



Onondaga County Planning Board

July 29, 2015

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

<u>I. ATTENDANCE</u>	<u>STAFF PRESENT</u>	<u>GUESTS PRESENT</u>
<u>MEMBERS</u>		
Douglas Moris		
Chester Dudzinski	Megan Costa	
Daniel Cupoli	Gilly Cantor	
Robert Antonacci	Robin Coon	
Brian Donnelly		
James Corbett		

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on July 29, 2015

III. MINUTES

Minutes from July 8, 2015 were submitted for approval. Daniel Cupoli made a motion to accept the minutes. Chester Dudzinski seconded the motion. The votes were recorded as follows: Douglas Morris - yes; Brian Donnelly - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Chester Dudzinski - yes; James Corbett - yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-15-57	No Position	S-15-58	No Position	S-15-59	No Position With Comment
S-15-60	No Position With Comment	S-15-61	No Position With Comment	S-15-62	No Position With Comment
S-15-63	No Position With Comment	Z-15-263	No Position With Comment	Z-15-264	Modification
Z-15-265	No Position	Z-15-266	No Position	Z-15-267	Modification
Z-15-268	Modification	Z-15-269	No Position With Comment	Z-15-270	No Position
Z-15-271	No Position With Comment	Z-15-272	Modification	Z-15-273	No Position With Comment
Z-15-274	No Position With Comment	Z-15-275	Disapproval	Z-15-276	No Position With Comment
Z-15-277	No Position	Z-15-278	No Position With Comment	Z-15-279	No Position
Z-15-280	Modification	Z-15-281	No Position	Z-15-282	No Position
Z-15-283	No Position With Comment	Z-15-284	No Position With Comment	Z-15-285	No Position With Comment
Z-15-286	No Position With Comment	Z-15-287	Modification	Z-15-288	Modification



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 29, 2015

OCPB Case # S-15-57

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the City of Syracuse Planning Commission at the request of KJNK, LLC (King + King Architects, LLP) for the property located at 401-411 & 413-419 South West Street & 347-351 West Jefferson Street; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of South West Street, a state-owned arterial; and
- WHEREAS, the applicant is proposing to combine three parcels into one new 0.746-acre lot in a Commercial Class A (CA) zoning district, in order to construct a photovoltaic parking lot canopy covering 50 vehicle spaces; and
- WHEREAS, the Board is concurrently reviewing a project site review referral (Z-15-266) for this project; and
- WHEREAS, the Resubdivision Plan dated June 23, 2015 shows vacant proposed New Lot A located at the corner of West Jefferson Street, a city street, and the West Street arterial; and
- WHEREAS, the Overall Site Plan dated June 1, 2015 shows a parking lot with approximately 100 spaces, and the outline of the proposed canopy over the interior spaces; the city application notes the intention is to make the applicant's LEED platinum office building net zero or net positive for electrical energy usage; and
- WHEREAS, the plan shows the site with one existing driveway and a 15' right of way on the West Street Arterial, which aerial photography shows is the city-owned service road paralleling the street; aerial photography indicates there are two additional driveways on West Jefferson Street; the site plan shows a proposed row of parking spaces which appear to block access to at least one of the existing driveways on West Jefferson Street; and
- WHEREAS, the Environmental Assessment Form dated June 25, 2015 notes the site "contained hazard material from its former use and was closed by the NYS DEC after remediation actions were taken" by the applicant in 2008 and 2009; and
- WHEREAS, the plan and aerial photography show existing sidewalks and brick pavers around both frontages and street trees along West Jefferson Street; 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 Brian Donnelly and seconded by Chester Dudzinski. The votes were recorded as follows: Douglas Morris - yes; Brian Donnelly - yes; Daniel Cupoli - yes; Chester Dudzinski - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 29, 2015

OCPB Case # S-15-58

- 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 Pompey Planning Board at the request of Syracuse SMSA dba Verizon Wireless for the property located near 8144 Indian 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 a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing a lot line adjustment between two parcels totaling 61.279 acres in a Farm (F) zoning district, in order to construct a 120' wireless telecommunications tower and associated facility on a 0.23-acre lease parcel on one of the resulting lots with access on the adjacent lot; and
- WHEREAS, the Board is concurrently reviewing an area variance referral (Z-15-277) for this project; and
- WHEREAS, the Board previously offered no position with comment on concurrent site plan and area variance referrals (Z-14-337 and Z-14-338) and no position on two subsequent area variance referrals (Z-15-117 and Z-15-217) for alternative locations and configurations for the proposed tower on these parcels; and
- WHEREAS, the Environmental Assessment Form dated June 1, 2015 notes the project is to install a 120' monopole (124' with lightning rod), a 12' x 30' equipment shelter within a 66' x 44' fenced compound, and associated improvements; per the referral notice, the maximum height allowed is 75'; and
- WHEREAS, the Subdivision Map dated June 25, 2015 shows the lease parcel in the northeastern portion of revised tax parcel number 008.-01-08.1 (36.981 acres) and proposed access on revised tax parcel number 008.-01-12.2 (24.298 acres); the cell tower location is shown to be 165' from all proposed lot boundaries; the map indicates a common landowner and shows an existing house on the proposed access lot; and
- WHEREAS, the Alternate Concept Plan dated May 29, 2015 based on existing lot boundaries shows the proposed access to be a 30' ingress/egress and utilities easement that extends from the lease parcel onto Indian Hill Road, a local road; the plan shows an additional driveway on Indian Hill Road that serves the house; and
- WHEREAS, the plan states the landowner "shall grant to Syracuse SMSA Limited Partnership the necessary lease parcel, ingress/egress, utility and cabling easements for the installation and operation of the proposed wireless telecommunications facility"; and
- WHEREAS, the referral included a market study conducted to estimate the value impact on neighboring residential properties in the viewshed of the proposed tower, as

well as a letter addressing recent public hearing comments and neighbor correspondence; and

WHEREAS, the EAF notes the site may contain federal wetlands, and the plan shows wetland limits within the lease parcel but outside the proposed limits of disturbance; prior referral materials noted a wetland report was completed for the site; the applicant must obtain appropriate permits from the U.S. Army Corps of Engineers for any proposed development or drainage in federal wetlands on site; and

WHEREAS, the EAF also indicates 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

WHEREAS, the EAF notes two 26.45 watt LED lights with photocells will be located on the equipment shelter; and

WHEREAS, the site is located near Indian Hill Memorial Park, a monument maintained by Onondaga County Parks; and

WHEREAS, the Onondaga County Agricultural Districts map shows the site is located in New York State Agricultural District 4; aerial photography shows the site is adjacent to farmed properties; 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 Brian Donnelly and seconded by Chester Dudzinski. The votes were recorded as follows: Douglas Morris - yes; Brian Donnelly - yes; Daniel Cupoli - yes; Chester Dudzinski - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 29, 2015

OCPB Case # S-15-59

- 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 Planning Board at the request of Peter Black for the property located at 2459 Lawrence 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 New York State Route 174, a state highway, and Lawrence Road and Lee Mulroy Road, both county roads; and
- WHEREAS, the applicant is proposing to resubdivide six tax parcels totaling 54.33 acres into four new lots in a Residential (R-1) zoning district, as part of a project to convey additional land from one of the parcels to three existing residential parcels which were never approved by the Town; and
- WHEREAS, the Board is concurrently reviewing two other subdivision referrals for this project (S-15-60 and 61); and
- WHEREAS, the Preliminary Plan dated June 1, 2015 shows proposed Lot 2 (1.06 acres) at the corner of Lee Mulroy Road and Lawrence Road; proposed Lots 3 (4.85 acres) and 4 (2.12 acres) on Lawrence Road; and proposed Lot 1 comprised of 28.6 acres between Lee Mulroy Road, Lawrence Road, and New York State Route 174, 2.28 acres west of Lee Mulroy Road, and 15.42 acres on the east side of Route 174; the plan indicates land from the Lawrence Road side of Lot 1 will be added to proposed Lots 2, 3, and 4; and
- WHEREAS, the plan shows an existing house, detached garage, and pool on proposed Lot 1 (near the Lawrence Road frontage), an existing house on proposed Lot 2, no structures on proposed Lot 3, and an existing house on proposed Lot 4; per a conversation with the Town on July 16, 2015, the owner will be selling proposed Lot 3 to a family member to construct a new house; a small Onondaga County Water Authority parcel is also shown at the corner of Lawrence Road and New York State Route 174; and
- WHEREAS, the plan shows proposed Lot 2 with one existing driveway on Lawrence Road, proposed Lot 4 with two existing driveways on Lawrence Road, and proposed Lot 1 with two existing driveways (a loop) on Lawrence Road, as well as a proposed 60' easement for future road access which contains an additional proposed driveway location; per the Town, the applicant is aware that all future access to proposed Lots 1 and 3 must be through the proposed easement, and any existing or proposed access to Lawrence Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, aerial photography shows Nine Mile Creek on the 2.28-acre portion of proposed Lot 1, wooded land on the 15.42-acre portion of proposed Lot 1, and that the 28.6-acre portion of proposed Lot 1 primarily contains cleared land with a wide band of forested land along New York State Route 174 which contains a

tributary of Nine Mile Creek; and

WHEREAS, National Wetland Inventory Maps indicate the potential presence of federal wetlands along the Nine Mile Creek tributary, and FEMA Flood Insurance Rate Maps (FIRM) indicate the land on along Nine Mile Creek is located in a Special Flood Hazard Area (SFHA); per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; and

WHEREAS, the Town of Marcellus Planning Board, acting as Lead Agency pursuant to SEQR, has determined that the proposed action will not result in any significant adverse environmental impacts; and

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

WHEREAS, the Onondaga County Agricultural Districts map shows the site is located in New York State Agricultural District 1; aerial photography shows the site is adjacent to farmed properties; and

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

1. The Onondaga County Department of Transportation has determined that the proposed 60' future road easement must provide access to any proposed future development on proposed Lots 1 and 3. The Town and applicant are further advised that additional access to Lawrence Road will not be permitted for any of the proposed lots, and that approval of this subdivision does not imply future driveway access will be granted for the remainder of proposed Lot 1.
2. The applicant is advised to obtain a permit from the Onondaga County Department of Transportation for any proposed driveways and prior to any proposed work within a county road right-of-way.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 29, 2015

