of the Board, subject to such conditions which in its opinion are necessary and reasonable to carry out the spirit and intent of this law.

Section 6. Procedures:

(a) Applications: Applications shall be filed with the Board and may only be filed by the following parties:

1. Any governmental agency.
2. The owner or owners of 50% of the real property having frontage on the right-of-way (computed along all sides of its perimeter), including purchasers under contract.
3. 50% of the addressees utilizing the existing designated name, irrespective of ownership.

(b) Criteria: In reviewing an application, including a conflict between simultaneously submitted names, the Board shall take into consideration the following:

1. Duplication by spelling or sound of an existing designated name, exclusive of the surname designation. In applying this restriction, the conventional rules of English grammar shall be employed.
2. Location, orientation, and alignment with existing rights-of-way.
3. Historical, social, ethnic, or geographical connotation.

4. Inter-community character.
5. Federal, state, county or local jurisdiction.
6. Traffic generating intensity.
7. Intensity of existing or proposed land development involving address designations.
8. Age of right-of-way.
9. Prospective abandonment, redesign, realignment, or general modification based upon official maps, general plans, capital programs or documents of similar import.
10. Relative hardship or inconvenience of competing factors.
11. Abandonment of the same or similar nomenclature in accordance with the provisions of this section.

Where an application involves the abandonment of an existing name, the Board shall also consider the following:

1. Period of non-use for address or access purposes.
2. Nature and character of the existing right-of-way, including a determination of whether or not it is a "paper street."
3. Prospect of use within the foreseeable future.
4. Age of the nomenclature involved.

(c) Powers and Duties of Board: The Board shall cause such investigation to be made, including the conduct of informational meetings, which in its opinion are necessary to an adequate determination of any application, provided however that no application involving an abandonment or change in a name shall be approved except after a public hearing on 10 days' notice to the applicant or its representative and in addition thereto by publication in a newspaper whose general circulation includes the right-of-way in question, provided however that such an application may be denied peremptorily without a hearing.

(d) Notice of Decisions: All decisions shall be mailed to the applicant or its representative and shall be deemed final five days thereafter, provided that decisions effecting a change or abandonment in a name shall not become final until six months after such mailing, except where 75% of all parties utilizing said name for address purposes have filed a written consent to an earlier date, in which case the change shall become ef-

fective on such earlier date, but in no case less than 30 days after the date of filing of such consent.

In addition, except for reservation of names or denial of an application, all decisions shall be transmitted to the following parties:

1. All legislative bodies, planning boards, police agencies, fire departments and highway departments within whose jurisdiction the right-of-way, or portion thereof, in question is situated.
2. The County Fire Control, County Highway Department, and County Sheriff's Department.
3. The Central New York Regional Planning and Development Board.
4. Local offices of the New York State Police and Department of Transportation.
5. United States Post Office main headquarters in Syracuse.

Failure on the part of any party enumerated in (1) through (5) to receive a notice of decision shall not invalidate same.

Section 8. Existing Designated Names: The designated name of a right-of-way set forth on any document, including maps and deeds, which have been filed with some official depository or which are otherwise recognized as a matter of public record on the effective date of this law, may continue to be used, subject to the provisions contained herein for change or abandonment.

Section 9. Filing of Official Documents: No map containing rights-of-way shall be accepted for filing or recording in any official depository within the County of Onondaga, or shall otherwise be made a matter of public record, unless it contains an endorsement indicating that all designated names appearing thereon have been approved or are otherwise in compliance with the provisions of this law, provided that such endorsements shall have been executed by the Board within six months of presentation for filing or recording.

Section 10. Reservation of Designated Names: A party contemplating the use of a designated name but not desirous of securing immediate approval, may reserve the right to future usage by filing an application for such reservation, which shall be evidenced by a Certificate of Reservation issued by the Board. A reserved name shall be subject to the restrictions on approval of designated names set forth in Paragraph VII (B)

herein. The designated name reserved by the Certificate shall be valid for a period not to exceed 6 months unless an extension is applied for, which shall be issued automatically unless, in the opinion of the Board, such reserved name should not because of a change in circumstances be utilized. In considering whether or not a change in circumstances warrants refusal for further renewals, the Board shall be confined to the application of the criteria set forth in Section VII (B) and in addition thereto, whether or not other applications are pending which involve similar nomenclature. The Board may grant one or more renewals of a reserved name for such periods as it deems appropriate, provided that no single renewal period shall exceed six months. All reserved names shall be entered in the register for "Reserved Names."

Section 11. Appeals: Appeal from any decision of the Board may be filed in accordance with the provisions of law relative to the review of administrative determinations, provided such appeal is filed within 30 days from the final date of such decision.

