



Onondaga County Planning Board

August 02, 2017

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

I. ATTENDANCE

MEMBERS PRESENT

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

STAFF PRESENT

Megan Costa
Allison Bodine
Robin Coon

GUESTS PRESENT

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on August 02, 2017.

III. MINUTES & OTHER BUSINESS

Minutes from July 12, 2017 were submitted for approval. Daniel Cupoli made a motion to accept the minutes. James Corbett seconded the motion. The votes were recorded as follows: Douglas Morris - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Lisa Dell - yes; Marty Voss - yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-17-53	CSyrPB	No Position	S-17-54	TMarPB	No Position With Comment
S-17-55	TMarPB	No Position	S-17-56	VSkaPB	No Position
S-17-57	VMarPB	No Position With Comment	S-17-58	TManPB	No Position With Comment
S-17-59	TPomPB	No Position With Comment	S-17-61	TEIbPB	No Position With Comment
Z-17-279	TGedTB	No Position With Comment	Z-17-280	TVanTB	Disapproval
Z-17-281	CSyrZBA	No Position	Z-17-282	TSkaZBA	No Position With Comment
Z-17-283	TSkaPB	No Position With Comment	Z-17-284	TSkaPB	No Position With Comment
Z-17-285	TSkaZBA	No Position With Comment	Z-17-286	CSyrPB	No Position
Z-17-287	CSyrPB	No Position	Z-17-289	TMarTB	No Position With Comment
Z-17-290	TCicZBA	No Position With Comment	Z-17-291	TCicZBA	Disapproval
Z-17-292	TCicPB	Modification	Z-17-293	TCicPB	Modification
Z-17-294	TOnoZBA	Modification	Z-17-295	TOnoZBA	No Position With Comment
Z-17-296	VSkaPB	No Position	Z-17-297	VMarPB	No Position With Comment
Z-17-298	TSkaPB	No Position With Comment	Z-17-299	TOnoTB	No Position
Z-17-300	VFayPB	No Position With Comment	Z-17-301	TCIaZBA	No Position With Comment
Z-17-302	TPomPB	Modification	Z-17-303	TPomTB	No Position With Comment



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 02, 2017

OCPB Case # S-17-53

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the City of Syracuse Planning Commission at the request of Mark & Virginia Young for the property located at 105 Forest Edge Drive; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of the municipal boundary between the City of Syracuse and the Town of Onondaga; and
- WHEREAS, the applicant is proposing to combine two lots (Lot 1A and Lot 2A) into one new lot (Lot 12) of 2.574 acres in a Residential Class A-1 zoning district; and
- WHEREAS, the site consists of two tax parcels, 090.-11-04.1 and 090.-11-13.1, located in a residential area of Syracuse's Southside neighborhood; other surrounding land uses include Westhill High School, Wegmans, and Western Lights Shopping Center which are located along Onondaga Boulevard, a county road to the north of the site; and
- WHEREAS, the submitted Final Plan dated April 24, 2017 shows that the site is located at the end of two dead end roads, Wilderness Drive (formerly Forest Edge Drive) to the west and Forest Edge Drive to the north, both of which are local roads; and
- WHEREAS, the Final Plan shows that the southerly parcel, 090.-11-04.1 (1.85 acres), contains an existing two-story brick and frame house and the northerly parcel, 090.-11-13.1 (0.73 acres), is a vacant lot; a cul-de-sac at the end of Wilderness Drive is shown to be contained on both parcels and situated at the western property lines where the road terminates; and
- WHEREAS, the Final Plan shows an existing tarvia driveway on parcel 090.-11-04.1 that connects the house to the cul-de-sac; and
- WHEREAS, per the Final Plan, there is a 10' drainage easement along the southern property line of parcel 090.-11-04.1 and a 20' utility easement running east-west from the end of Forest Edge Drive to the cul-de-sac; and
- WHEREAS, per the Final Plan, the proposed subdivision will combine the lots into proposed Lot 12 which will contain the existing house, driveway, and cul-de-sac; and
- WHEREAS, the submitted Application for Resubdivision/Lot Alteration dated July 5, 2017 indicates the purchase of the vacant parcel (090.-11-13.1) and the proposed subdivision are intended to provide "protection" for parcel 090.-11-04.1 and the existing house; and
- WHEREAS, there are no proposed changes to the existing house or access on the site; and
- WHEREAS, the site is served by public drinking water and wastewater and is located in

the Metropolitan Wastewater Treatment Plant service area; no changes are proposed to the existing utilities; and

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 02, 2017

OCPB Case # S-17-54

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Marcellus Planning Board at the request of David Killian for the property located at Frank Gay 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 Frank Gay Road (Route 243), a county highway, and a farm operation located in an Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 7.388-acre parcel into five new lots in a Residential (R1) zoning district; and
- WHEREAS, the site has frontage on Frank Gay Road, a county road, in the Town of Marcellus and is located west across the road from several residential lots; lands north of the site are enrolled in the New York State Agricultural District 2 and contain active farmland; and
- WHEREAS, aerial imagery shows two-thirds of the site contains a farm field and the rear of the site is primarily forested with additional trees lining the boundary along Frank Gay Road; and
- WHEREAS, the submitted Rich-Killian Subdivision drawing dated June 27, 2017 shows the site has an existing 24' New York State electric and gas easement at the front of the site along Frank Gay Road; an existing drive is shown near the northern end of the site which crosses an existing 15" pipe; and
- WHEREAS, per the Rich-Killian Subdivision drawing, the parcel (7.388 acres) will be subdivided into five residential lots; proposed Lots 1, 2, 3, and 4 will each be 1.364 acres; proposed Lot 5, the southernmost lot, will be 1.932 acres in size; and
- WHEREAS, a proposed drive is shown on each of the proposed lots, providing access to Frank Gay Road; the existing drive, located on proposed Lot 1 does not appear to be used for the new proposed drive; and
- WHEREAS, the site has access to existing public drinking water and individual septic systems are proposed for the new lots; and

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

1. Per the Onondaga County Department of Transportation, only one driveway will be permitted on proposed Lot 1. If a new driveway location is proposed, the applicant must physically remove the existing driveway on Frank Gay Road.