OCPB Case # S-15-60

- 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 Planning Board at the request of Charles Black, Jr. for the property located at 2525 Lawrence 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 New York State Route 174, a state highway, and Lawrence Road and Lee Mulroy Road, both county roads; and
- WHEREAS, the applicant is proposing to resubdivide six tax parcels totaling 54.33 acres into four new lots in a Residential (R-1) zoning district, as part of a project to convey additional land from one of the parcels to three existing residential parcels which were never approved by the Town; and
- WHEREAS, the Board is concurrently reviewing two other subdivision referrals for this project (S-15-59 and 61); and
- WHEREAS, the Preliminary Plan dated June 1, 2015 shows proposed Lot 2 (1.06 acres) at the corner of Lee Mulroy Road and Lawrence Road; proposed Lots 3 (4.85 acres) and 4 (2.12 acres) on Lawrence Road; and proposed Lot 1 comprised of 28.6 acres between Lee Mulroy Road, Lawrence Road, and New York State Route 174, 2.28 acres west of Lee Mulroy Road, and 15.42 acres on the east side of Route 174; the plan indicates land from the Lawrence Road side of Lot 1 will be added to proposed Lots 2, 3, and 4; and
- WHEREAS, the plan shows an existing house, detached garage, and pool on proposed Lot 1 (near the Lawrence Road frontage), an existing house on proposed Lot 2, no structures on proposed Lot 3, and an existing house on proposed Lot 4; per a conversation with the Town on July 16, 2015, the owner will be selling proposed Lot 3 to a family member to construct a new house; a small Onondaga County Water Authority parcel is also shown at the corner of Lawrence Road and New York State Route 174; and
- WHEREAS, the plan shows proposed Lot 2 with one existing driveway on Lawrence Road, proposed Lot 4 with two existing driveways on Lawrence Road, and proposed Lot 1 with two existing driveways (a loop) on Lawrence Road, as well as a proposed 60' easement for future road access which contains an additional proposed driveway location; per the Town, the applicant is aware that all future access to proposed Lots 1 and 3 must be through the proposed easement, and any existing or proposed access to Lawrence Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, aerial photography shows Nine Mile Creek on the 2.28-acre portion of proposed Lot 1, wooded land on the 15.42-acre portion of proposed Lot 1, and that the 28.6-acre portion of proposed Lot 1 primarily contains cleared land with a wide

band of forested land along New York State Route 174 which contains a tributary of Nine Mile Creek; and

WHEREAS, National Wetland Inventory Maps indicate the potential presence of federal wetlands along the Nine Mile Creek tributary, and FEMA Flood Insurance Rate Maps (FIRM) indicate the land on along Nine Mile Creek is located in a Special Flood Hazard Area (SFHA); per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; and

WHEREAS, the Town of Marcellus Planning Board, acting as Lead Agency pursuant to SEQR, has determined that the proposed action will not result in any significant adverse environmental impacts; and

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

WHEREAS, the Onondaga County Agricultural Districts map shows the site is located in New York State Agricultural District 1; aerial photography shows the site is adjacent to farmed properties; and

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

1. The Onondaga County Department of Transportation has determined that the proposed 60' future road easement must provide access to any proposed future development on proposed Lots 1 and 3. The Town and applicant are further advised that additional access to Lawrence Road will not be permitted for any of the proposed lots, and that approval of this subdivision does not imply future driveway access will be granted for the remainder of proposed Lot 1.
2. The applicant is advised to obtain a permit from the Onondaga County Department of Transportation for any proposed driveways and prior to any proposed work within a county road right-of-way.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 29, 2015

OCPB Case # S-15-61

- 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 Planning Board at the request of James LaRose, Jr. for the property located at 2457 Lawrence 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 New York State Route 174, a state highway, and Lawrence Road and Lee Mulroy Road, both county roads; and
- WHEREAS, the applicant is proposing to resubdivide six tax parcels totaling 54.33 acres into four new lots in a Residential (R-1) zoning district, as part of a project to convey additional land from one of the parcels to three existing residential parcels which were never approved by the Town; and
- WHEREAS, the Board is concurrently reviewing two other subdivision referrals for this project (S-15-59 and 60); and
- WHEREAS, the Preliminary Plan dated June 1, 2015 shows proposed Lot 2 (1.06 acres) at the corner of Lee Mulroy Road and Lawrence Road; proposed Lots 3 (4.85 acres) and 4 (2.12 acres) on Lawrence Road; and proposed Lot 1 comprised of 28.6 acres between Lee Mulroy Road, Lawrence Road, and New York State Route 174, 2.28 acres west of Lee Mulroy Road, and 15.42 acres on the east side of Route 174; the plan indicates land from the Lawrence Road side of Lot 1 will be added to proposed Lots 2, 3, and 4; and
- WHEREAS, the plan shows an existing house, detached garage, and pool on proposed Lot 1 (near the Lawrence Road frontage), an existing house on proposed Lot 2, no structures on proposed Lot 3, and an existing house on proposed Lot 4; per a conversation with the Town on July 16, 2015, the owner will be selling proposed Lot 3 to a family member to construct a new house; a small Onondaga County Water Authority parcel is also shown at the corner of Lawrence Road and New York State Route 174; and
- WHEREAS, the plan shows proposed Lot 2 with one existing driveway on Lawrence Road, proposed Lot 4 with two existing driveways on Lawrence Road, and proposed Lot 1 with two existing driveways (a loop) on Lawrence Road, as well as a proposed 60' easement for future road access which contains an additional proposed driveway location; per the Town, the applicant is aware that all future access to proposed Lots 1 and 3 must be through the proposed easement, and any existing or proposed access to Lawrence Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, aerial photography shows Nine Mile Creek on the 2.28-acre portion of proposed Lot 1, wooded land on the 15.42-acre portion of proposed Lot 1, and that the 28.6-acre portion of proposed Lot 1 primarily contains cleared land with a wide

band of forested land along New York State Route 174 which contains a tributary of Nine Mile Creek; and

WHEREAS, National Wetland Inventory Maps indicate the potential presence of federal wetlands along the Nine Mile Creek tributary, and FEMA Flood Insurance Rate Maps (FIRM) indicate the land on along Nine Mile Creek is located in a Special Flood Hazard Area (SFHA); per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; and

WHEREAS, the Town of Marcellus Planning Board, acting as Lead Agency pursuant to SEQR, has determined that the proposed action will not result in any significant adverse environmental impacts; and

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

WHEREAS, the Onondaga County Agricultural Districts map shows the site is located in New York State Agricultural District 1; aerial photography shows the site is adjacent to farmed properties; and

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

1. The Onondaga County Department of Transportation has determined that the proposed 60' future road easement must provide access to any proposed future development on proposed Lots 1 and 3. The Town and applicant are further advised that additional access to Lawrence Road will not be permitted for any of the proposed lots, and that approval of this subdivision does not imply future driveway access will be granted for the remainder of proposed Lot 1.
2. The applicant is advised to obtain a permit from the Onondaga County Department of Transportation for any proposed driveways and prior to any proposed work within a county road right-of-way.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 29, 2015

OCPB Case # S-15-62

- 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 Van Buren Planning Board at the request of Andrew Russo for the property located at 6921 Winchell 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 Winchell Road and Warners Road, both county roads; and
- WHEREAS, the applicant is proposing to subdivide a 3.338-acre parcel into two new lots in an Industrial A (InA) zoning district, in order to separate an existing accessory structure from an existing vacant residence; and
- WHEREAS, the Preliminary Plan dated June 2, 2015 shows proposed Lot 1 (1.834 acres) with an existing two-story wood frame house, and proposed Lot 2 (1.504 acres) with an existing pole barn; and
- WHEREAS, the plan shows proposed Lot 1 at the corner of Walters Road and Winchell Road, and proposed Lot 2 along Winchell Road; aerial photography shows one existing driveway on Winchell Road which serves both the house and the pole barn; any existing or proposed access to Winchell Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the plan shows 33' between the highway boundary and the centerline of both roads with a note stating "Dedicated to Onondaga County for highway use"; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that land adjoining the site contains wetlands or other regulated waterbodies, and the site may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; and
- WHEREAS, per a conversation with the Town of Van Buren Code Enforcement Office on July 22, 2015, the site is served by public water and private septic system; the site is located near sewer lines which flow to the Metropolitan Wastewater Treatment Plant service area; and

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

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

Per the Onondaga County Department of Transportation, the Town is advised to ensure appropriate access agreements are in place for any shared driveways on Winchell Road. The Town and applicant are further advised that no access

to Walters Road will be permitted, and that one additional future access to Winchell Road will be permitted for proposed Lot 2.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 29, 2015

OCPB Case # S-15-63

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of Fabius Planning Board at the request of Herman Schlimmer for the property located at 635 West Lake Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of West Lake Road, a county road, the municipal boundary between the Town of Fabius and the Town of DeRuyter, the county boundary between Onondaga County and Madison County, Highland County Forest, a county-owned facility, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing to subdivide a 3.38-acre lot containing an existing house from a 147.95-acre parcel in an Agriculture (A-1) zoning district; and
- WHEREAS, the Survey Map dated July 8, 2015 shows the portion of the subject parcel to be subdivided, which, per an enclosed tax map is located at the northeastern-most corner of the overall site; and
- WHEREAS, the map shows the proposed 3.38-acre lot contains an existing house and pond, and has frontage and an existing gravel driveway on West Lake Road, which must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, aerial photography shows the rear of the overall site abuts Highland Park Road at the edge of Highland Forest, and the remaining property contains farmland along the West Lake Road frontage and vacant wooded land on the rest of the site; and
- WHEREAS, the Onondaga County Agricultural Districts map shows the site is located in New York State Agricultural District 4; aerial photography shows the site is near other farmed properties; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the rear of the remaining lands contains federal wetlands along Hills Creek; and
- WHEREAS, the Town of Fabius Planning Board, acting as Lead Agency pursuant to SEQR, has determined that the proposed action will not result in any significant adverse environmental impacts; and
- WHEREAS, the site is served by private water and septic and is located outside the Onondaga County Sanitary District; and
- WHEREAS, per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or

electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

The Town and applicant are advised that any future access to West Lake Road for the remaining lands will be determined by the availability of sight distance, and a permit will be required for any proposed driveways and prior to any proposed work within a county road right-of-way.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 29, 2015

OCPB Case # Z-15-263

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of Bank of America for the property located at 3782 New York State Route 31; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of use or area variances and the site is located within 500 feet of New York State Route 31, a state highway; and
- WHEREAS, the applicant is requesting an area variance to construct a drive-thru ATM kiosk (Bank of America) on a vacant 1.07-acre lot in an Office (O-2) zoning district; and
- WHEREAS, the Board previously offered no position with comment on a zone change referral (Z-15-23) from Residential Agricultural (RA-100) to O-2 on the subject parcel, and on a special permit referral (Z-15-156), noting highway permit, endangered species, and front yard landscaping considerations; and
- WHEREAS, per the referral notice, variances are required to reduce the highway overlay from 165' to 88.2' and to increase the number of wall signs from one to four; and
- WHEREAS, the Existing Conditions Plan revised June 11, 2015 shows a triangular lot located along railroad tracks (Conrail) to the west/south and New York State Route 31 to the north; per aerial photography, surrounding properties are residential including a Planned Development (PDD) across the railroad tracks, vacant wooded land to the northwest and east, and commercial shopping plazas to the east and at the intersection with Oswego Road to the west; and
- WHEREAS, the Overall Site Plan revised on June 11, 2015 shows a proposed single ATM drive-thru with two lanes, one for the ATM queue and one for a bypass lane; the site plan shows the proposed project is located in the 35' front yard setback and outside the approximate location of a Niagara Mohawk Power Corporation Easement (as labeled on the existing conditions plan); and
- WHEREAS, the site plan shows the drive-thru ATM would be served by one enter-only driveway off Route 31 and one exit-only driveway onto Route 31, and is shown to accommodate approximately seven queuing vehicles outside the State right-of-way; any existing or proposed access to Route 31 must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that land adjoining the site contains wetlands or other regulated waterbodies, and 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

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

WHEREAS, the Environmental Assessment Form dated September 19, 2014 notes the project will not connect to existing water and wastewater utilities; and

WHEREAS, the Overall Lighting Plan revised June 11, 2015 shows six total LED area lights along the driveway and three lights under the ATM canopy; and

WHEREAS, the site plan shows the location of a proposed pylon sign (set back 25' from the State right-of-way), which signage details indicate will be an internally-lit 6'9" x 3'3" sign at a height of 12'; the details also show a proposed two-sided 2.46' x 1.21' (3' high) directional sign on aluminum posts and sign bands on all four sides of the proposed kiosk; the plan also appears to show an area of proposed chain fence along the eastern side of the driveway, which details indicate would be a 6' chain-link fence; and