Section 12. Referendum: This Local Law shall be submitted to the electors of the County of Onondaga at the next general election to be held November 7, 1972 and shall not become operative unless and until it is approved at said election by receiving a majority of the total votes cast thereon: (a) in the area of the County of Onondaga outside of the City of Syracuse, (b) in the area of the City of Syracuse, and (c) in the area of all the villages within the County of Onondaga, considered as one unit.

Section 13. Effective Date: This Local Law shall take effect on January 1, 1973, pursuant to Sections 20, 21 and 23 of the Municipal Home Rule Law and the filing of one certified copy thereof with the Onondaga County Clerk, one certified copy thereof in the Office of the New York State Comptroller, and three certified copies thereof in the Office of the New York State Secretary of State.

Voting "Aye" on Local Law No. 5, 1972: Legislators Barnell, Pooler, Bragman, A. Lueck, Wallace, Hyatt, Salanger, Murphy, Steiner, Vannauker, Sargent, Shea, Husak, DeRegis, DeLallo, Pirro, Sturick, Rice, Burns, Lawton, Hutchison, C. Luke and Mr. Chairman.

Voting "Noe" on Local Law No. 5, 1972: Legislator LaMont.

Local Law No. 5, 1972 Approved: Ayes 23, Noes 1.



August 7, 1972

258

September 5, 1972

There being no further business to come before the Legislature, Mr. Sargent moved for adjournment until September

5, 1972 at 2:30 o'clock P.M. Carried.

FRANK W. CONWAY
Clerk



PUBLIC HEARING

September 5, 1972
2:00 P.M.

Pursuant to the Onondaga County Administrative Code, a Public Hearing was held on the proposed modification in the plans for the Bear Trap-Ley Creek Drainage District whereby said District would assume responsibility for Teall Brook from the South Branch of Ley Creek to Teall Avenue, thereby extending the responsibility of said District for Teall Brook from the Penn Central Railroad tracks at Midler Avenue to Teall Avenue; and an increase in the estimated maximum cost of improvements proposed for said District, consisting of the enlargement of the Ley Creek Channel from Onondaga Lake for a distance of approximately 13,500 feet, the construction of rip-rap channel walls in that section of such channel upstream from New York State Route 11, the clearing of trees and vegetation and the acquisition of right of way from Onondaga Lake to Town Line Road from \$695,000 to \$1,250,000.

A report prepared by the Commissioner of Public Works dated July 17, 1972, relating to the aforesaid proposals is on file in the Office of the Onondaga County Department of Public Works, 650 West Hiawatha Boulevard, Syracuse, New York.

The Clerk called the roll and the following Legislators were present: Barnell, Pooler, Bragman, A. Lueck, Wallace, Hyatt, Salanger, Murphy, Steiner, Vannauker, Sargent, Shea, Husak, DeRegis, DeLallo, Pirro, Sturick Rice, Burns, Lawton, Hutchison, C. Luke, LaMont and Mr. Chairman.

Absent: None.

The Deputy Clerk read the official newspaper notices of the Public Hearing and stated that proofs of publication and affidavits of posting were on file in the Office of the Clerk.

Mr. John Karanik, Project Officer, Division of Drainage and Sanitation, explained the project and urged its approval.

Mr. Michael Calocerinos of the engineering firm of Calocerinos and Spina, spoke in favor of the project and outlined the plans.

Hearing closed at 2:20 P.M.

FRANK W. CONWAY
Clerk



PUBLIC HEARING

September 5, 1972
2:20 P.M.

Pursuant to the Onondaga County Administrative Code, a Public Hearing was held on the proposed construction of improvements in and for the Bear Trap-Ley Creek Drainage District to alleviate flooding problems in the upper reaches of the South Branch of Ley Creek, including clearing, holding area excavation, channel excavation, and acquisition of land and rights in land. The estimated maximum cost of the aforesaid improvements is \$830,000.