2. The Board encourages the Town to consider the potential long-term effects of large-lot, strip subdivisions along road frontages as potential conflicts with agricultural operations, changes to the rural character, increased public service demands and costs, reduction of open space and farmland, and impacts to road safety and mobility may cumulatively occur.
3. The applicant and Town are encouraged to consider an alternative conservation subdivision layout that could preserve active farmland, open space, and vistas on site, minimize curb cuts, and possibly present opportunities for shared wastewater facilities.
4. All access to Frank Gay Road must be coordinated with the Onondaga County Department of Transportation and will be subject to the availability of sight distance. All existing and proposed driveways must meet Department requirements.
5. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.
6. The applicant and municipality are advised to ensure the following county, state, and/or federal regulations have been met prior to approving this subdivision:
 - a. Septic System Approval - the Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service the proposed lots prior to Department endorsement of this subdivision plan.
 - b. County Highway Access and/or Work Permit – any new or modified driveways and work within the County right-of-way require a Highway Access and/or Work Permit from the Onondaga County Department of Transportation.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 02, 2017

OCPB Case # S-17-55

- 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 Brown for the property located at 2632 Abend Point 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 Route 174, a state highway, and a farm operation located in an Agricultural District; and
- WHEREAS, the applicant is proposing a lot line adjustment to a 0.38-acre parcel in a Residential (R2) zoning district; and
- WHEREAS, the parcel (025.-01-20.1) has frontage on Abend Point Road, a local, gravel road off State Route 174 in the Town of Marcellus; lands west of the parcel are enrolled in the New York State Agricultural District 2 and contain active farmland; and
- WHEREAS, the submitted survey map dated July 3, 2017 shows the parcel is on the western side of Otisco Lake and contains an existing one-and-a-half story frame house with front porch and rear wood deck and an existing shed; an existing gravel driveway onto Abend Point Road is also shown; and
- WHEREAS, per the survey map, land labeled "Onondaga County Water Authority To Marcus P. Richards" is located to the rear of the parcel and along the lake shore; the proposed lot line adjustment is intended to combine the parcel (0.38 acres) with the lands purchased from OCWA which will increase the area of the parcel to 0.45 acres; and
- WHEREAS, the house is served by individual well and septic system; no changes are proposed to the existing utilities; and
- WHEREAS, the site is located in the Otisco Lake watershed; Otisco Lake is a public water supply source for the Onondaga County Water Authority; and
- WHEREAS, GIS mapping shows the rear of the site is within the 100-year floodplain and contains federal wetlands associated with Otisco Lake; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form (EAF) Mapper indicates that the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site registry; and

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

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

E-mail Address: countyplanning@ongov.net

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 02, 2017

OCPB Case # S-17-56

- 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 Village of Skaneateles Planning Board at the request of Joshua & Lauren LaGrow for the property located 57 & 61 State 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 State Street (Route 321), a state highway; and
- WHEREAS, the applicant is proposing a lot line adjustment to convey lands from one parcel (0.45 acres) to a second parcel (0.33 acres) in an A-2 zoning district; and
- WHEREAS, the site is located in a residential neighborhood at the intersection of State Street, a state road, and East Austin Street, a local road, in the Village of Skaneateles; surrounding land uses include Austin Park, a local park, and Skaneateles High School; and
- WHEREAS, the submitted survey map shows the site consists of two tax parcels, 004.-02-13.0 and 004.-02-12.0; the southerly parcel, 004.-02-13.0, has frontage on State Street and contains an existing two-story frame house with a front porch, rear deck, and attached frame garage; the northerly parcel, 004.-02-12.0, has frontage on State Street and East Austin Street and contains an existing two-story frame house with a rear deck and a shed; and
- WHEREAS, there are two existing tarvia driveways shown in the survey map, one providing access to the house on parcel 004.-02-13.0 from State Street and one providing access to the house on parcel 004.-02-12.0 from East Austin Street; and
- WHEREAS, the shared boundary between the two parcels appears to fall on an existing paved area to the north of the garage on parcel 004.-02-13.0; the proposed lot line adjustment will convey a small triangular-shaped portion of land from 004.-02-12.0 to 004.-02-13.0, moving the shared boundary north to an undeveloped space between the paved area on parcel 004.-02-13.0 and the shed on parcel 004.-02-12.0; and
- WHEREAS, per the submitted Application for Approval of Proposed Subdivision Plat, the proposed lot line adjustment is intended to allow for an enlarged driveway on parcel 004.-02-13.0; no changes are proposed at State Street; existing or proposed access to State Street must meet New York State Department of Transportation requirements; and
- WHEREAS, the existing houses are served by public drinking water and wastewater; no changes are proposed to the existing utilities; and
- WHEREAS, the site is located outside of the Skaneateles Lake watershed; and
- WHEREAS, the New York State Department of Environmental Conservation

Environmental Assessment Form (EAF) Mapper 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 registry; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 02, 2017

OCPB Case # S-17-57

- 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 SUBDIVISION from the Village of Marcellus Planning Board at the request of Marcellus Free Library for the property located at 27 Maple 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 the municipal boundary between the Village of Marcellus and the Town of Marcellus; and
- WHEREAS, the applicant is proposing to combine two parcels into one 1.46-acre parcel for the Marcellus Free Library in Residential Class A (RA) and Residential Class C (RC) zoning districts; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-17-297) for the project and in 2015, the Board recommended No Position With Comment on a Local Law referral (Z-15-434) proposing to amend the Village Zoning Code to allow libraries and associated parking as a permitted use in the Residential Class C (RC) zoning district, and to change the zoning district from Residential Class A (RA) to RC on one of the subject parcels in order to allow a proposed parking lot; and
- WHEREAS, the site is located in the Village of Marcellus with surrounding land uses that include residential lots, a church, Upper Crown Landing Apartments, and Upper Crown Mill Condominiums; and
- WHEREAS, the site consists of two parcels that are separated by Maple Street, a local road; the westerly parcel, 004.-02-12.3 (0.67 acres), is a vacant, partially forested parcel with frontage on Maple Street and 49.5' of frontage at the dead end of Chrisler Street, a local road, to the rear; the easterly parcel (0.79 acres), 004.-02-12.5, contains the existing Marcellus Free Library and a u-shaped parking lot with two existing access points onto Maple Street; and
- WHEREAS, the submitted Final Plan dated June 30, 2017 shows the proposed subdivision will combine the two parcels to create Lot 1A (1.46 acres); per the Final Plan, there is an existing sanitary sewer line cutting through the existing parking area for the library, with a proposed sewer easement along a portion of it; proposed water line and access easements are shown along the southern and northern property lines, respectively, of parcel 004.-02-12.5; and
- WHEREAS, the submitted Site Plan shows a proposed u-shaped parking lot (16 parking spaces) on parcel 004.-02-12.3 with two proposed access points onto Maple Road; the tentative location of a future gravel pathway labeled "Village Connection Trail" is also shown which connects the proposed parking lot to Chrisler Street at the rear of the parcel; per the Site Plan, "selective tree clearing, grub, and vegetation removal to promote positive drainage and parking lot construction" will also be included; and

WHEREAS, based on the Site Plan, the proposed sanitary sewer easement appears to be extended across the northern portion of parcel 004.-02-12.3 and then runs down to the southern boundary; and

WHEREAS, the Site Plan shows a proposed drainage swale and spillways along the western side of the proposed parking lot; and

WHEREAS, proposed lighting for the proposed parking lot includes four light poles around the perimeter of the lot; a photometric lighting plan was included in the referral materials; and

WHEREAS, the library is served by public drinking water and wastewater; no utilities are proposed for the new parking lot; and

WHEREAS, GIS mapping shows Nine Mile Creek passes adjacent to the northeastern corner of parcel 004.-02-12.5; and

WHEREAS, per the Site Plan, both parcels are located in the limits of the 100-year floodplain associated with Nine Mile Creek; the eastern half of the existing library building and parking lot and the western half of the proposed parking lot are all within the floodplain; and

WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form (EAF) Mapper indicates that the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site registry; the EAF Mapper notes that the site is substantially contiguous to the Tefft-Steadman House, which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