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

1. Per the New York State Department of Transportation, the applicant is advised to obtain a highway work permit for any work within the State right-of-way.
2. Per the New York State Department of Environmental Conservation (NYS DEC), if a proposed project is in an area containing threatened or endangered species and/or associated habitats, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional NYS DEC Division of Environmental Permits office.
3. Every municipal review provides the opportunity to improve community appearance and the Board encourages the Town and applicant to incorporate front yard landscaping on site.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 29, 2015

OCPB Case # Z-15-264

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Clay Town Board at the request of SOS Real Estate Holding Co., LLC / Brian Casey for the property located at 8324 Oswego Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Oswego Road (Route 57), a county road; and
- WHEREAS, the applicant is requesting a special permit to construct a two-story 40,800 square foot Medical Office Building (Syracuse Orthopedic Specialists) on a vacant 6-acre parcel in a Planned Development (PDD) zoning district; and
- WHEREAS, the Board previously recommended modification of a site plan referral (Z-09-436) to convert the store (Wilson Farms) on the adjacent lot into a medical office (Clay Eye Center), and modification of a site plan referral (Z-06-232) to construct a NAPA Automotive Parts store on the subject parcel, citing requirements for stormwater management and noting that all access for both parcels should be restricted to the existing driveway on Oswego Road; and
- WHEREAS, per the referral materials and aerial photography, the site is located along Oswego Road between Canvasback Drive and Shoveler Lane, local roads serving the residential portion of the Willow Stream PDD to the north and east; the Site Plan dated June 18, 2015 notes the subject parcel is part of the "future commercial area" of the PDD, which currently contains the Clay Eye Center on Lot 1 at the corner of Oswego Road and Canvasback Drive; and
- WHEREAS, the Site Plan dated June 18, 2015 shows a proposed two-story building (20,400 square feet per floor) set at an angle, front and side yard parking (122 spaces), and two rear loading spaces; the plan shows an Onondaga County Water District Easement, an easement to multiple utility companies along the Shoveler Lane frontage, and drainage and sanitary sewer easements along the Oswego Road frontage; and
- WHEREAS, the plan shows the parking lot with one connection to an existing driveway on an access easement located on the Clay Eye Center parcel, which access both Canvasback Drive and Oswego Road; the plan shows an additional proposed driveway on Oswego Road in the location of an existing berm; any existing or proposed access to Oswego Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the Environmental Assessment Form (EAF) dated June 25, 2015 notes 5 acres will be physically disturbed by the project, and 3.3 acres of impervious surface will be added upon project completion; the proposed project may disturb one acre or more of land and must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity (GP-0-10-

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

WHEREAS, the plan shows the location of a 0.2-acre wetland just east of the developed portion of the site along an existing pond, and states wetland boundaries were delineated on April 24, 2015; National Wetland Inventory Maps indicate the potential presence of an additional federal wetland in the location of the proposed parking area and building; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; and

WHEREAS, the plan shows the boundary of the floodway and 100-year flood boundary along the delineated wetland; preliminary updated FIRM data released in June 2008 shows that additional lands on the parcel are anticipated to be added to the SFHA once maps are finalized; and

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

WHEREAS, the New York State Department of Environmental Conservation EAF Mapper indicates that the site contains a Seneca River tributary; the EAF Mapper further notes the site is located in an archaeological sensitive area, and may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and

WHEREAS, the EAF notes the site will be served by public water and sewers, and the site is located in the Oak Orchard Wastewater Treatment Plant service area in the Gaskin Road Pump Station service area, which is currently being diverted to the Wetzel Road Wastewater Treatment Plant; and

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

WHEREAS, a project description notes site lighting will be developed utilizing LED type cut-off style pole mounted light fixtures to mitigate spill and glare, walkways will be developed for the public to access the building, and landscaping will be developed to provide a visual buffer for residential occupancies to the east of the project site; the plan shows concrete walks around the building and landscaping around the parking lot; and

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

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

1. Per the Onondaga County Department of Transportation, all access to the site must occur through the existing Clay Eye Center driveway on Oswego Road (or through existing local street entry to the Clay Eye Center), and no additional access to Oswego Road will be permitted.
2. The Onondaga County Department of Transportation has determined that the applicant is required to complete a traffic study, including a gap analysis at AM/PM peak hours, for full build-out relating to the proposed action to meet Department requirements and is required to first contact the Department to determine the scope of the study; the applicant must submit the traffic study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.
3. The municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department.

The Board also offers the following comments:

1. The Board strongly encourages the Town and applicant to consider alternative site planning for this project, including locating the proposed building closer and parallel to Oswego Road, removing parking from the front yard, allowing parking in reserve, installing sidewalks which connect to transit along Oswego Road for visitors and employees, and incorporating higher density vertical buffering for adjacent residential properties.
2. The Town should ensure that the wetland delineation was completed for the entirety of the parcel, and that the applicant obtains appropriate permits from the U.S. Army Corps of Engineers for any proposed development or drainage into wetlands on site.
3. The applicant is advised to obtain a permit from the Onondaga County Department of Transportation prior to any proposed work within a county road right-of-way.
4. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
5. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
6. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early

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in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.

7. 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.

8. Per the New York State Department of Environmental Conservation (NYS DEC), if a proposed project is in an area containing threatened or endangered species and/or associated habitats, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional NYS DEC Division of Environmental Permits office.

The motion was made by Chester Dudzinski and seconded by Brian Donnelly. Mr. Corbett disclosed that his wife is a part-time consultant for the applicant but has no affiliation with the proposed office. It was determined by the Chair that Mr. Corbett has no financial stake in the proposal and as such would not be required to recuse himself from voting. The votes were recorded as follows: Douglas Morris - yes; Brian Donnelly - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Chester Dudzinski - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 29, 2015

OCPB Case # Z-15-265

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the City of Syracuse Board of Zoning Appeals at the request of New York State Office of PDD for the property located at 101 Bradford Parkway; 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 101 Bradford Parkway, a state-owned facility; and
- WHEREAS, the applicant is requesting an area variance to widen the driveway to accommodate additional on-site parking at an existing group home on a 0.74-acre parcel in a Residential Class A-1 (RA-1) zoning district; and
- WHEREAS, the city application notes the curb cut/driveway parking is proposed to be expanded from 23' wide to 36' wide, in order to allow two ADA vans and 3-4 staff cars to park on site (6 spaces total proposed) and alleviate neighbor complaints about on-street parking and prevent staff from being ticketed; and
- WHEREAS, aerial photography shows the site is located at the corner of East Genesee Street and Bradford Parkway, both city streets, within a residential neighborhood near Meadowbrook; and
- WHEREAS, the Site Plan revised June 10, 2015 shows an existing building, the proposed widened driveway on Bradford Parkway, a new sidewalk to be installed, and landscaping and trees to remain; and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 29, 2015

OCPB Case # Z-15-266

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Planning Commission at the request of KJNK, LLC (King + King Architects, LLP) for the property located at 401-411 & 413-419 South West Street & 347-351 West Jefferson Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law and the site is located within 500 feet of South West Street, a state-owned arterial; and
- WHEREAS, the applicant is requesting a project site review to construct a 116' x 105' photovoltaic parking lot canopy covering 50 vehicle spaces on three parcels totaling 0.746 acres in a Commercial Class A (CA) zoning district; and
- WHEREAS, the Board is concurrently reviewing a subdivision referral (S-15-57) to combine three parcels into one new lot for this project; and
- WHEREAS, the Resubdivision Plan dated June 23, 2015 shows vacant proposed New Lot A located at the corner of West Jefferson Street, a city street, and the West Street arterial; and
- WHEREAS, the Overall Site Plan dated June 1, 2015 shows a parking lot with approximately 100 spaces, and the outline of the proposed canopy over the interior spaces; the city application notes the intention is to make the applicant's LEED platinum office building net zero or net positive for electrical energy usage; and
- WHEREAS, the plan shows the site with one existing driveway and a 15' right of way on the West Street Arterial, which aerial photography shows is the city-owned service road paralleling the street; aerial photography indicates there are two additional driveways on West Jefferson Street; the site plan shows a proposed row of parking spaces which appear to block access to at least one of the existing driveways on West Jefferson Street; and
- WHEREAS, the Environmental Assessment Form dated June 25, 2015 notes the site "contained hazard material from its former use and was closed by the NYS DEC after remediation actions were taken" by the applicant in 2008 and 2009; and
- WHEREAS, the plan and aerial photography show existing sidewalks and brick pavers around both frontages and street trees along West Jefferson Street; 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 Brian Donnelly and seconded by Chester Dudzinski. The votes were recorded as follows: Douglas Morris - yes; Brian Donnelly - yes; Daniel Cupoli - yes; Chester Dudzinski - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 29, 2015

OCPB Case # Z-15-267

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Van Buren Planning Board at the request of Fastrac Markets for the property located at 2232 Downer Street Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Interstate Route 690, a state highway, and Downer Street, a county road; and
- WHEREAS, the applicant is proposing to demolish an existing gas station/convenience store (formerly Sunoco) and construct a new 5,300 square foot gas station and convenience store (Fastrac) with a drive-thru and indoor and outdoor seating on a 1.72-acre parcel in a Local Business (LB) zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral for the project (Z-15-268); per town code, fueling stations require a special permit in this district; and
- WHEREAS, per aerial photography, the site is located between Interstate Route 690 and the Village of Baldwinsville on a commercial section of Downer Street, with a small-lot residential subdivision located to the south; and
- WHEREAS, the Layout Plan dated July 2, 2015 shows a proposed café building with indoor and outdoor seating areas and single-lane drive-thru, two existing underground fuel storage tanks to remain, a fuel canopy with four fueling pump islands, a rear dumpster pad and enclosure, and 53 parking spaces located primarily in front of the building; and
- WHEREAS, the plan shows the site is located at the corner of Downer Street and Sun Meadows Way, a local road, with one proposed 32' wide driveway on Downer Street and one proposed 30' wide driveway on Sun Meadows Way; an additional existing driveway on Downer Street closer to the signalized intersection with Sun Meadows/Crego Road is proposed to be closed; any existing or proposed access to Downer Street must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, a project narrative notes that based on other Fastrac projects around New York, the applicant anticipates AM peak traffic of 102 vehicles and PM peak of 136 vehicles; and
- WHEREAS, the Environmental Assessment Form (EAF) dated July 2, 2015 notes the onsite stormwater system will discharge into a separate storm sewer collection system located on Sun Meadows Way, and the proposal included a Grading Plan; the EAF states notes 1.5 acres of land will be physically disturbed and the project will require a SPDES permit from the NYS DEC; and
- WHEREAS, the EAF notes the site is located in an archaeological sensitive area and may contain wetlands or other regulated waterbodies; wetland maps do not show

any potential wetlands on site; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; and

WHEREAS, the site is served by public water and sewer and is located in the Baldwinsville Seneca-Knolls Wastewater Treatment Plant service area; and

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

WHEREAS, the town application notes 20 trees and 30 shrubs will be removed and replaced by 4 trees, bioretention plantings, and 38 shrubs, all of which are shown on the Landscaping Plan dated July 2, 2015; no sidewalks or pedestrian accommodations are shown in plans; the Sign Plan dated July 2, 2015 shows proposed signage includes two building signs (6'3" x 12'6" and 4' x 8'), one fuel canopy sign (3'4" x 6'8"), two drive-thru arrow pole signs (20" x 25" each, 58" high), and an LED monument sign with digital message board showing alternating fuel price/food display (8' wide with several signs, 12'6" high); additional signage is shown at each of the four gas pumps in addition to typical canopy/price/dispenser signage and logos, including two-sided canopy column merchandisers (3'8" x 4'10" per side) and marketing signs (14" x 28" per side); and

WHEREAS, a Downer Street Corridor Study by the Syracuse Metropolitan Transportation Council was completed in 2009 and recommended several strategies to improve roadway accessibility, safety, and mobility; improve pedestrian, bike, and transit options; improve the visual character of the corridor; and coordinate land use and transportation plan in order to promote sustainable growth; and

WHEREAS, the Syracuse Metropolitan Transportation Council (SMTC) is in the process of finalizing a sustainable streets guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most beneficial; this site is located directly adjacent to the Village of Baldwinsville priority zone; and

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

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

1. The Onondaga County Department of Transportation has determined that the applicant is required to complete a traffic study, including a gap analysis at AM/PM peak hours, for full build-out relating to the proposed action to meet Department requirements and is required to first contact the Department to determine the scope of the study; the applicant must submit the traffic study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.