A report prepared by the Commissioner of Public Works dated July 17, 1972 relating to the aforesaid proposal is on file in the Office of the Onondaga County Department of Public Works 650 West Hiawatha Boulevard, Syracuse, New York

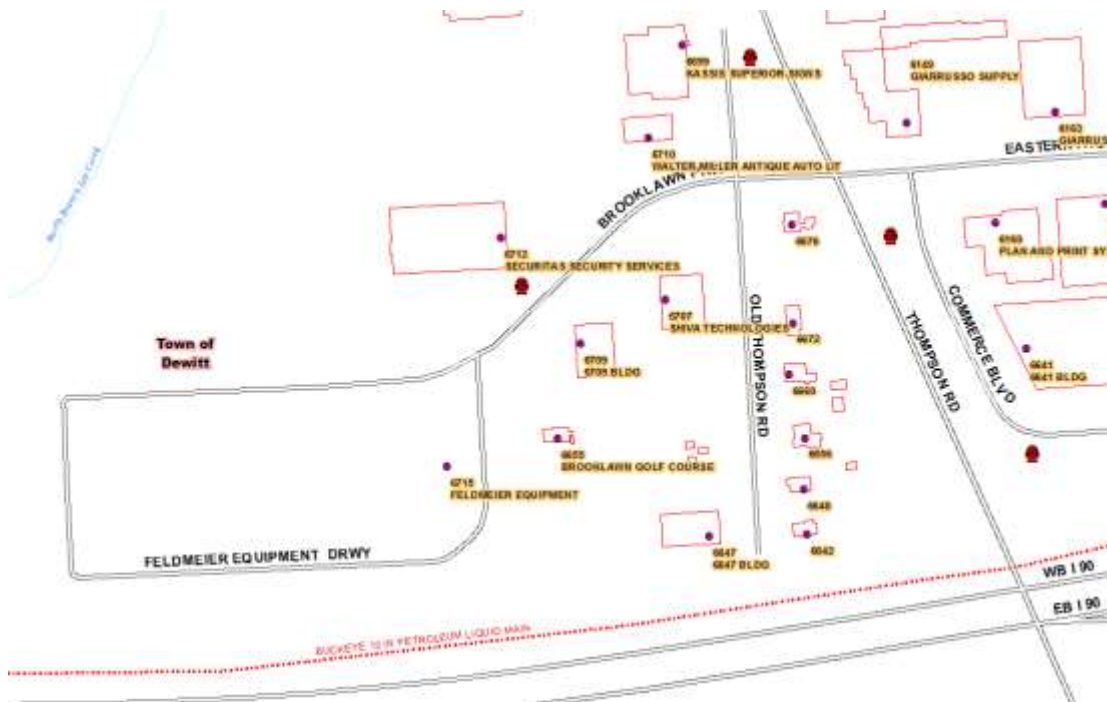
The Clerk called the roll and the following Legislators were present: Barnell, Pooler, Bragman, A. Lueck, Wallace, Hyatt, Salanger, Murphy, Steiner, Vannauker,

E911 New Street Name Committee Review

May 23 2018

RH Feldmeier Facility

- 3. Note that in a quick survey of the area businesses I did find the following interesting items;
 - a. The current 6712 Brooklawn Pkwy is signed as The Brooklawn Corporate Center. Because of this, I would guess that they will have some resistance to changing their address, but perhaps I am wrong.
 - b. 6707 Brooklawn Pkwy is currently vacant and being renovated in order to attract new tenant(s).
 - c. What we show as 6655 Brooklawn Pkwy appeared to be an outbuilding for the old golf course and this looks vacant now.
 - d. What we show as 6709 Brooklawn Pkwy appears to now be occupied by a business called Morris management.
 - e. What we show as 6710 Brooklawn Pkwy is now known as Antique Automobile Literature.





JOHN J. ANTON
Chief of Police

Town of DeWitt Police Department

CALEA & New York State Accredited



5400 Butternut Drive
East Syracuse, NY 13057
Phone: 315-449-3640
Fax: 315-449-3644

July 9, 2018

William Kehoe - GIS Division
SOCPA
John H. Mulroy Civic Center
421 Montgomery St., 11th Floor
Syracuse, NY 13202

Mr. Kehoe,

I am in receipt of your letter regarding a request for a change in designation of the following right-of-way:

Brooklawn Parkway and a portion of Eastern Avenue, in the Town of DeWitt, to be known as Robert Feldmeier Parkway

I am in support of this street name change.

Sincerely,

A handwritten signature in blue ink, appearing to read "John J. Anton".

John J. Anton
Chief of Police

May 7, 2018

Bowers Development
Attn: Brian Bowers
6707 Brooklawn Parkway
Syracuse, NY 13211

Re: Brooklawn Parkway Name Change

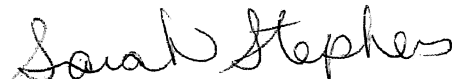
Dear Brian:

As you and I have discussed, the Town of Dewitt is in the process of making an application to Onondaga County and the Department of Emergency Communications (911 Emergency) to change the name of Brooklawn Parkway to RH Feldmeier Parkway or Feldmeier Parkway. As part of the process, the Department of Emergency Communications has requested the consent of certain property owners located on Brooklawn Parkway, your company included.