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

While the Board offers no position with regard to the proposed subdivision, the Town is encouraged to consider the overall project comments from the Board for the accompanying Site Plan:

1. The Town is encouraged to consider extending Chrisler Street to provide additional access to the proposed parking lot and to address some of the connectivity and safety concerns associated with having multiple high intensity land uses located on a dead end street. The Board also recommends that the Town review the overall access to the site, including the availability of space for emergency service providers.
2. The Board recommends aligning the proposed entrance-only driveway with the existing driveway across Maple Street and installing a pedestrian crosswalk at Maple Street to promote vehicle and pedestrian safety within and around the site.
3. The applicant is encouraged to consider additional ways to minimize the impact to the floodplain area, such as reducing impermeable surfaces, utilizing green infrastructure, or landscaping open areas to reduce stormwater runoff and improve stormwater quality. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at

<http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 02, 2017

OCPB Case # S-17-58

- 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 PRELIMINARY & FINAL SUBDIVISION from the Town of Manlius Planning Board at the request of Raymond Mann for the property located at Pierson Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of East Genesee Street (Route 5), a state highway, and a farm operation located in an Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 194.2-acre parcel into two new lots in order to separate a cell tower and a right-of-way from the rest of the parcel in an Agricultural (AG) zoning district; and
- WHEREAS, the site is located in a rural area in the Town of Manlius, across the road from Green Lakes State Park; the site and adjacent lands are enrolled in the New York State Agricultural District 3 and contain active farmland; an Agricultural Data Statement was not included in the referral materials; and
- WHEREAS, the submitted map shows the site has frontage on Pierson Road and George Taylor Road, both local roads, and is situated behind six residential lots; aerial imagery shows the site contains an existing barn, cell tower, and several farm fields; the site is otherwise vacant and forested; and
- WHEREAS, per the map, there is an existing driveway at Pierson Road situated between two of the front residential lots that provides access to the cell tower on the site; the map indicates the presence of a “lease agreement non-exclusive right-of-way easement for ingress, egress and communication facility to Independent Wireless One Lease Realty Corporation”; per the Environmental Assessment Form, the proposed subdivision will separate the land containing the cell tower and right-of-way from the remainder of the site; the lot dimensions are not specified in the referral materials, however, they do not appear to adhere to the lot restrictions set forth by the Town zoning ordinance; and
- WHEREAS, the proposed subdivision is intended to allow the State to purchase the remaining portion of the parcel for future expansion; and
- WHEREAS, the site has no existing drinking water or wastewater services; no new utilities are proposed; and
- WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project site is located in or near the following natural communities: Maple-Basswood Rich Mesic Forest and Meromictic Lake; per the NYS DEC, if a significant natural community is present at or near the location, a careful on-site evaluation should be done to confirm the size, status, and specific locations of those

natural communities on the parcel, and to document the presence of any significant plants or wildlife; and

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

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

1. Per the Onondaga County Clerk's office, the map included in the referral materials does not meet County filing standards. The applicant is advised to review the County's guide to the subdivision process at:
http://www.ongov.net/planning/documents/subdivision_filing_2012.pdf
2. The applicant and municipality are advised to ensure the following county, state, and/or federal regulation has been met prior to approving this subdivision:
 - a. Agricultural Data Statement - any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on or within 500 feet of a property within a New York State Certified Agricultural District is required by the New York State Agricultural and Markets Law to include an Agricultural Data Statement.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 02, 2017

OCPB Case # S-17-59

- 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 Pompey Planning Board at the request of Jean P. Pitt Revocable Trust for the property located at 9047 & 9049 Delphi Falls 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 Delphi Falls Road (Route 125) and Pompey Hollow Road (Route 146), both county highways, the municipal boundary between the Town of Pompey and Madison County, and a farm operation located in an Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 24.1-acre parcel into two new lots, Lot 1 (16.1 acres) and Lot 2 (8.0 acres), in a Farm zoning district; and
- WHEREAS, the site is located in a rural area in the Town of Pompey at the intersection of Delphi Falls Road and East Pompey Hollow Road, both county roads; the site and adjacent lands are enrolled in the New York State Agricultural District 4 and contain active farmland; an Agricultural Data Statement was not included in the referral materials; and
- WHEREAS, the submitted survey map dated September 2, 2015 shows the site contains a significant area of woods/brush and one large agriculture field situated along Delphi Falls Road towards the center of the site; an existing two-story wood frame house and an existing wood frame building are shown near the intersection of Delphi Falls Road and East Pompey Hollow Road; per the Environmental Assessment Form, each structure contains two rental units; per the survey map, there are two existing driveways onto Delphi Falls Road that are located close together and join on the site to provide a single driveway and gravel area at the existing house and building; and
- WHEREAS, per the survey map, the proposed subdivision will divide the lot into two parcels; proposed Lot 1 (16.1 acres) will consist of the northern portion of the site, including a portion of the farm field, and have frontage on Delphi Falls Road; proposed Lot 2 (8.0 acres) will consist of the southern portion of the site, including the remainder of the farm field and the existing structures and driveways on the site, and have frontage on both Delphi Falls Road and East Pompey Hollow Road; and
- WHEREAS, the survey map shows a proposed driveway onto Delphi Falls Road that is to be located on proposed Lot 1 at the farm field; and
- WHEREAS, the existing structures are served by individual well and septic system; per the Environmental Assessment Form, a new well and a new septic system are proposed, presumably for proposed Lot 1; and
- WHEREAS, GIS mapping shows federal wetlands located on proposed Lot 1 just north of the existing agricultural field in what appears to be a woods/brush area; and

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

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

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

1. All access to Delphi Falls Road must be coordinated with the Onondaga County Department of Transportation and will be subject to the availability of sight distance. All existing and proposed driveways must meet Department requirements.
2. The applicant and municipality are advised to ensure the following county, state, and/or federal regulations have been met prior to approving this subdivision:
 - a. County Highway Access and/or Work Permit – any new or modified driveways and work within the County right-of-way require a Highway Access and/or Work Permit from the Onondaga County Department of Transportation.
 - b. Septic System Approval - the Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service the proposed lots prior to Department endorsement of this subdivision plan.
 - c. Agricultural Data Statement - any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on or within 500 feet of a property within a New York State Certified Agricultural District is required by the New York State Agricultural and Markets Law to include an Agricultural Data Statement.
 - d. Notice of Public Hearing - Per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality. Such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 02, 2017