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

The Board also offers the following comments:

1. Given the location of this site within a sidewalk priority zone as identified by SMTC, the recommendations of the Downer Street Corridor Study, and in order to promote walkability and pedestrian safety, the Board encourages the Town and applicant to consider the installation of sidewalks along both road frontages.
2. As shown on the plan, the Onondaga County Department of Transportation advises that the eastern driveway on Downer Street must be closed. The applicant is further advised to obtain a permit from the Onondaga County Department of Transportation prior to any proposed work within a county road right-of-way.
3. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
4. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
5. Every municipal review provides the opportunity to improve community appearance, and the Town and applicant are encouraged to consider alternative site planning for this project, including locating the proposed building closer to the road frontages, removing parking from the front yard, incorporating additional trees into the landscaping plan, and reducing the quantity, scale, and brightness of the proposed signage.

The motion was made by Chester Dudzinski and seconded by Brian Donnelly. The votes were recorded as follows: Douglas Morris - yes; Brian Donnelly - yes; Daniel Cupoli - yes; Robert Antonacci - no; Chester Dudzinski - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 29, 2015

OCPB Case # Z-15-268

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Van Buren Zoning Board of Appeals at the request of Fastrac Markets for the property located at 2232 Downer Street 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 Downer Street, a county road; and
- WHEREAS, the applicant is requesting a special permit to demolish an existing gas station/convenience store (formerly Sunoco) and construct a new 5,300 square foot gas station and convenience store (Fastrac) with a drive-thru and indoor and outdoor seating on a 1.72-acre parcel in a Local Business (LB) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral for the project (Z-15-267); per town code, fueling stations require a special permit in this district; and
- WHEREAS, per aerial photography, the site is located between Interstate Route 690 and the Village of Baldwinsville on a commercial section of Downer Street, with a small-lot residential subdivision located to the south; and
- WHEREAS, the Layout Plan dated July 2, 2015 shows a proposed café building with indoor and outdoor seating areas and single-lane drive-thru, two existing underground fuel storage tanks to remain, a fuel canopy with four fueling pump islands, a rear dumpster pad and enclosure, and 53 parking spaces located primarily in front of the building; and
- WHEREAS, the plan shows the site is located at the corner of Downer Street and Sun Meadows Way, a local road, with one proposed 32' wide driveway on Downer Street and one proposed 30' wide driveway on Sun Meadows Way; an additional existing driveway on Downer Street closer to the signalized intersection with Sun Meadows/Crego Road is proposed to be closed; any existing or proposed access to Downer Street must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, a project narrative notes that based on other Fastrac projects around New York, the applicant anticipates AM peak traffic of 102 vehicles and PM peak of 136 vehicles; and
- WHEREAS, the Environmental Assessment Form (EAF) dated July 2, 2015 notes the onsite stormwater system will discharge into a separate storm sewer collection system located on Sun Meadows Way, and the proposal included a Grading Plan; the EAF states notes 1.5 acres of land will be physically disturbed and the project will require a SPDES permit from the NYS DEC; and
- WHEREAS, the EAF notes the site is located in an archaeological sensitive area and may

contain wetlands or other regulated waterbodies; wetland maps do not show any potential wetlands on site; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; and

WHEREAS, the site is served by public water and sewer and is located in the Baldwinsville Seneca-Knolls Wastewater Treatment Plant service area; and

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

WHEREAS, the town application notes 20 trees and 30 shrubs will be removed and replaced by 4 trees, bioretention plantings, and 38 shrubs, all of which are shown on the Landscaping Plan dated July 2, 2015; no sidewalks or pedestrian accommodations are shown in plans; the Sign Plan dated July 2, 2015 shows proposed signage includes two building signs (6'3" x 12'6" and 4' x 8'), one fuel canopy sign (3'4" x 6'8"), two drive-thru arrow pole signs (20" x 25" each, 58" high), and an LED monument sign with digital message board showing alternating fuel price/food display (8' wide with several signs, 12'6" high); additional signage is shown at each of the four gas pumps in addition to typical canopy/price/dispenser signage and logos, including two-sided canopy column merchandisers (3'8" x 4'10" per side) and marketing signs (14" x 28" per side); and

WHEREAS, a Downer Street Corridor Study by the Syracuse Metropolitan Transportation Council was completed in 2009 and recommended several strategies to improve roadway accessibility, safety, and mobility; improve pedestrian, bike, and transit options; improve the visual character of the corridor; and coordinate land use and transportation plan in order to promote sustainable growth; and

WHEREAS, the Syracuse Metropolitan Transportation Council (SMTTC) is in the process of finalizing a sustainable streets guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most beneficial; this site is located directly adjacent to the Village of Baldwinsville priority zone; and

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

1. The Onondaga County Department of Transportation has determined that the applicant is required to complete a traffic study, including a gap analysis at AM/PM peak hours, for full build-out relating to the proposed action to meet Department requirements and is required to first contact the Department to determine the scope of the study; the applicant must submit the traffic study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.

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

the Department.

The Board also offers the following comments:

1. Given the location of this site within a sidewalk priority zone as identified by SMTC, the recommendations of the Downer Street Corridor Study, and in order to promote walkability and pedestrian safety, the Board encourages the Town and applicant to consider the installation of sidewalks along both road frontages.
2. As shown on the plan, the Onondaga County Department of Transportation advises that the eastern driveway on Downer Street must be closed. The applicant is further advised to obtain a permit from the Onondaga County Department of Transportation prior to any proposed work within a county road right-of-way.
3. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
4. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
5. Every municipal review provides the opportunity to improve community appearance, and the Town and applicant are encouraged to consider alternative site planning for this project, including locating the proposed building closer to the road frontages, removing parking from the front yard, incorporating additional trees into the landscaping plan, and reducing the quantity, scale, and brightness of the proposed signage.

The motion was made by Chester Dudzinski and seconded by Brian Donnelly. The votes were recorded as follows: Douglas Morris - yes; Brian Donnelly - yes; Daniel Cupoli - yes; Robert Antonacci - no; Chester Dudzinski - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 29, 2015

OCPB Case # Z-15-269

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Elbridge Planning Board at the request of Mark W. Bitz Family II, LLC for the property located at 349 Carmer 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 (Interstate Route 90) and New York State Route 31, both state roads, the municipal boundary between the Town of Elbridge and the Village of Jordan, and a farm operation located in an agricultural district; and
- WHEREAS, the applicant is proposing to construct a 40' x 60' pole barn to be used for storage at an existing feed storage site (Central New York Feeds) on a 6.66-acre lot in an Industrial zoning district; and
- WHEREAS, the Site Plan dated March 7, 2012 shows the site contains four existing metal buildings, several metal sheds, numerous grain bins, three above ground propane tanks, a concrete dumpster pad, a 150' x 200' snow storage area, a railroad spur, and the proposed 40' x 60' building; the plan further shows a series of catch basins; and
- WHEREAS, the plan shows the site is located along the New York State Thruway (separated by brush and woods), New York State Route 31, and several smaller lots along Carmer Road, a local road, and a rail corridor; the plan shows a gravel "main access" crossing the adjacent parcel to the south onto Carmer Road which connects with Route 31; and
- WHEREAS, the Environmental Assessment Form (EAF) dated June 16, 2015 notes the site or land adjoining the site contains wetlands or other regulated waterbodies, and the plan shows the boundary of a NYS Freshwater Wetland and 100-foot buffer on the adjacent parcel; and
- WHEREAS, wetland maps indicate the presence of state wetlands (JOR-10) and potential federal wetlands on site; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; the applicant must obtain appropriate permits from the New York State Department of Environmental Conservation and/or the U.S. Army Corps of Engineers for any proposed development or drainage in state and/or federal wetlands, respectively, and/or state wetland buffers on site; and
- WHEREAS, the New York State Department of Environmental Conservation EAF Mapper indicates the site also contains a tributary of Skaneateles Creek; the current FEMA Flood Insurance Rate Maps (FIRM) indicate that a majority of this parcel is in a Special Flood Hazard Area (SFHA); preliminary updated FIRM data released in June 2008 shows that the parcel may no longer be within a SFHA once maps are finalized; and

WHEREAS, the EAF Mapper also notes the site is located in an archaeological sensitive area; and

WHEREAS, the Onondaga County Agricultural Districts map shows the site is located in New York State Agricultural District 3; aerial photography shows additional farmland across the Thruway and nearby vacant land and residences; and

WHEREAS, the site is served by private water and septic and is located outside the Onondaga County Sanitary District; the plan shows the location of a well and an apparent septic field in front of the proposed building; and

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

Per the New York State Thruway Authority, any additional site lighting for or on the proposed building should be directed away from the Thruway.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 29, 2015

OCPB Case # Z-15-270

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Zoning Administration at the request of Syracuse University (Jennifer Bybee) for the property located at 100 University Place; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law the site is located within 500 feet of the SUNY Health Science Center and the SUNY College of Environmental Science and Forestry, both state-owned facilities; and
- WHEREAS, the applicant is requesting a project plan review in order to construct an emergency generator serving the Falk College Complex of Syracuse University within an existing parking lot on a 44.17-acre lot in a Planned Institutional (PID) zoning district; and
- WHEREAS, the Generator Site Plan revised June 24, 2015 shows the proposed 8'8" x 32' generator on a 19' x 42' pad along an existing retaining wall at the southeast corner of the Hillside Parking Lot below Mac Naughton Hall, a College of Law building; and
- WHEREAS, a letter to the City dated June 24, 2015 notes the generator will be enclosed on the north, west, and south sides by a fixed louver-style screen fence; and
- WHEREAS, the Proposed Generator Pad Location Plan dated May 21, 2015 shows the parking lot located on a hill overlooking Irving Avenue, with one existing driveway on University Place; and
- WHEREAS, the site plan shows two proposed new screen planting areas between the parking lot and Irving Street, which would contain upright border plantings and low border plantings; 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 Brian Donnelly and seconded by Chester Dudzinski. The votes were recorded as follows: Douglas Morris - yes; Brian Donnelly - yes; Daniel Cupoli - yes; Chester Dudzinski - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 29, 2015