Your signature below will operate as written consent, to be provided to the Town of Dewitt, Onondaga County and the Department of Emergency Communications, for the above-described name change to RH Feldmeier Parkway or Feldmeier Parkway, and as written confirmation that such name change shall not cause any undue hardship to your company.

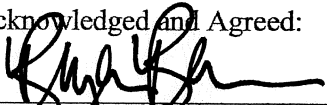
Thank you for your consideration.

Very truly yours,



Sarah Stephens

Acknowledged and Agreed:


~~Brian Bowers~~ **BRYAN BOWERS**
President
5/7/18

cc: Jeffrey Cooper

JUL 11 2018

BROOKLAWN PROPERTY ASSOCIATES

6709 BROOKLAWN PARKWAY
SYRACUSE, NEW YORK 13211

(P) 315-463-5505 (F) 315-463-2313

July 10, 2018

Syracuse-Onondaga County Planning Agency
1100 Civic Center
421 Montgomery Street
Syracuse, New York 13202

Dear Onondaga County Planning Board;

This letter is in response to your July 5th, 2018 letter regarding the proposed legal street name change from Brooklawn Parkway to Robert Feldmeier Parkway.

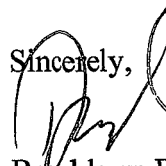
We operate the building located at 6709 Brooklawn Parkway under the name of Morris Management LLC, which is a real estate management company that owns and operates apartment rental properties approaching one thousand units.

We are currently under leases with literally thousands of individuals in Central New York that we engage in constant correspondence with. Much of this correspondence is conducted via US Postal Service. Should the name of the road be changed from Brooklawn Parkway to the proposed name, this would create havoc with our current tenants, as well as former tenants, and also our hundreds of business associates and suppliers.

The amount of man hours required to accomplish this conversion would be insurmountable.

We are going on record that we do not support the proposed name change and strongly desire that Brooklawn Parkway remain as it is.

Sincerely,



Brooklawn Property Associates
David Horowitch, Member



Bruce A. Smith
Direct: 315.477.6291
Direct Fax: 315.425.3691
Email: bsmith@ccblaw.com

July 9, 2018

BY E-MAIL AND
REGULAR MAIL

Syracuse-Onondaga County Planning Agency
John H. Mulroy Civic Center
421 Montgomery Street, 11th Floor
Syracuse, New York 13202

Re: Street Name Change Proposal: Brooklawn Parkway to Robert Feldmeier Parkway

Dear Sir or Madam:

I represent Pemco Brooklawn, LLC, the owner of a commercial office building known as "The Brooklawn Corporate Center" located at 6712 Brooklawn Parkway, Syracuse, New York. My client strongly objects to the proposed street name change.

As of the date of this letter, The Brooklawn Corporate Center is occupied by the following tenants, each of which has a 6712 Brooklawn Parkway mailing address:

1. Securitas Security Services USA, Inc.;
2. Critical Link, LLC;
3. HMS Host Family Restaurants, Inc.;
4. SUNY Upstate Medical University (Central New York Occupational Health Clinical Center);
5. EA Science; and
6. RX Delivery.

My client and its six tenants will incur significant cost, inconvenience and disruption if the building address is changed. These impacts vastly outweigh the rationale—whatever it may be—of naming a stretch of road after Robert Feldmeier. I'm sure there are less disruptive ways to honor Mr. Feldmeier; perhaps name a building after him.

We respectfully request that the Onondaga County Planning Board reject the street name proposal. Thank you.

Very truly yours,

COHEN COMPAGNI BECKMAN APPLER & KNOLL, PLLC

A handwritten signature in blue ink, appearing to read "Bruce A. Smith", written over a blue horizontal line.

Bruce A. Smith

COHEN COMPAGNI BECKMAN APPLER & KNOLL, PLLC
Attorneys and Counselors at Law
507 Plum Street, Suite 310, Syracuse, New York 13204
Phone: 315.671.6000 • Fax: 315.671.6001 • Web: www.ccblaw.com

From: Walter E Miller <walteremiller@yahoo.com>
Sent: Tuesday, July 24, 2018 10:11 PM
To: Robin Coon; Robin Coon; Allison Bodine; William Kehoe
Subject: Final updated draft that I will present to the Planning Board on 7/25. Brooklawn to Feldmeier proposal.