OCPB Case # S-17-61

- 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 FINAL SUBDIVISION from the Town of Elbridge Planning Board at the request of Eric Aull for the property located at 5751 Jordan 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 Jordan Road (Route 317), a state highway, and a farm operation located in an Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 37.7-acre parcel into three new lots, Parcel A (10.7 acres), Parcel B (10.0 acres) and Parcel C (17.2 acres), in a Residential (R-1) zoning district; and
- WHEREAS, the site is located in a rural area in the Town of Elbridge on Jordan Road, a state road, just north of the Village; lands west of the site are enrolled in the New York State Agricultural District 3 and contain active farmland; an Agricultural Data Statement was not included in the referral materials; and
- WHEREAS, the submitted survey map dated June 14, 2017 (revised June 22, 2017) shows the site contains an existing house with an attached garage and a shed and has an existing gravel driveway at Jordan Road; aerial imagery shows a large field on the northern half of the site and a cleared area around the existing structures; the remainder of the site is vacant and forested except for an existing shed on the southern half of the site; and
- WHEREAS, the southernmost lot, proposed Lot A (10.7 acres), will be a flag lot with 98.62' of frontage on Jordan Road; Lot A is forested, except for an existing shed, and situated behind two residential lots and the forested portion of a third lot; and
- WHEREAS, the northernmost lot, proposed Lot B (10 acres), is forested at the front and rear of the lot and will contain a portion of the existing field; and
- WHEREAS, proposed Lot C (17.2 acres) will consist of the remaining lands, including the remainder of the existing field, and contain the existing house and shed; the survey map shows the shared boundary between Lots B and C will fall on the existing gravel driveway so that the driveway will be located on both lots; and
- WHEREAS, the referral indicates that the existing house is served by public drinking water and individual septic system facilities; a well and a septic vent are shown in the survey map on proposed Lot C near the existing house; no new drinking water or wastewater services are proposed, however, the referral indicates the two bookend lots will be sold and are intended for residential use; and
- WHEREAS, GIS mapping shows Skaneateles Creek runs along the rear boundary of the site; there is a small area of federal wetlands and 100-year floodplain associated with the creek at the rear of the site and a more substantial wetland area (less than an acre) at the northwestern corner of the site; the

wetland and floodplain areas do not appear to encroach on the existing structures; and

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

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

1. Per the New York State Department of Transportation, the Town is advised to ensure appropriate access agreements are in place for the shared driveway on Jordan Road.
2. The Board encourages the Town to consider the potential long-term effects of subdivisions to create new residential lots in rural areas, including areas containing New York State agricultural district properties and in farm/agricultural zoning districts, as potential conflicts with agricultural operations, changes to the rural character, reduction of open space and farmland, and impacts to road safety and mobility may cumulatively occur.
3. The Board discourages the creation of flag lots where the majority of a site may only be accessed by a single right-of-way, particularly if the right-of-way does not meet minimum width requirements set forth by the Town zoning code.
4. The applicant and Town are advised to ensure the following county, state, and/or federal regulations have been met prior to approving this subdivision:
 - a. State Highway Access and/or Work Permit – any new or modified driveways and work within the State right-of-way require a Highway Access and/or Work Permit from the New York State Department of Transportation.
 - b. Agricultural Data Statement - any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on or within 500 feet of a property within a New York State Certified Agricultural District is required by the New York State Agricultural and Markets Law to include an Agricultural Data Statement.
 - c. Notice of Public Hearing - Per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality. Such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 02, 2017

OCPB Case # Z-17-279

- 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 Geddes Town Board at the request of Ben Weitsman for the property located at 333 Bridge 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 Bridge Street (New York State Route 297), a state highway, and the New York State Fairgrounds, a state-owned facility; and
- WHEREAS, the applicant is proposing to construct a 35' x 20' pre-engineered, fire retardant fabric building to house an Enviro-Rack designed for the fluid removal of scrap vehicles, and make stormwater improvements on a 10.96-acre parcel containing an existing scrap metal processing facility in an Industrial A (IA) zoning district; and
- WHEREAS, in 2015, the Board recommended Modification of a Site Plan referral (Z-15-16) proposing to construct a 36' x 20' pre-engineered steel building designed for the fluid removal of scrap vehicles on the subject parcel, which was not ultimately built; and
- WHEREAS, the site is located just south of the New York State Fairgrounds in the Town of Geddes; aerial imagery shows that the site and fairgrounds are separated by a CSX rail line; and
- WHEREAS, the submitted Preliminary Site Plan dated June 2017 shows that the site has frontage on Bridge Street, a state road, and contains an existing scrap metal processing facility, Ben Weitsman of Syracuse; the existing facility includes two metal buildings, two brick buildings, a loading dock, and a scale, all of which are situated in a large area of asphalt pavement along the eastern property line; and
- WHEREAS, per the Preliminary Site Plan, the site has an existing driveway onto Bridge Street and there are no proposed changes to site access; the plan also shows the developed area of the site is separated from Bridge Street by a fence, that encircles the majority of the site, and a treed buffer; aerial imagery shows there is minimal buffering along the other property lines; and
- WHEREAS, per the Preliminary Site Plan, the proposed fluid recovery building is shown just north of the existing buildings and will contain (3) 180-gallon tanks and a 120-gallon tank on an enviro-rack and a 1,000-gallon waste oil tank; and
- WHEREAS, per the Environmental Assessment Form (EAF), proposed drainage improvements to the site will include installing stormwater management areas, to be composed of fine stone fill over geotextile, near the entrance of the site and directing stormwater runoff to two proposed pump chambers and then to a proposed forebay and an existing detention pond at the northeastern corner of the site; per the Preliminary Site Plan, the existing detention pond

will be restored to its original capacity and have a minimum depth of 4"; the Preliminary Site Plan also shows a proposed drainage swale along the eastern property line parallel to Bridge Street; and

WHEREAS, the site is served by public drinking water and wastewater and is located in the Metropolitan Wastewater Treatment Plant service area; the EAF indicates that the proposed building will not require drinking water or wastewater services; and

WHEREAS, GIS mapping shows the presence of state wetlands (SYW-14) in the northwestern corner of the property; the wetland area appears to encroach on an existing stormwater management area, but does not appear to encroach on the existing or proposed developed areas; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project is within 2,000 feet of sites listed in the NYS DEC Environmental Site Remediation database (IDs: C734102, C734116, C734073, 734049, 734066, C734119, 734008); site C734116, Mathews Avenue Site, is an active site in the Brownfield Cleanup Program; site C734102, P&S / Boyd Ave., is a completed site in the Brownfield Cleanup Program; sites C734073, Parcel B-Mathews Avenue Landfill Site, and C734119 (Onondaga Renewables LLC Site, are in the Brownfield Cleanup Program and require no further action at this time; sites 734049, LCP Chemical, and 734008, Honeywell, Semet Residue Ponds, are classified as Code 2, indicating that the disposal of hazardous waste has been confirmed or the site is listed on the Federal National Priorities List, in the State Superfund Program; site 734066, NIMO – Solvay, is in the Resource Conservation and Recovery program and is classified as a site that manages or has managed hazardous waste and remediation may be necessary under the RCRA corrective action program if a spill occurs; and

WHEREAS, the EAF Mapper indicates that the site is located over, or immediately adjoining, primary and principal aquifers; and

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

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

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

1. The applicant is encouraged to install additional screening for industrial operations on site wherever possible, to complement investments being made to improve the aesthetic appeal of the Village of Solvay and New York State Fairgrounds gateway areas.