OCPB Case # Z-15-271

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Pompey Planning Board at the request of Springside Farms for the property located at 1850 New York State Route 91; 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 91, a state highway, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing to hold weddings at an existing farm business on a 17.050-acre lot in a Farm (F) zoning district; and
- WHEREAS, the Board previously recommended modification of a site plan referral (Z-10-236) to construct a pole barn for a farm stand and related corn maze and pumpkin field on the subject parcels, citing that adequate parking must be provided on site and noting Town approval should be contingent on receipt of a site plan, Agricultural Data Statement, and commercial driveway approval; and
- WHEREAS, the Board recently offered no position with comment on a local law referral from the Town of Pompey (Z-15-101) to create a Farm Business Overlay (FB-O) which would apply to all land within the Farm zoning district provided they meet the definition of a farm per town code, are enrolled in a New York State Agricultural District, and are owned and operated by a "Qualified Farmer" as defined by the IRS; the Board advised the Town to consult with the New York State Department of Agriculture and Markets regarding the proposed law, and noted that all future agritourism sites along county and state roads must meet commercial access requirements; and
- WHEREAS, the site is located in New York State Agricultural District 4, and aerial photography shows the site is surrounded by other farmed properties and a few scattered residences; and
- WHEREAS, the Site Plan dated June 20, 2015 shows an existing gift shop with a 16' x 29' addition under construction, an attached event space, a ticket gate, two sheds, a playground, a play area, a gazebo, a willow maze and a tree maze, areas with agricultural crops and Christmas trees, an open field for overflow parking and event space, and an additional open field parking area on the adjacent parcel to the north (not owned by the applicant) with a pedestrian route to the gift shop; the plan states no new buildings are proposed and hours of operation will be from 10am to 11pm with music ending at 10:30pm; and
- WHEREAS, the plan shows the site with frontage and two one-way driveways on New York State Route 91, one located on the subject parcel and one on the adjacent parking parcel, though no easements are shown; the driveways connect near the ticket gate and begin an additional internal loop which passes between the gift shop and event space; any existing or proposed access to Route 91 must

meet the requirements of the New York State Department of Transportation;
and

WHEREAS, the plan states there are no wetlands, watercourses, rock outcroppings, floodplains, natural wooded areas, or marshes located on site; and

WHEREAS, the site is served by private water and septic and is located outside the Onondaga County Sanitary District; the plan shows an existing well, septic tank, and septic field and expansion area; and

WHEREAS, the plan indicates there are existing six existing pole mounted flood lights that illuminate the building entrances and the area where pedestrians cross from the parking lot to the main building; and

WHEREAS, the plan shows an unlit Springside Farms sign under overhead utility lines along Route 91; 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 notes the submitted project is unclear regarding the intensity and location of the proposed wedding activities on site, and the potential impacts to neighboring properties. The Town should ensure careful review of this proposal to establish parameters for event usage, including in areas such as noise, lighting, and vehicle safety and access. The Town is advised to consult with the New York State Department of Agriculture and Markets regarding appropriate conditions for regulating the proposed farm business use.
2. Per the New York State Department of Transportation, the Town is advised to ensure appropriate easements are in place for any driveways on Route 91 which are not located on the subject parcel, and to ensure that all existing access meets Department commercial requirements, prior to approving this application.
3. The Town and applicant are advised to ensure that sufficient parking is provided on site for all proposed uses to insure no overflow parking occurs on Route 91.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 29, 2015

OCPB Case # Z-15-272

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of Ryan G. Churchill, P.E. (Sonic) for the property located at 3808 U.S. Route 11 & 5431 South Bay Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of site plans and the site is located within 500 feet of U.S. Route 11, a state highway, South Bay Road and Colonel Eileen Collins Boulevard, both county roads, and the New York State Department of Transportation garage, a state-owned facility; and
- WHEREAS, the applicant is proposing to open a new Sonic Restaurant on two parcels totaling one acre in a Regional Commercial (RC-1) zoning district; and
- WHEREAS, the Board recently recommended modification of concurrent area variance and special permit referrals (Z-15-194 and Z-15-216) for decreased highway overlay setbacks and perimeter landscape strips, increased number and square footage of signage, and to allow a drive-thru for this project, citing that access to U.S. Route 11 would be restricted to one right-in/right-out driveway only and requiring a traffic study for the Onondaga County Department of Transportation, and commenting on access permits, water and wastewater connections, landscaping, and cross-connections; and
- WHEREAS, the referral materials indicate one parcel contains a vacant bank to be converted to the restaurant, the other parcel contains vacant office building to be demolished, and that the two parcels will ultimately be combined; and
- WHEREAS, the Site Layout Plan dated May 7, 2015 shows an existing masonry building (2,655 square feet), a proposed rear addition (570 square feet), a proposed two-lane drive thru along one side of the building, and 53 proposed parking spaces around the front, side, and rear of the building, including 14 canopied spaces; and
- WHEREAS, the plan shows the site is located between U.S. Route 11 and South Bay Road, with one full driveway shown on each road; per aerial photography, there is an existing driveway on Route 11 which appears to have no changes proposed, and existing access to South Bay Road appears to be undefined; any existing or proposed access to Route 11 and South Bay Road must meet the requirements of the New York State and Onondaga County Departments of Transportation, respectively; and
- WHEREAS, per the Environmental Assessment Form dated June 19, 2015, 0.99 acres will be physically disturbed by the project, currently storm water runoff sheet flows to the east and north, or is discharged to a dry well on site which temporarily stores storm water runoff while it is slowly released into the underlying soils; the EAF notes drainage patterns for the proposed site will replicate existing

patterns, with impervious areas anticipated to be decreased; and

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

WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; the referral included supporting documentation and correspondence between the applicant and OCWA regarding water connections and fire flow testing; and

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

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

WHEREAS, the plan shows a proposed concrete front patio, sidewalks along the parking side of the building, small lawn areas around the site, existing planting beds to be protected along the Route 11 frontage, and proposed plantings and trees around the building and edges of the site; and

WHEREAS, signage details submitted with the area variance referral indicated two proposed pylon signs (24' high, 114 square feet each) at each site entrance, two wall signs (26.8 square feet each), three poster wall signs (22.3 square feet each), two drive-thru menu sign boards (23.9 square feet each), 14 car-hop menus (8.1 square feet each), four enter/exit signs (4 square feet each), one drive-thru preview sign (23.9 square feet), and one drive-thru open menu (7.9 square feet); and

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

1. The Onondaga County Department of Transportation has determined that

the applicant is required to complete a traffic study, including a gap analysis at AM/PM peak hours, for full build-out relating to the proposed action to meet Department requirements and is required to first contact the Department to determine the scope of the study; the applicant must submit the traffic study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.

2. The Onondaga County Department of Transportation has determined that the applicant must complete a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to meet Department requirements verifying that the proposed development would not create additional stormwater runoff into the County's drainage system and is required to first contact the Department to determine the scope of the study; the applicant must submit the drainage study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.

The Board also offers the following comments:

1. Every municipal review provides the opportunity to improve community appearance and the Town and applicant are encouraged to increase the amount of proposed landscaping on site and to explore opportunities for cross-connections with neighboring businesses.

2. Per the New York State Department of Transportation, the Town and applicant should continue coordinating with the Department regarding access to U.S. Route 11. The applicant is also advised to obtain a highway work permit for any work within the State right-of-way.

3. Per the Onondaga County Department of Transportation, the Town and applicant are advised that access to South Bay Road must be delineated per Department requirements, and a permit is required for any work within the County right-of-way.

4. Per the Onondaga County Department of Transportation, the Town and applicant are advised that signage may not obstruct sight distance.

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 29, 2015

OCPB Case # Z-15-273

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Spafford Zoning Board of Appeals at the request of Stephen & Michelle Persse for the property located at 2660 Pine Grove 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 Nunnery Road, a county road; and
- WHEREAS, the applicant is requesting a special permit to operate a dog breeding business in an existing residence on a 10.33-acre parcel in a Residential-Agricultural (R-A) zoning district; and
- WHEREAS, per town code, a special permit is required for commercial dog kennels in this district; the town application notes the existing home has been in operation since 2005 and that a pet license is required by the State; and
- WHEREAS, per town code, no residential structure housing a dog kennel may be closer than 100' to any property line, kennels must have indoor shelter and outdoor runs enclosed by fences of at least 5' in height, and the area surrounding the kennel must also be enclosed by a fence of at least 5' in height; no site plan was submitted with the referral to verify that the proposed business meets town requirements, and the Town is not requiring additional information at this time; and
- WHEREAS, aerial photography shows the site contains an existing residence and outbuildings, and is buffered from neighboring residential and farmed properties by woods and/or fencing; and
- WHEREAS, aerial photography shows the site with frontage and one existing driveway on Pine Grove Road, a local road; and
- WHEREAS, the site is served by private water and septic and is located outside the Onondaga County Sanitary District; and
- WHEREAS, the Onondaga County Agricultural Districts map shows the site is located in New York State Agricultural District 2; and

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

The Town is advised to ensure the proposed business meets the requirements of the Town of Spafford Zoning Code as well as any state regulations, prior to granting this permit request.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 29, 2015

OCPB Case # Z-15-274

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Salina Town Board at the request of Guardians of The Eucharist for the property located at 905 Seventh North Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of Seventh North Street, a county road; and
- WHEREAS, the applicant is requesting a zone change from Professional Office (O-1) to Residential (R-1) on a 1.52-acre lot, in order to operate an instructional facility with on-site residence for participants in an existing religious organization building; and
- WHEREAS, the Board previously offered no position with comment on a zone change referral (Z-04-351) from R-1 to O-1 to use the existing building for offices and other permitted uses in the O-1 district, noting the building originally had been a school and the owner at the time had obtained a use variance for an antique dealership; the Board encouraged a lighting plan and adequate buffering to ensure no impacts to adjacent residential properties; and
- WHEREAS, a narrative submitted with the Environmental Assessment Form indicates that prior uses of the facility included a school, school-related activities, and a church; the Land Survey dated November 1994 shows the site contains an existing frame building (6,556 square feet, per referral materials) with paved areas in front and back of the building facing the rear of a row of residential lots along Saslon Park Drive, a local street; and
- WHEREAS, the survey shows the site with frontage and one driveway on Seventh North Street; any existing or proposed access must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the plan also shows a driveway which leads to the adjacent parcel to the southwest which contains Chestnut Hill Elementary School; aerial photography shows buffering along some of the houses, with no buffering for the three lots closest to Seventh North Street; and
- WHEREAS, the EAF narrative also notes there do not appear to be any environmental resources of the community which will be affected by the proposed use, and the Town Board of Salina, acting as Lead Agency pursuant to SEQR, has determined that the proposed action will not result in any significant adverse environmental changes; and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a

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

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

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:

Should the Town approve the zone change, the plan for the next stage of development should include the following:

1. The Onondaga County Department of Transportation has determined that the Town and applicant must contact the Department at (315) 435-3205 regarding hours of operation for instruction and other religious activities on site.
2. The Onondaga County Department of Transportation has determined that the applicant must provide the Department with ITE Trip Generation traffic figures and complete any appropriate mitigation as may be determined by the Department.
3. Per the Onondaga County Department of Transportation, the Town and applicant are advised that no additional access to Seventh North Street will be permitted, and the existing access may need improvements, per Department requirements.
4. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
5. The Town and applicant are encouraged to incorporate additional landscape screening to buffer the three residential lots along Saslon Park Drive closest to Seventh North Street.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 29, 2015