Hello and good morning. My name is Walter Miller and I have owned an office building on Brooklawn Parkway in the Town of Dewitt since 1985. My business has been located here for 33 years and I have commuted daily to this building since I purchased it. I have been paying Town of Dewitt property taxes on this building since 1985, always on time. In addition to Brooklawn, my business has two other warehouse locations but this is my main business headquarters. I have many employees that work out of these three locations but the majority of them work at Brooklawn Parkway. I am a proud resident of Onondaga County, was born in Syracuse, grew up in Dewitt, have always supported Town of DeWitt activities and graduated from Jamesville Dewitt High School.

My mail order online business, which my father and I founded in 1976, involves antique automobile literature originally produced by car companies from 1900 to 1975. We are the largest seller of this material in the world. We have customers in over 100 different countries. We are one of the largest sellers of any type of product on EBay and Amazon in New York State listing over 200,000 different items on each platform, as well as having a website with over 200,000 different items. A street name change would require us to alter hundreds of thousands of online listings, which are all branded with our street address. We also have over 100,000 different automobile photos, each photo branded with our name and address. Every one of these 900,000 items on 3 platforms have my business name listed along with Brooklawn Parkway. We have sold material to approximately 250,000 different individuals and businesses from around the world for 42 years. In addition to this business, I am the founder of the Museum of Automobile History which was located in downtown Syracuse from 1996 to 2003. After 2003, part of the museum was relocated to [6710 Brooklawn Parkway](#) and we continue to use this address on the museum's website and in its' mailings. So there are two different businesses, both founded and owned by me located at this address. If you Google the museum, the Brooklawn address has been listed since 2004.

As I have demonstrated, we have a tremendous amount invested in the name Brooklawn Parkway. Please note that Feldmeier Equipment recently purchased a large piece of land that was previously on the Brooklawn Golf Course, which operated with this name for nearly 50 years. Because of the golf course, the name Brooklawn is well known throughout our county. The Feldmeier parcel was never on Brooklawn Parkway. I have a few photos showing Brooklawn Parkway which was always a dead end street and the golf course was never part of the street. The golf course always had a private road that accessed it. I am happy to welcome Feldmeier Equipment as I have always welcomed new neighbors on Brooklawn Parkway, but as a brand new neighbor it is extremely presumptuous of them to propose renaming the street in their corporate name. I believe that one of the reasons that Feldmeier Equipment is proposing this change is because their building and sign, which as I stated was never on Brooklawn Parkway, cannot be seen from the nearby main thoroughfare, Thompson Road, from which Brooklawn originates. This is their way

of branding Brooklawn Parkway with their corporate name, a terrible precedent. This street name change would basically act as a sign on busy Thompson Road advertising Feldmeier Equipment, at the expense and inconvenience of the taxpayers. As you are aware, Feldmeier Equipment has only been open at the end of Brooklawn for a very short period of time, maybe just a few weeks. For them to suggest changing the name to reflect their business founder is nearly unheard of in the history of Onondaga County and it has rarely ever been done. There are perhaps thousands of different street names in Onondaga County. What percent of them has ever been changed from a long standing name to reflect a new business tenant on the street? Their proposal to change the name to Robert Feldmeier Parkway, is obviously a veiled attempt to name the street after Feldmeier Equipment. I understand and respect that Robert Feldmeier was a WWII veteran. My father was also a WWII decorated, wounded war hero having liberated a concentration camp. However, I would not have the audacity to suggest naming our street after my father, even though he helped found and worked in my business for decades, which I have stated is the longest standing business on Brooklawn Parkway.

I would suggest that if the relatives of Robert Feldmeier want to honor him, that they donate some land in Onondaga County for a public park named after him and not interfere with a long standing named commercial street. This would be a much more appropriate and acceptable way to honor his memory, for the public good. I realize that Feldmeier Equipment is a larger and more powerful entity than my business, but it seems extremely unfair that you would side with a brand new business on a street over someone that is an established tax payer and having the longest established business on Brooklawn Parkway. Changing the name to Robert Feldmeier Parkway would create an undue hardship on my business and would make me forfeit a great deal of good will and money with my tens of thousands of customers around the world which I have built up over 42 years. I humbly request that the Onondaga County Planning Board reject this proposal as it is nearly unheard of and would create a terrible precedent. If this were to pass, what would happen if hundreds of other streets in Onondaga County were re-named as corporate or business names and long standing street names changed? Is this what you want Onondaga County to become ? I think that the majority of Onondaga County residents would be very angry if our streets were renamed after large businesses. We are all proud of our history which includes interesting street names. Our county has an over 200 year old history that binds our residents and many of our nostalgic street names are part of that heritage. Thank you for your consideration.

Sincerely, Walter Miller, Owner

Antique Automobile Literature

[6710 Brooklawn Parkway](#)

[Syracuse, NY 13211](#) Phone 315-247-2388.