2. The applicant and Town should consult with the New York State Department of Environmental Conservation to ensure that any applicable industrial permits are obtained prior to site plan approval.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 02, 2017

OCPB Case # Z-17-280

- 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 ZONE CHANGE from the Town of Van Buren Town Board at the request of Town of Van Buren Town Board for the property located Winchell Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of Interstate Route 90 (New York State Thruway), a state highway, Walters Road and Winchell Road, both county roads, and the municipal boundary between the Town of Van Buren and the Town of Geddes; and
- WHEREAS, the applicant is proposing to add a 14.79-acre parcel in a Planned Unit Development (PUD) zoning district to a Billboard Sign Overlay District (BSO) and to amend the Zoning Map of the Town of Van Buren to include the parcel in the BSO district; and
- WHEREAS, the proposed project was referred as two actions, an amendment to a local law and a zone change, which the Board is reviewing as one referral; and
- WHEREAS, in 2015, the Board recommended No Position with Comment for a Local Law referral (Z-15-416) proposing to amend the zoning classification from Planned Unit Development (PUD) to Industrial-A (In-A) for the subject parcel and seven adjacent parcels, which ultimately does not appear to have occurred; and
- WHEREAS, the site is located at the dead end of Winchell Road, a county road, near the intersection with Walters Road, another county road, in the Town of Van Buren; surrounding land uses include G&C Food Distributors, Brown's Moving and Storage, and Holiday Inn, which are all located along Winchell Road north of Walters Road; and
- WHEREAS, the submitted Boundary Survey dated February 13, 2017 shows the site abuts the New York State Thruway (I-90) to the north and is vacant except for an existing billboard sign located along the northern property line and a gravel lot that is shared with an adjacent lot to the east; and
- WHEREAS, aerial imagery shows an existing gravel drive running from the end of Winchell Road to the existing billboard; per the Boundary Survey, there is a 40' access easement along the northern property line of the site that ends at an existing asphalt drive on a neighboring parcel to the east; an additional 40' access easement "for Lots 1 and 2" is shown along the shared boundary between the site and a southern, adjacent lot; and
- WHEREAS, the Boundary Survey shows a 200' Niagara Mohawk Power Corporation easement running east-west through the site and 20' sewer and drainage easements along the eastern property line; and
- WHEREAS, the submitted Application to Town Board for Zone Change indicates that the existing billboard on the site is being used for on-premises advertising and the

applicant is requesting the zone change to Billboard Sign Overlay District (BSO) to allow for off-premises advertising on the billboard; per the Town of Van Buren zoning ordinance, billboards and off-premises signs are prohibited except within the BSO district; and

WHEREAS, the proposed Local Law No. F-2017, which accompanies the proposed zone change, will amend Section 200-13, titled "Official Zoning Map," of the Code of the Town of Van Buren to include the subject parcel in the BSO district; and

WHEREAS, per the Town of Van Buren zoning ordinance, the BSO district is intended to "define specific areas of the Town in which the use of billboard signs may constitute an effective means of advertising without adversely affecting natural vistas" and the "defined overlay district within which the erection of billboard signs is permitted will likewise serve to protect the areas of the Town outside the overlay district from a proliferation of billboard signs and the potential adverse effects associated therewith"; and

WHEREAS, the site has access to public drinking water and is located in the Baldwinsville-Seneca Knolls Wastewater Treatment Plant service area in an area that is tributary to the Metropolitan Wastewater Treatment Plant; and

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

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

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

Per the New York State Thruway Authority (NYSTA), the existing sign location does not adhere to NYSTA Bureau of Traffic Management Advertising Device Guidelines, TAP-620 (<http://www.thruway.ny.gov/commercial/forms/tap620.pdf>), which dictates that off-premises devices are not allowed within 660 feet of the nearest edge of the Thruway right-of-way. The existing billboard on the site is approximately 156 feet from the nearest edge of the Thruway right-of-way. A permit application for an off-premises device on the existing billboard in question will not be approved.

The applicant and Town are advised to consult with the New York State Thruway Authority regarding siting of facilities prior to consideration of the zoning request.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 02, 2017

OCPB Case # Z-17-281

- 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 USE VARIANCE from the City of Syracuse Board of Zoning Appeals at the request of JC Landfund, LLC for the property located at 530 South Clinton Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of the Clinton Wastewater Storage Facility, a county-owned facility; and
- WHEREAS, the applicant is requesting use variances for an approved dog daycare facility to allow the space to be used for dog-friendly events during off-hours and also to allow for the sale or distribution on site of vegetables grown in their roof garden located on a 1.3-acre lot in a Central Business-General Service A (CBD-GSA) zoning district; and
- WHEREAS, in 2016, the Board recommended No Position With Comment on a Project Site Review referral (Z-16-367) proposing construction of a dog daycare facility as part of the project; in 2015, the Board recommended No Position With Comment on a Use Variance referral (Z-15-435) for the project, advising the city to ensure permanent access and parking arrangements for the proposed business, given the proposed multiple primary uses of the parcel; and
- WHEREAS, per the submitted Referral Notice, the subject referral is a modification to the previously reviewed use variance to also allow for dog-friendly event/assembly space and the sale/distribution of vegetables grown on the roof of the proposed building, both of which are not permitted uses in the CBD-GSA district; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; according to the ReZone Syracuse draft zoning map dated June 2017, the proposed zoning for this lot is Mixed Used Central Business District (MX-5), which would act to “provide for areas of highest-density residential development, maximum building height, minimal parking, and the greatest range and mix of uses”; and
- WHEREAS, the parcel is located along the vacant, elevated railroad viaduct of the Erie Lackawana Railroad and contains a parking lot and an existing building, a former train station which currently contains office space; surrounding uses are apartment buildings, offices, and associated parking; and
- WHEREAS, the Site Plan dated July 26, 2016 shows the proposed project site to be located at the southern end of the parcel; a proposed 3,575 sf building and an adjacent pervious outdoor space are shown to replace a portion of the existing above-grade parking lot along the railroad tracks; new guard rails and a new stairway are shown along/leading down to the adjacent existing parking lot below, which is at grade with South Clinton Street, a local road; per the Site Plan, the at-grade portion of the site will include a fenced-in outdoor dog play area, a proposed retail space (8.6' x 20'), and a new gate along the existing

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E-mail Address: countyplanning@ongov.net

curb cut onto South Clinton Street; and

WHEREAS, per the submitted floor plans, the proposed building is intended to accommodate a dog daycare facility or space for conference/training, catered, or cocktail events; the current zoning district has no parking requirements and no parking is proposed for the proposed project site; and

WHEREAS, the site has access to public water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); 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 New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper shows that the building is located in the Syracuse New York State Heritage Area; as the New York State Office of Parks, Recreation & Historic Preservation states, the Heritage Area System is a state-local partnership established to preserve and develop areas that have special significance to New York State; and

WHEREAS, the EAF Mapper notes that the site is substantially contiguous to the South Salina Street Downtown and Armory Square Historic Districts and the Hotel Syracuse and Loew's State Theater, which are all listed on, or have been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

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

WHEREAS, the EAF Mapper indicates that the project is within 2,000 feet of a site listed in the NYS DEC Environmental Site Remediation database (ID: 734060); site 734060, NM - Syracuse Erie Blvd. MGP, is an active site in the State Superfund Program; and