OCPB Case # Z-15-275

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Geddes Town Board at the request of Lakeland Winery for the property located at 877 State Fair Boulevard; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of State Fair Boulevard, a county road; and
- WHEREAS, the applicant is proposing to construct an addition to an existing retail wine-making service on a 0.3-acre lot in a Commercial B (CB) zoning district; and
- WHEREAS, the Site Plan dated July 7, 2015 shows an existing one-story block building, a proposed 30' x 23.1' addition plus a 9' x 23.1' shed in the rear of the building, a rear yard lawn area to remain, and 10 total parking spaces along the front and side of the building; per the Onondaga County Department of Transportation, the parking in front of the building encroaches in the County right-of-way and must be removed; and
- WHEREAS, the Environmental Assessment Form dated July 7, 2015 notes the addition will be two stories and the project also includes replacing the flat roof on the existing structure; and
- WHEREAS, an email from the Town of Geddes Code Enforcement Officer dated July 8, 2015 notes there may be an issue with front yard setbacks with regard to the construction of a proposed front yard porch, which may require a variance; submitted plans and elevations indicate a 5'4" deep front patio to be added; and
- WHEREAS, the plan shows the site with frontage and existing undelineated access to State Fair Boulevard, which must meet the requirements of the Onondaga County Department of Transportation, including no unsafe backing, loading, service vehicles, or structures are permitted in the County right-of-way; and
- WHEREAS, per aerial photography, the parking on the side of the building appears to be accessed via the adjacent car wash driveway and requires backing onto the adjacent parcel, and there is no drive lane on the subject parcel leading to the back of the property; it is unclear whether shared access agreements are currently in place, or whether deliveries occur at the rear of the parcel; and
- WHEREAS, a letter from the applicant dated July 7, 2015 notes the intention is to provide more space for making wine for wholesale and retail distribution, not to increase group size given that the site currently has an issue with parking; and
- WHEREAS, the site is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the

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

WHEREAS, per aerial photography, the site is located in a residential area amidst a few other commercial businesses, and is well buffered from the adjacent house; and

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

The proposed plan does not reflect safe access and shows parking within the County right-of-way. The Town and applicant are advised to resubmit an alternative plan which shows legal and safe access, parking, and circulation for both cars and trucks, and includes any necessary easement agreements with the adjacent car wash parcel.

Should the applicant resubmit an alternative plan, the Board offers the following comments:

1. The Town and applicant are encouraged to utilize permeable surfaces and incorporate landscaping, including street trees, into the proposed front yard plan.
2. The Town and applicant are further encouraged to explore shared parking with adjacent sites, off-site parking for employees, or other safe parking options.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 29, 2015

OCPB Case # Z-15-276

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the City of Syracuse Planning Commission at the request of 65 Arthur St., LLC for the property located at 103 (101) Rusin Avenue & 401 State Fair Boulevard; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Harbor Brook, a county-owned drainage channel, and the Lower Harbor Brook CSO Project on county-owned land; and
- WHEREAS, the applicant is proposing to construct a 65' x 120' paved vehicle storage lot on two parcels totaling 1.4 acres in an Industrial Class A (IA) zoning district; and
- WHEREAS, per aerial photography and the referral materials, the site is located between the Lower Harbor Brook CSO project and the NAPA Auto Parts store along Harbor Brook, and across State Fair Boulevard from Summit Dodge, vacant commercial land, and a Syracuse Fire Department Training Center; and
- WHEREAS, the Site Plan dated June 29, 2015 shows a proposed paved storage lot with 23 parking spaces surrounded by 8' high galvanized steel chain link fence set back behind woods/brush along State Fair Boulevard, a city street; and
- WHEREAS, the plan shows a proposed 16' wide gravel driveway on State Fair Boulevard which leads to a 15' sliding gate into the storage lot; a second 15' sliding gate is shown at the northeast side of the lot which does not appear to connect to any further site access; and
- WHEREAS, the Environmental Assessment Form (EAF) dated June 30, 2015 notes 0.42 acres will be physically disturbed by the project, and "existing storm systems currently in place will continue to function as appropriate storm water conveyance in the proposed condition"; and
- WHEREAS, per aerial photography, Harbor Brook runs exposed behind the site until it crosses State Fair Boulevard further south; the current FEMA Flood Insurance Rate Maps (FIRM) indicate that the rear of the site is in a Special Flood Hazard Area (SFHA); preliminary updated FIRM data released in June 2008 shows that the entirety of both parcels is anticipated to be added to the SFHA once maps are finalized; and
- WHEREAS, the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and
- WHEREAS, the EAF notes the site is located in an archaeological sensitive area and the property located at 312 State Fair Boulevard is listed in the past as a dump,

classification C under the State Superfund Program (site number 734039 - Syracuse Fire Training School); and

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

WHEREAS, the EAF notes the project will not connect to water or wastewater utilities; 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:

Given FEMA Flood Insurance Rate Maps (FIRM) data indicating that the entire site will soon be added to the 100-year flood plain and the exposed creek in this location, the Board strongly encourages the City and applicant to work to minimize stormwater runoff in a floodplain and ensure the project does not negatively affect the free flow of drainage. Specifically, the Board encourages the project to incorporate green infrastructure, limit tree cutting and site clearing, maintain and add landscaping, avoid adding impervious surfaces where possible, and filter direct runoff to the creek through onsite stormwater management and additional vegetative buffering.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 29, 2015

OCPB Case # Z-15-277

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Pompey Zoning Board of Appeals at the request of Syracuse SMSA dba Verizon Wireless for the property located near 8144 Indian Hill 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 a farm operation in an agricultural district; and
- WHEREAS, the applicant is requesting an area variance to construct a 120' wireless telecommunications tower and associated facility on a 0.23-acre lease parcel with access on the adjacent lot, on two parcels totaling 61.279 acres in a Farm (F) zoning district; and
- WHEREAS, the Board is concurrently reviewing a subdivision referral (S-15-58) for this project for a lot line adjustment between the two parcels; and
- WHEREAS, the Board previously offered no position with comment on concurrent site plan and area variance referrals (Z-14-337 and Z-14-338) and no position on two subsequent area variance referrals (Z-15-117 and Z-15-217) for alternative locations and configurations for the proposed tower on these parcels; and
- WHEREAS, the Environmental Assessment Form dated June 1, 2015 notes the project is to install a 120' monopole (124' with lightning rod), a 12' x 30' equipment shelter within a 66' x 44' fenced compound, and associated improvements; per the referral notice, the maximum height allowed is 75'; and
- WHEREAS, the Subdivision Map dated June 25, 2015 shows the lease parcel in the northeastern portion of revised tax parcel number 008.-01-08.1 (36.981 acres) and proposed access on revised tax parcel number 008.-01-12.2 (24.298 acres); the cell tower location is shown to be 165' from all proposed lot boundaries; the map indicates a common landowner and shows an existing house on the proposed access lot; and
- WHEREAS, the Alternate Concept Plan dated May 29, 2015 based on existing lot boundaries shows the proposed access to be a 30' ingress/egress and utilities easement that extends from the lease parcel onto Indian Hill Road, a local road; the plan shows an additional driveway on Indian Hill Road that serves the house; and
- WHEREAS, the plan states the landowner "shall grant to Syracuse SMSA Limited Partnership the necessary lease parcel, ingress/egress, utility and cabling easements for the installation and operation of the proposed wireless telecommunications facility"; and
- WHEREAS, the referral included a market study conducted to estimate the value impact on neighboring residential properties in the viewshed of the proposed tower, as

well as a letter addressing recent public hearing comments and neighbor correspondence; and

WHEREAS, the EAF notes the site may contain federal wetlands, and the plan shows wetland limits within the lease parcel but outside the proposed limits of disturbance; prior referral materials noted a wetland report was completed for the site; the applicant must obtain appropriate permits from the U.S. Army Corps of Engineers for any proposed development or drainage in federal wetlands on site; and

WHEREAS, the EAF also indicates 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

WHEREAS, the EAF notes two 26.45 watt LED lights with photocells will be located on the equipment shelter; and

WHEREAS, the site is located near Indian Hill Memorial Park, a monument maintained by Onondaga County Parks; and

WHEREAS, the Onondaga County Agricultural Districts map shows the site is located in New York State Agricultural District 4; aerial photography shows the site is adjacent to farmed properties; 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 Brian Donnelly and seconded by Chester Dudzinski. The votes were recorded as follows: Douglas Morris - yes; Brian Donnelly - yes; Daniel Cupoli - yes; Chester Dudzinski - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 29, 2015

OCPB Case # Z-15-278

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Zoning Administration at the request of Converge Properties, LLC for the property located at 320 Hawley Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law and the site is located within 500 feet of Interstate Route 690, a state highway; and
- WHEREAS, the applicant is requesting a project site review to repair and rebuild the existing stairs and porch, add a rear asphalt parking area, and make other exterior improvements to an existing residence on a 0.13-acre lot in a Residential Class B (RB) zoning district; and
- WHEREAS, plans show an existing two-story frame house with front, side, and rear porch, with the side porch proposed to be rebuilt, and six proposed parking spaces behind the building; and
- WHEREAS, the Location Survey dated October 23, 2014 shows the site with frontage on Hawley Avenue, a city street; plans show an asphalt drive from the parking area onto Hawley Avenue on each side of the house which appear to be shared with adjacent houses; and
- WHEREAS, the city application notes other exterior repairs will include repainting and removing a tree in the front yard that is too close to the house and replace it with approximately 20 groundcover plantings; and
- WHEREAS, per aerial photography, it appears the site has existing sidewalks and street trees which may be in disrepair, and the planting strip appears to be covered with asphalt; the site is located just outside the Hawley-Green Street Historic District; and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); unless it can be demonstrated that anticipated flows will not exceed previous flows, the project applicant is

required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

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

1. The City may wish to work with the applicant to improve the right-of-way treatments at this site, including removing asphalt and repairing sidewalks and planting strips.
2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 29, 2015

OCPB Case # Z-15-279

- 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 East Side Dental Specialists for the property located at 7201 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Genesee Street (New York State Route 5), a state highway; and
- WHEREAS, the applicant is proposing to construct an addition to an existing dental office building on a 0.99-acre lot in a Residential Multiple-Use (R-M) zoning district; and
- WHEREAS, the Site Plan dated June 10, 2015 shows an existing building with a proposed 616 square foot rear addition, 17 proposed parking spaces (increased from 15), an existing monument sign, and surrounding lawn, trees, and rain garden; and
- WHEREAS, per the referral materials, hours of operation will remain unchanged and the addition will add a new operatory and an updated recovery area to meet new state regulations, which will allow approximately 5 more patients per day and 2-3 more employees will be added if needed; and
- WHEREAS, the plan shows the site with frontage and one existing 20' driveway on East Genesee Street, which must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the Environmental Assessment Form dated June 23, 2015 notes the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; and
- WHEREAS, the site is served by public water and sewer and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); unless it can be demonstrated that anticipated flows will not exceed previous flows, the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment

Protection documenting the offset plan; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 29, 2015