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 02, 2017

OCPB Case # Z-17-282

- 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 AREA VARIANCE from the Town of Skaneateles ZBA at the request of Richard Moscarito for the property located at 2699 East 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 East Lake Road (Route 41), a state highway; and
- WHEREAS, the applicant is requesting area variances to allow for construction of a second floor addition to an existing dwelling, including a small deck, construction of a shoreline deck, a new septic system, reconstruction of an existing boathouse, and reconstruction of an existing seawall on a 0.2-acre parcel in Rural and Farming (RF) and Lake Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, the site is located on the eastern shore of Skaneateles Lake in the Town of Skaneateles; the submitted survey map dated June 27, 2017 shows the site contains an existing one-story frame house (778 sf), shed (83 sf), boat house, and dock and has an existing gravel drive at East Lake Road; the lands at the rear of the parcel are shown to slope down towards the lake, exceeding a 30% slope, with the top of the bank less than 15' from the existing house; and
- WHEREAS, the submitted Town of Skaneateles Case Review Worksheet indicates the lot has several existing non-conforming conditions, including minimum lot size, minimum road frontage, minimum side yard setback, and minimum lake yard; and
- WHEREAS, the submitted Site Plan dated June 29, 2017 shows the proposed project includes construction of a second floor (286 sf) addition to the existing house, including a small deck (36 sf), removal of the existing lakeside deck, construction of a new deck (12' x 14') at the rear of the house along the shoreline, and a new proposed septic system; the referral materials indicate that the existing boat house will be rebuilt and the proposed project will include repairing the existing seawall, however, no further details are provided except that "an approach of dealing with the erosion of the bank and existing seawalls are being reviewed at this time"; and
- WHEREAS, per the submitted Narrative, area variances are sought to accommodate an increase in the total building floor space from 8.6% (existing) to 11.69% (proposed) where 10% is the maximum allowed, to allow for improvements within 32.7' (existing) of the lake line where 50' is required, and to waive the minimum lot area (20,000 sf) required for development of a non-conforming lot (9,011 sf existing); and
- WHEREAS, the site is located in the Skaneateles Lake watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; impermeable surface coverage on the site is currently 10.7% and

will decrease to 10.6% following the proposed project; and

WHEREAS, per the Narrative, the “property has a questionable septic system” and drinking water is obtained directly from Skaneateles Lake; a new septic system is proposed and shown in the Site Plan to be located in front of the house and behind the gravel drive; and

WHEREAS, GIS mapping shows that the rear of the parcel abutting Skaneateles Lake is located in the 100-year floodplain and contains some federal wetlands; based on the Site Plan, the existing boat house and dock are within the floodplain and wetland areas; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper 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 registry; and

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

1. The Board discourages increases in allowances for non-conformities on such small parcels with limited accommodations for wastewater and other water quality protective measures.
2. The applicant is advised to continue coordinating with the Onondaga County Health Department. The Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to issuance of a building permit.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 02, 2017

OCPB Case # Z-17-283

- 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 Eric Brillo for the property located at 1786 Coon Hill 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 Coon Hill Road (Route 27), a county highway, and a farm operation located in an Agricultural District; and
- WHEREAS, the applicant is proposing to construct a 60' x 112' pole barn on a 15.2-acre parcel in Rural Farming (RF) and Lake Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, the Board is concurrently reviewing Special Permit (Z-17-284) and Area Variance (Z-17-285) referrals for the project; and
- WHEREAS, the site is located in a rural area east of Skaneateles Lake in the Town of Skaneateles; the site and surrounding lands are enrolled in the New York State Agricultural District 2 and contain active farmland; and
- WHEREAS, the submitted Site Plan dated June 28, 2017 shows the site has frontage on Coon Hill Road, a county road, and surrounds a residential parcel that also has frontage on Coon Hill Road; the site is shown to contain a farm field along the western property line, an existing frame house with an existing driveway onto Coon Hill Road west of the frontage parcel, and an existing frame house with an existing driveway onto Coon Hill Road east of the frontage parcel; and
- WHEREAS, two existing barns, Barn 'A' and East Barn, are shown on the Site Plan and located to the rear of the frontage parcel; per the submitted Narrative, the barns and surrounding gravel area are used for a service business, Brillo Excavating and Waste Disposal; there is an existing shared driveway located on both the site and the frontage parcel that appears to provide access to the house on the frontage parcel and extends to the existing barns; and
- WHEREAS, the proposed project includes constructing a 6,720 sf pole barn, Barn 'B', west of the existing barns, squaring off the gravel area around the existing and proposed barns, and planting pine trees for screening around the front and rear of Barn 'B'; per the Narrative, the barn is intended for office space and storage for the service business; and
- WHEREAS, per the Town of Skaneateles zoning ordinance, service business, office, and warehouse are business uses permitted in the Rural Farming (RF) district upon issuance of a special permit; and
- WHEREAS, a letter to the applicant from the Town Codes Enforcement Officer, included in the referral materials, indicates that the proposed barn does not conform to the minimum front yard setback requirement (proposing 82.7' where 100' is required) and the maximum allowable cumulative footprint of all non-

residential buildings completed after January 1, 1996 (proposing 8,520 sf where 6,000 sf is allowed); an area variance is sought for these non-conforming conditions; and

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

WHEREAS, the existing houses are shown to have their own existing wells and septic systems; the Narrative indicates that the barns also have existing well and septic system services; a new septic system is proposed to service Barn 'B'; and

WHEREAS, GIS mapping shows a stream, including a small pond, running east-west through the southern portion of the site; per the New York State Department of Environmental Conservation (NYS DEC), the stream is a classification AA protected stream; the stream, labeled "Approx. Watercourse", is shown on the Site Plan and does not appear to encroach on the proposed barn; and

WHEREAS, GIS mapping shows the presence of federal wetlands associated with the stream on the site; the wetland area does not appear to encroach on the proposed barn; and

WHEREAS, the NYS DEC Environmental Assessment Form (EAF) Mapper 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 registry; and

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

1. All existing or proposed access to Coon Hill Road must meet Onondaga County Department of Transportation commercial driveway standards. Per the Onondaga County Department of Transportation, the Town is advised to ensure appropriate access and maintenance agreements are in place for the shared driveway.
2. The Town is encouraged to require that the site plan include the extent of any proposed or allowable outdoor storage of equipment or materials.
3. The Town is advised to ensure that appropriate state permitting is in place for the handling and disposal of regulated waste materials on site, as applicable to the business, or ensure that no handling or disposal is occurring on site.
4. The applicant is encouraged to consider additional tree plantings between the built area and watercourse to aid in filtering stormwater and protect water quality.
5. The applicant and Town are advised to ensure the following county, state, and/or federal regulation has been met prior to approving this project:
 - a. Septic System Approval - the Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to issuance of a building permit.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 02, 2017

OCPB Case # Z-17-284

- 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 SPECIAL PERMIT from the Town of Skaneateles Planning Board at the request of Eric Brillo for the property located at 1786 Coon Hill 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 Coon Hill Road (Route 27), a county highway, and a farm operation located in an Agricultural District; and
- WHEREAS, the applicant is requesting a special permit to construct a 60' x 112' pole barn on a 15.2-acre parcel in Rural Farming (RF) and Lake Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, the Board is concurrently reviewing Site Plan (Z-17-283) and Area Variance (Z-17-285) referrals for the project; and
- WHEREAS, the site is located in a rural area east of Skaneateles Lake in the Town of Skaneateles; the site and surrounding lands are enrolled in the New York State Agricultural District 2 and contain active farmland; and
- WHEREAS, the submitted Site Plan dated June 28, 2017 shows the site has frontage on Coon Hill Road, a county road, and surrounds a residential parcel that also has frontage on Coon Hill Road; the site is shown to contain a farm field along the western property line, an existing frame house with an existing driveway onto Coon Hill Road west of the frontage parcel, and an existing frame house with an existing driveway onto Coon Hill Road east of the frontage parcel; and
- WHEREAS, two existing barns, Barn 'A' and East Barn, are shown on the Site Plan and located to the rear of the frontage parcel; per the submitted Narrative, the barns and surrounding gravel area are used for a service business, Brillo Excavating and Waste Disposal; there is an existing shared driveway located on both the site and the frontage parcel that appears to provide access to the house on the frontage parcel and extends to the existing barns; and
- WHEREAS, the proposed project includes constructing a 6,720 sf pole barn, Barn 'B', west of the existing barns, squaring off the gravel area around the existing and proposed barns, and planting pine trees for screening around the front and rear of Barn 'B'; per the Narrative, the barn is intended for office space and storage for the service business; and
- WHEREAS, per the Town of Skaneateles zoning ordinance, service business, office, and warehouse are business uses permitted in the Rural Farming (RF) district upon issuance of a special permit; and
- WHEREAS, a letter to the applicant from the Town Codes Enforcement Officer, included in the referral materials, indicates that the proposed barn does not conform to the minimum front yard setback requirement (proposing 82.7' where 100' is required) and the maximum allowable cumulative footprint of all non-

residential buildings completed after January 1, 1996 (proposing 8,520 sf where 6,000 sf is allowed); an area variance is sought for these non-conforming conditions; and

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

WHEREAS, the existing houses are shown to have their own existing wells and septic systems; the Narrative indicates that the barns also have existing well and septic system services; a new septic system is proposed to service Barn 'B'; and

WHEREAS, GIS mapping shows a stream, including a small pond, running east-west through the southern portion of the site; per the New York State Department of Environmental Conservation (NYS DEC), the stream is a classification AA protected stream; the stream, labeled "Approx. Watercourse", is shown on the Site Plan and does not appear to encroach on the proposed barn; and

WHEREAS, GIS mapping shows the presence of federal wetlands associated with the stream on the site; the wetland area does not appear to encroach on the proposed barn; and

WHEREAS, the NYS DEC Environmental Assessment Form (EAF) Mapper 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 registry; and

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

1. All existing or proposed access to Coon Hill Road must meet Onondaga County Department of Transportation commercial driveway standards. Per the Onondaga County Department of Transportation, the Town is advised to ensure appropriate access and maintenance agreements are in place for the shared driveway.
2. The Town is encouraged to require that the site plan include the extent of any proposed or allowable outdoor storage of equipment or materials.
3. The Town is advised to ensure that appropriate state permitting is in place for the handling and disposal of regulated waste materials on site, as applicable to the business, or ensure that no handling or disposal is occurring on site.
4. The applicant is encouraged to consider additional tree plantings between the built area and watercourse to aid in filtering stormwater and protect water quality.
5. The applicant and Town are advised to ensure the following county, state, and/or federal regulation has been met prior to approving this project:
 - a. Septic System Approval - the Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to issuance of a building permit.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 02, 2017

OCPB Case # Z-17-285

- 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 Skaneateles ZBA at the request of Eric Brillo for the property located at 1786 Coon 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 Coon Hill Road (Route 27), a county highway, and a farm operation located in an Agricultural District; and
- WHEREAS, the applicant is requesting an area variance to construct a 60' x 112' pole barn on a 15.2-acre parcel in Rural Farming (RF) and Lake Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, the Board is concurrently reviewing Site Plan (Z-17-283) and Special Permit (Z-17-284) referrals for the project; and
- WHEREAS, the site is located in a rural area east of Skaneateles Lake in the Town of Skaneateles; the site and surrounding lands are enrolled in the New York State Agricultural District 2 and contain active farmland; and
- WHEREAS, the submitted Site Plan dated June 28, 2017 shows the site has frontage on Coon Hill Road, a county road, and surrounds a residential parcel that also has frontage on Coon Hill Road; the site is shown to contain a farm field along the western property line, an existing frame house with an existing driveway onto Coon Hill Road west of the frontage parcel, and an existing frame house with an existing driveway onto Coon Hill Road east of the frontage parcel; and
- WHEREAS, two existing barns, Barn 'A' and East Barn, are shown on the Site Plan and located to the rear of the frontage parcel; per the submitted Narrative, the barns and surrounding gravel area are used for a service business, Brillo Excavating and Waste Disposal; there is an existing shared driveway located on both the site and the frontage parcel that appears to provide access to the house on the frontage parcel and extends to the existing barns; and
- WHEREAS, the proposed project includes constructing a 6,720 sf pole barn, Barn 'B', west of the existing barns, squaring off the gravel area around the existing and proposed barns, and planting pine trees for screening around the front and rear of Barn 'B'; per the Narrative, the barn is intended for office space and storage for the service business; and
- WHEREAS, per the Town of Skaneateles zoning ordinance, service business, office, and warehouse are business uses permitted in the Rural Farming (RF) district upon issuance of a special permit; and
- WHEREAS, a letter to the applicant from the Town Codes Enforcement Officer, included in the referral materials, indicates that the proposed barn does not conform to the minimum front yard setback requirement (proposing 82.7' where 100' is required) and the maximum allowable cumulative footprint of all non-

residential buildings completed after January 1, 1996 (proposing 8,520 sf where 6,000 sf is allowed); an area variance is sought for these non-conforming conditions; and

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

WHEREAS, the existing houses are shown to have their own existing wells and septic systems; the Narrative indicates that the barns also have existing well and septic system services; a new septic system is proposed to service Barn 'B'; and

WHEREAS, GIS mapping shows a stream, including a small pond, running east-west through the southern portion of the site; per the New York State Department of Environmental Conservation (NYS DEC), the stream is a classification AA protected stream; the stream, labeled "Approx. Watercourse", is shown on the Site Plan and does not appear to encroach on the proposed barn; and

WHEREAS, GIS mapping shows the presence of federal wetlands associated with the stream on the site; the wetland area does not appear to encroach on the proposed barn; and

WHEREAS, the NYS DEC Environmental Assessment Form (EAF) Mapper 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 registry; and

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

While the Board offers no position with regard to the requested variance, the Town is encouraged to consider the overall project comments from the Board for the accompanying Site Plan and Special Permit:

1. All existing or proposed access to Coon Hill Road must meet Onondaga County Department of Transportation commercial driveway standards. Per the Onondaga County Department of Transportation, the Town is advised to ensure appropriate access and maintenance agreements are in place for the shared driveway.
2. The Town is encouraged to require that the site plan include the extent of any proposed or allowable outdoor storage of equipment or materials.
3. The Town is advised to ensure that appropriate state permitting is in place for the handling and disposal of regulated waste materials on site, as applicable to the business, or ensure that no handling or disposal is occurring on site.
4. The applicant is encouraged to consider additional tree plantings between the built area and watercourse to aid in filtering stormwater and protect water quality.
5. The applicant and Town are advised to ensure the following county, state, and/or federal regulation has been met prior to approving this project:

a. Septic System Approval - the Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to issuance of a building permit.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 02, 2017