OCPB Case # Z-15-280

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of James Baker for the property located at 5232 Caughdenoy Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of New York State Route 481, a state highway, and Caughdenoy Road, a county road; and
- WHEREAS, the applicant is requesting an area variance in order to subdivide an 8.19-acre parcel containing two existing residences and a cell tower into two new lots in a Residential Agricultural (RA-100) zoning district; and
- WHEREAS, the Board previously recommended modification of an area variance referral (Z-15-31) for this site, which was denied by the Town on March 9, 2015; the County Board cited requirements regarding water and septic service, and from the Onondaga County Department of Transportation that all access for proposed Lot 2 must be from an existing driveway on Caughdenoy Road; and
- WHEREAS, the Board previously recommended modification of a special permit referral (Z-09-314) to establish a cell tower within a lease parcel on the site, requiring documentation verifying no additional stormwater would runoff into the State's drainage system, a driveway gated at the right-of-way line per the Onondaga County Department of Transportation, and consultation with the Onondaga County Health Department regarding the location of the septic system; and
- WHEREAS, per the referral notice, prior to future subdivision, variances are required for a reduction in lot width from 375' to 167' for proposed Lot 1 and 120' for proposed Lot 2, and for a reduction in the side yard setback from 25' to 13' for proposed Lot 1; and
- WHEREAS, the Sketch Plan dated December 5, 2014 shows an existing house, detached garage, and two barns on proposed Lot 1 (4.2 acres) and an existing two-family house and shed on proposed Lot 2 (4.8 acres); the plan further shows an existing Syracuse SMSA Limited Partnership Lease Parcel with tower on proposed Lot 2; and
- WHEREAS, the plan shows both lots with rear frontage along New York State Route 481, and with frontage and one driveway on proposed Lot 1 onto Caughdenoy Road which serves both houses, as well as an access drive on Caughdenoy Road located on a 30' access right-of-way on proposed Lot 2 which serves the lease parcel and does not have an existing permit; any existing or proposed access to Caughdenoy Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the plan shows the location of a federal wetland along a small portion of the rear of proposed Lot 2; National Wetland Inventory Maps indicate the potential

presence of federal wetlands along the eastern side of proposed Lot 2; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; and

WHEREAS, the plan states both proposed lots have existing on-site sewage disposal systems; the site is located in the Oak Orchard Wastewater Treatment Plant service area; the Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to Department endorsement of this subdivision plan; and

WHEREAS, the Environmental Assessment Form dated December 15, 2014 notes public water will be installed to the two-family dwelling; and

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

1. Per the Onondaga County Department of Transportation, a permit must be obtained for the existing access on Caughdenoy Road serving the lease parcel on proposed Lot 2.
2. Per the Onondaga County Department of Transportation no additional access to Caughdenoy Road will be permitted for proposed Lot 2. Any future access on Caughdenoy Road for existing structures on proposed Lot 2 must come from the existing lease parcel road, and the Town should ensure appropriate access agreements are in place for any shared driveways.
3. The Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to Department endorsement of this subdivision plan.

The Board also offers the following comment:

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 29, 2015

OCPB Case # Z-15-281

- 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 Patricia H. Hale for the property located at 2937 East Lake Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Lake Road (New York State Route 41); and
- WHEREAS, the applicant is proposing to renovate and construct an addition to an existing single-family dwelling on a 0.91-acre lot in Rural and Farming and Lakefront Watershed Overlay (RF and LWOD) zoning districts; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-15-282) for this project; per a narrative dated July 1, 2015, a special permit is required for redeveloping a lot with greater than 10% impermeable surface coverage (ISC); and
- WHEREAS, the Site Plan dated July 1, 2015 shows an existing one-story frame house with a 100 square foot proposed entry/porch addition with permeable walk, rear steps to be replaced, a retaining wall to be replaced with a permeable wall, two proposed detached patios (256 square feet and 391 square feet, per the narrative), an impermeable patio and sidewalk to be removed, an existing garage, and 877 square feet of existing lakefront structures; and
- WHEREAS, the plan shows the site with frontage and an existing shared driveway on East Lake Road, which must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the Environmental Assessment Form dated July 1, 2015 notes the site or land adjoining the site contains wetlands or other regulated waterbodies; and
- WHEREAS, the plan states the ISC will decrease from 14.1% to 12.8% (10% allowed in the LWOD), and open area will decrease from 84.2% to 82.7%; the narrative notes the owner is prepared to make a contribution to the Town's Land and Development Right Acquisition Fund for the excess 10,299 square feet of ISC; and
- WHEREAS, the town application notes the City of Syracuse Water Department was contacted on July 1, 2015; no response was included with the referral; and
- WHEREAS, the site is served by private water and septic and is located outside the Onondaga County Sanitary District; the plan and narrative indicate the original septic system was on the lakeside of the house and a newer septic tank/pump chamber were installed east of the house; 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 Brian Donnelly and seconded by Chester Dudzinski. The votes were recorded as follows: Douglas Morris - yes; Brian Donnelly - yes; Daniel Cupoli - yes; Chester Dudzinski - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 29, 2015

OCPB Case # Z-15-282

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Skaneateles Planning Board at the request of Patricia H. Hale for the property located at 2937 East Lake Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of East Lake Road (New York State Route 41); and
- WHEREAS, the applicant is requesting a special permit to renovate and construct an addition to an existing single-family dwelling on a 0.91-acre lot in Rural and Farming and Lakefront Watershed Overlay (RF and LWOD) zoning districts; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-15-281) for this project; per a narrative dated July 1, 2015, a special permit is required for redeveloping a lot with greater than 10% impermeable surface coverage (ISC); and
- WHEREAS, the Site Plan dated July 1, 2015 shows an existing one-story frame house with a 100 square foot proposed entry/porch addition with permeable walk, rear steps to be replaced, a retaining wall to be replaced with a permeable wall, two proposed detached patios (256 square feet and 391 square feet, per the narrative), an impermeable patio and sidewalk to be removed, an existing garage, and 877 square feet of existing lakefront structures; and
- WHEREAS, the plan shows the site with frontage and an existing shared driveway on East Lake Road, which must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the Environmental Assessment Form dated July 1, 2015 notes the site or land adjoining the site contains wetlands or other regulated waterbodies; and
- WHEREAS, the plan states the ISC will decrease from 14.1% to 12.8% (10% allowed in the LWOD), and open area will decrease from 84.2% to 82.7%; the narrative notes the owner is prepared to make a contribution to the Town's Land and Development Right Acquisition Fund for the excess 10,299 square feet of ISC; and
- WHEREAS, the town application notes the City of Syracuse Water Department was contacted on July 1, 2015; no response was included with the referral; and
- WHEREAS, the site is served by private water and septic and is located outside the Onondaga County Sanitary District; the plan and narrative indicate the original septic system was on the lakeside of the house and a newer septic tank/pump chamber were installed east of the house; 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 Brian Donnelly and seconded by Chester Dudzinski. The votes were recorded as follows: Douglas Morris - yes; Brian Donnelly - yes; Daniel Cupoli - yes; Chester Dudzinski - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 29, 2015

OCPB Case # Z-15-283

- 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 Theodore P. Norman for the property located at 1992 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 (New York State Route 41A), a state highway, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing to demolish an existing house and garage and construct a new house, garage, detached patio, as well as relocate the existing driveway, on a 1.39-acre lot in Rural and Farming and Lakefront Watershed Overlay (RF and LWOD) zoning districts; and
- WHEREAS, the Board is concurrently reviewing an area variance referral (Z-15-284) for this project; per the referral notice, area variances are required for the driveway side yard setback (10 proposed, 20' required), and the driveway entrance watercourse setback (64' proposed, 100' required); and
- WHEREAS, the Board previously offered no position on a site plan referral (Z-14-391) to stabilize the banks of the watercourse and rebuild a footbridge on this site, and recommended modification of several referrals pertaining to an open space subdivision that included the subject parcels and land across West Lake Road (S-09-94, S-09, 95, S-09-458), requiring that the subject parcels show dedicated access to West Lake Road to prevent the creation of a landlocked parcel; and
- WHEREAS, the Site Plan dated June 22, 2015 shows the site is comprised of two lots, Lot 1 (1.39 acres) and landlocked Lot 2 (1 acre), with the proposed house, attached garage, and terrace on Lot 1 and an existing frame guest house with separate septic system on Lot 2; a narrative dated July 1, 2015 notes the existing 3-bedroom house will be replaced by a 4-bedroom house; and
- WHEREAS, the plan and narrative indicate a portion of the existing 30' driveway shared between Lots 1 and 2 will be relocated to follow the northern property boundary hedgerow before curving to enter West Lake Road further south than the existing driveway; any existing or proposed access to West Lake Road must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the plan shows Lot 1 with frontage on Skaneateles Lake, with a shoreline area labeled "Shared lakefront recreation area and waterline easement for Lot 2"; and
- WHEREAS, the plan shows a 40' drainage easement spanning an intermittent stream which crosses both lots and leads to the lake; Lot 2 access the driveway on Lot 1 via an existing footbridge over the watercourse; and

WHEREAS, the Environmental Assessment Form (EAF) dated June 22, 2015 notes the site is located in the 100 year flood plain; the current FEMA Flood Insurance Rate Maps (FIRM) indicate that the portion of this parcel along Skaneateles Lake is in a Special Flood Hazard Area (SFHA); preliminary updated FIRM data released in June 2008 shows that less land along the shoreline will be within a SFHA once maps are finalized; and

WHEREAS, the EAF further notes a portion of the site or land adjoining the site contains wetland or other regulated waterbodies; National Wetland Inventory Maps indicate the potential presence of federal wetlands near the site; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; and

WHEREAS, the plan states impermeable surface coverage will be increasing from 15% to 19.7% (20% allowed) and open area will be decreasing from 83.3% to 78.1% (60% minimum allowed based on the entire subdivision); and

WHEREAS, a memo from the City of Syracuse Department of Water dated July 2, 2015 notes the Department has no comments regarding the proposal; and

WHEREAS, the site will be served by private water and septic and is located outside the Onondaga County Sanitary District; the plan shows proposed septic and septic expansion areas in the front yard; a letter from the Onondaga County Health Department dated June 25, 2015 notes the proposed septic plan has been approved, pending inspection; and

WHEREAS, the Onondaga County Agricultural Districts map shows the site is located near several farmed properties in New York State Agricultural District 2; and

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

Per the New York State Department of Transportation, the Town and applicant are advised to obtain a permit from the Department for any proposed driveways and prior to any work within the State right-of-way.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 29, 2015

OCPB Case # Z-15-284

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Skaneateles ZBA at the request of Theodore P. Norman for the property located at 1992 West Lake 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 West Lake Road (New York State Route 41A), a state highway, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is requesting an area variance to demolish an existing house and garage and construct a new house, garage, detached patio, as well as relocate the existing driveway, on a 1.39-acre lot in Rural and Farming and Lakefront Watershed Overlay (RF and LWOD) zoning districts; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-15-283) for this project; per the referral notice, area variances are required for the driveway side yard setback (10 proposed, 20' required), and the driveway entrance watercourse setback (64' proposed, 100' required); and
- WHEREAS, the Board previously offered no position on a site plan referral (Z-14-391) to stabilize the banks of the watercourse and rebuild a footbridge on this site, and recommended modification of several referrals pertaining to an open space subdivision that included the subject parcels and land across West Lake Road (S-09-94, S-09, 95, S-09-458), requiring that the subject parcels show dedicated access to West Lake Road to prevent the creation of a landlocked parcel; and
- WHEREAS, the Site Plan dated June 22, 2015 shows the site is comprised of two lots, Lot 1 (1.39 acres) and landlocked Lot 2 (1 acre), with the proposed house, attached garage, and terrace on Lot 1 and an existing frame guest house with separate septic system on Lot 2; a narrative dated July 1, 2015 notes the existing 3-bedroom house will be replaced by a 4-bedroom house; and
- WHEREAS, the plan and narrative indicate a portion of the existing 30' driveway shared between Lots 1 and 2 will be relocated to follow the northern property boundary hedgerow before curving to enter West Lake Road further south than the existing driveway; any existing or proposed access to West Lake Road must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the plan shows Lot 1 with frontage on Skaneateles Lake, with a shoreline area labeled "Shared lakefront recreation area and waterline easement for Lot 2"; and
- WHEREAS, the plan shows a 40' drainage easement spanning an intermittent stream which crosses both lots and leads to the lake; Lot 2 access the driveway on Lot 1 via an existing footbridge over the watercourse; and

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WHEREAS, the Environmental Assessment Form (EAF) dated June 22, 2015 notes the site is located in the 100 year flood plain; the current FEMA Flood Insurance Rate Maps (FIRM) indicate that the portion of this parcel along Skaneateles Lake is in a Special Flood Hazard Area (SFHA); preliminary updated FIRM data released in June 2008 shows that less land along the shoreline will be within a SFHA once maps are finalized; and

WHEREAS, the EAF further notes a portion of the site or land adjoining the site contains wetland or other regulated waterbodies; National Wetland Inventory Maps indicate the potential presence of federal wetlands near the site; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; and

WHEREAS, the plan states impermeable surface coverage will be increasing from 15% to 19.7% (20% allowed) and open area will be decreasing from 83.3% to 78.1% (60% minimum allowed based on the entire subdivision); and

WHEREAS, a memo from the City of Syracuse Department of Water dated July 2, 2015 notes the Department has no comments regarding the proposal; and

WHEREAS, the site will be served by private water and septic and is located outside the Onondaga County Sanitary District; the plan shows proposed septic and septic expansion areas in the front yard; a letter from the Onondaga County Health Department dated June 25, 2015 notes the proposed septic plan has been approved, pending inspection; and

WHEREAS, the Onondaga County Agricultural Districts map shows the site is located near several farmed properties in New York State Agricultural District 2; and

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

Per the New York State Department of Transportation, the Town and applicant are advised to obtain a permit from the Department for any proposed driveways and prior to any work within the State right-of-way.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 29, 2015

OCPB Case # Z-15-285

- 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 7131 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 the Town of Constantia, and the county boundary between Onondaga County and Oswego County; and
- WHEREAS, the applicant is requesting an area variance in order to construct a single-family residence on a 0.23-acre lot in a Residential (R-10) zoning district; and
- WHEREAS, per the referral notice, a variance is required for the front yard setback (20' proposed, 30' required); the Variance Map dated June 11, 2015 also indicates the minimum lot area in this district is 10,000 square feet, where the proposed lot is 9,933 square feet; and
- WHEREAS, the Variance Map dated June 11, 2015 shows a proposed 1,482 square foot house with 5' deep front porch between an Onondaga County Sanitary Sewer Easement and Lakeshore Road, a local road; aerial photography shows foundation remains on the site; and
- WHEREAS, the plan shows the site with an existing asphalt drive which serves the adjacent residence; no other existing or proposed access to the site is shown; and
- WHEREAS, the plan shows the site with 46' of frontage on Oneida Lake; the Environmental Assessment Form (EAF) dated June 18, 2015 notes the site is located in a 100 year flood plain; preliminary updated FIRM data released in June 2008 shows that additional lands on the parcel are anticipated to be added to the SFHA once maps are finalized; and
- WHEREAS, the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and
- WHEREAS, the EAF notes the site may contain wetlands or other regulated waterbodies; National Wetland Inventory Maps indicate the potential presence of federal wetlands along the lakeshore; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; the applicant must obtain appropriate permits from the U.S. Army Corps of Engineers for any proposed development or drainage in federal wetlands on site; and

WHEREAS, the EAF notes the site is located in an archeological sensitive area, and may contain a species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered; a permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and

WHEREAS, the site has access to public water and sewer and is located in the Brewerton Wastewater Treatment Plant service area; and

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

WHEREAS, 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

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:

Given the potential wetlands on site and FEMA Flood Insurance Rate Maps (FIRM) data indicating that additional land on the parcel will soon be added to the 100-year flood plain, the Board strongly encourages the Town to strictly adhere to the Floodplain Zone overlay restrictions and offers the following additional comments on this constrained site:

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
3. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.
4. 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.

5. The applicant is advised to conduct a formal wetland delineation to determine the presence and location of any federal wetlands on site, and 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 appropriate permits from the Corps for any proposed development or drainage into wetlands on site.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 29, 2015

OCPB Case # Z-15-286

- 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 Design Shop Signs and Graphics for the property located at 6092 New York State Route 31; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of New York State Route 31, a state highway; and
- WHEREAS, the applicant is requesting an area variance to construct a monument sign with an electronic message display at an existing dance studio (CMC Dance) on a 2.16-acre lot in a General Commercial (GC) zoning district; and
- WHEREAS, the Board previously recommended disapproval of a site plan referral (Z-14-261) to expand the existing dance studio due to BOD capacity constraints at Oak Orchard at the time, noting in its review that the Town may wish to establish standards along the Route 31 corridor to assess the impact and guide the review of transitioning properties in this area; and
- WHEREAS, the Variance Map shows the proposed sign would be located at the northwest corner of the parcel, with 4' to the street line proposed where 20' are required; and
- WHEREAS, the map shows the site contains an existing metal building, an existing house labeled "Apparel Shop," two existing barns, 37 existing parking spaces with 18 additional unstriped spaces available on a gravel area; and
- WHEREAS, the plan shows the site with two existing driveways on New York State Route 31; the site plan referral had indicated that the eastern driveway would be closed and the western driveway would be narrowed; any existing or proposed access to Route 31 must meet the requirements of the New York State department of Transportation; and
- WHEREAS, signage details submitted with the referral indicate the sign will be a two-sided LED message board (5'3" x 3") on a pillar with cap and base (7'3" x 6'5" total size); images show low plantings around the proposed sign; 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 notes the increase in use of digital signage within the Town's commercial corridors, and the potential effects related to distracted driving, energy usage and neighborhood aesthetics. The Board encourages the Town to

regularly revisit sign regulations to incorporate new sign technologies and proper regulation of these types of signage to address scale and placement, brightness and illumination standards, message duration and transition, and overall compatibility with surrounding uses.

2. The Board encourages the Town and applicant to limit the brightness and message transition frequency, and consider a reduction in size of the proposed signage.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 29, 2015

OCPB Case # Z-15-287

- 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 Syracuse SMSA Limited Partnership dba Verizon Wireless for the property located at 6256 Island 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 Island Road, Northern Boulevard, and Thompson Road, all county roads; and
- WHEREAS, the applicant is proposing to construct a 150' wireless telecommunications tower with associated equipment on a 75' x 75' lease parcel on a vacant 41.76-acre lot in a General Commercial (GC) zoning district; and
- WHEREAS, the Environmental Assessment Form dated June 24, 2015 notes the project is to install a 150' monopole (154' with lightning rod), a 12' x 30' equipment shelter within a 62' x 62' compound, and twelve wireless panel antennas at a height of 145'; and
- WHEREAS, the Overall Site Plan revised June 26, 2015 shows the proposed lease area located on the eastern side of the site 215' from the adjacent parcel; per the plan and aerial photography, the site is located at the intersection of Island Road, Thompson Road, and Northern Boulevard and includes land along both sides of the Northern Boulevard truck spur; and
- WHEREAS, the plan shows a proposed driveway on a proposed 30' wide access/utility easement which leads from the lease area along the parcel boundary onto Island Road; any existing or proposed access to Island Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the EAF notes 1.17 acres will be physically disturbed by the project and road side swales will be constructed along the access road, which will terminate in the existing road side ditch along Seeber Road; and
- WHEREAS, the proposed project may disturb one acre or more of land and must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the DEC Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality, and the applicant must consult with the municipal engineer to ensure conformance of construction plans with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the New York State Department of Environmental Conservation Bureau of Water Permits; and
- WHEREAS, the EAF notes the site contains a tributary of the Oneida River, state wetlands (CIC-14) and potential federal wetlands; wetland maps do not indicate

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wetlands in the area of the proposed lease parcel and access road; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; and

WHEREAS, the EAF also indicates 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

WHEREAS, the EAF notes a light pointing downward will be located on the front of the shelter over the doors, which is approximately 875 feet from the nearest occupied structure; and

WHEREAS, the proposed parcel has been marketed as a regional economic development site, and the adjacent parcel to the east was rezoned R-M (Z-06-245) to accommodate 96 proposed town house lots and one apartment lot with 72 units (S-07-15); aerial photography shows surrounding properties currently include farms, vacant land, residences, a used car lot, and a chapel; 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 access to Island Road will be determined by the availability of sight distance, and that a 20' wide commercial driveway will be required. The applicant must contact the Onondaga County Department of Transportation at (315) 435-3205 to coordinate requirements for the proposed driveway and to obtain a permit for any work in the County right-of-way.

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.

The Board also offers the following comment:

The Town is advised to ensure that the proposed cell tower does not negatively impact previous locally approved projects, including proposed townhouses and apartments on the adjacent land zoned R-M.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 29, 2015

OCPB Case # Z-15-288

- 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 Paul Roux (Syracuse Label) for the property located on Stewart Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Taft Road, a county road; and
- WHEREAS, the applicant is proposing to construct a new 63,000 square foot manufacturing building (Syracuse Label) with associated parking, loading, access, and stormwater management on a 6.95-acre lot within the Hancock Airpark in a General Commercial Plus zoning district; and
- WHEREAS, the Site Plan dated July 16, 2015 shows a proposed building located on "Proposed Lot 1G-2" between Ethan Allen Street and Caswell Street, both dead end roads off Stewart Drive, which ultimately connects to Thompson Road; current tax maps indicate the subject parcel also includes land north and east of Caswell Street; tax maps and plans show street names and locations that differ from aerial photography data; and
- WHEREAS, the plan shows a proposed building with parking on one side (85 employee spaces, 15 visitor spaces) with one driveway on Ethan Allen Street, and loading docks on the other side with one driveway on Caswell Street; lawn and trees are shown around the building and parking areas; and
- WHEREAS, the Environmental Assessment Form (EAF) dated July 16, 2015 notes stormwater runoff will be directed to on-site bioretention areas and an off-site detention pond, and the plan shows a stormwater management bio-retention area (0.4 acres per the EAF) and vegetated filter strip; a 20' drainage easement bisecting the site is also shown, which is currently being researched in order to be relocated; and
- WHEREAS, the proposed project may disturb one acre or more of land and must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the DEC Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality, and the applicant must consult with the municipal engineer to ensure conformance of construction plans with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the New York State Department of Environmental Conservation Bureau of Water Permits; the proposed project is located within the Onondaga Lake watershed and the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater

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

- WHEREAS, the EAF notes the site or land adjoining the site contains wetlands or other regulated waterbodies; wetland maps indicate the presence of state and federal wetlands outside the project area; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; and
- WHEREAS, the EAF notes the Air National Guard Base adjacent to the site of the proposed action contains a 2.5-acre area across Stewart Drive undergoing remediation for PCB oil leaks and jet fuel spills that occurred between 1951 and 1999, and that according to the site health assessment provided by the DEC Site Remediation Database, "PCBs in surface soil have been remediated and the exposure potential has been eliminated"; and
- WHEREAS, the site has access to public water and sewer and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

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

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

The Board also offers the following comments:

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces

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

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