OCPB Case # Z-17-286

- 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 THREE-MILE LIMIT from the City of Syracuse Planning Commission at the request of Sarah Bailey for the property located at 4511 Bamerick Road; and
- WHEREAS, the site is located within three miles of the City of Syracuse and subject to the extra-territorial jurisdiction of the City of Syracuse under the three-mile limit rule and the site is located within 500 feet of East Seneca Turnpike (Route 173), a state highway, the municipal boundary between the Town of DeWitt and the Town of LaFayette, and a farm operation located in an Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 48.98-acre parcel into three new lots, Lot 1 (15.64 acres), Lot 2 (19.306 acres), and Lot 3 (14.031 acres) in a Residential-1 zoning district; and
- WHEREAS, the Board recently recommended No Position with Comment for the Preliminary Subdivision referral (S-17-38) relating to this 3-mile limit review and encouraged the Town of DeWitt to consider the potential long-term effects of subdivisions to create new residential lots in rural areas and give notice of the public hearing to the Town of LaFayette; and
- WHEREAS, the site is located south of the Clark Reservation, a state park, near the municipal boundary between the Town of DeWitt and Town of LaFayette; one of the parcels adjacent to the site contains an active farm and is enrolled in the New York State Agricultural District; additional adjacent parcels to the south, east, and across from Bamerick Road, a local road, contain existing, single-family homes; and
- WHEREAS, the site consists of tax parcel 083.-02-04.1 which is bisected by a 12-acre parcel owned by National Grid; the submitted survey map dated April 25, 2017 shows that the site has frontage on Bamerick Road and contains an existing two-story frame house with garage and existing driveway onto Bamerick Road; and
- WHEREAS, per the survey map, the subdivision will create three residential lots from tax parcel 083.-02-04.1; proposed Lot 1 (15.64 acres) will consist of the land west of the National Grid parcel; proposed Lot 2 (19.306 acres) will contain the existing house, garage, and driveway and be adjacent to the National Grid parcel on the eastern side; proposed Lot 3 will consist of the remaining westerly 14.031 acres of land; and
- WHEREAS, the survey map shows a Niagara Mohawk gas main and 20-foot gas easement along the boundary between proposed Lot 2 and 3; and
- WHEREAS, the site is served by municipal drinking water and individual septic system; per the Environmental Assessment Form (EAF), the proposed lots will have individual subsurface sewage disposal fields; the survey map shows an

existing 8-inch waterline owned by the Onondaga County Water Authority (OCWA) along Bamerick Road and an East Syracuse water line at the rear of proposed Lot 2 and 3; and

WHEREAS, GIS mapping shows Rush Creek along the south boundary of the site and a small area of federal wetlands associated with the stream; this area is also mapped on the submitted survey map and labeled "30' wide federal wetland assoc. with Rush Creek per Onondaga County GIS"; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project site is located in or near the following natural communities: Calcareous Cliff Community, Calcareous Talus Slope Woodland, Maple-Basswood Rich Mesic Forest, and Limestone Woodland; per the NYS DEC, if a significant natural community is present at or near the location, a careful on-site evaluation should be done to confirm the size, status, and specific locations of those natural communities on the parcel, and to document the presence of any significant plants or wildlife; and

WHEREAS, the EAF Mapper indicates that the site is located over, or immediately adjoining, a principal aquifer; and

WHEREAS, the EAF Mapper indicates that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the 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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 02, 2017

OCPB Case # Z-17-287

- 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 SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of Tomra NY Recycling, LLC for the property located at 130 Lea Lane (aka 182 Swansea Drive); and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of the municipal boundary between the City of Syracuse and the Town of Salina; and
- WHEREAS, the applicant is requesting a special permit to establish an indoor recycling center in an existing strip commercial building on a 0.53-acre site located in Shop City Plaza in a Local Business Class A zoning district; and
- WHEREAS, in 2012, the Board recommended No Position for a Special Permit referral (Z-12-235) proposing to establish a new restaurant in the subject building; and
- WHEREAS, the site is located near the intersection of Swansea Drive and Lea Lane, both city roads, in the Eastwood neighborhood of the City of Syracuse; the site is part of the Shop City Plaza and adjacent to the municipal boundary with the Town of Salina and the Grant Village Apartments; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; according to the ReZone Syracuse draft zoning map dated June 2017, the proposed zoning for this lot is Commercial (CM), which would act to "provide appropriate areas on or near major roadways that would permit the development and continued use of land for compatible commercial and service uses where access requires good vehicular circulation"; and
- WHEREAS, aerial imagery shows that the site contains an existing one-story strip commercial building that is southeast of the rest of the Shop City Plaza; the building includes storefronts for six businesses with space for parking at the front of the building and along the southern side of the building; there are larger expanses of parking lot on the adjacent properties that presumably provide shared parking for all businesses in the plaza; and
- WHEREAS, access to the Shop City Plaza comes from entrances on Teall Avenue, Grant Boulevard, Grant Terrace, Swansea Drive, and Lea Lane, all of which are city roads except Teall Avenue which becomes a county road at the Town of Salina boundary; and
- WHEREAS, the submitted Application for Special Permit Review by the Planning Commission indicates that the proposed project consists of interior renovations to the existing space, a former hair salon, to accommodate the proposed bottle and can redemption center; and
- WHEREAS, proposed hours of operation are Monday through Saturday 9am to 6pm; and

WHEREAS, proposed signage includes one wall-mounted sign (15' x 5') to be located above the storefront, one wall-mounted sign (12' x 2') to be located on the southern side of the building, and one sign (8' x 1') to be mounted on the Shop City Plaza's existing ground sign at the entrance on Teall Avenue; and

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

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 02, 2017

OCPB Case # Z-17-289

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Marcellus Town Board at the request of Town of Marcellus Town Board for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing Local Law No. A of the year 2017, titled "A Local Law to Amend the Town of Marcellus Zoning Law of 2009 to Add a New Section Regulating the Siting and Construction of Solar Energy Systems Within the Town"; and
- WHEREAS, the proposed local law will add a new Subsection (N) Solar Energy Systems to Section 24 Supplementary Regulations (Lighting, Driveways, etc.) of the Town of Marcellus zoning ordinance; and
- WHEREAS, per the local law, “the Town of Marcellus recognizes that solar energy is a clean, readily available and renewable energy source that has become increasingly affordable” and “that comprehensive regulations regarding the development of Solar Energy Systems are necessary to protect the interests of the Town, its residents, and businesses”; and
- WHEREAS, per the local law, the proposed Subsection N is intended to “establish provisions for the placement, design, construction, operation and removal of such systems in order to uphold the public health, safety and welfare” and to “ensure that such systems will not have a significant adverse impact on the aesthetic qualities and character of the Town”; and
- WHEREAS, per the local law, Building-Integrated Solar Energy Systems, defined as “a Solar Energy System incorporated into and becoming part of the overall architecture, design and structure of a building in manner that the Solar Energy System is a permanent and integral part of the building structure,” shall be permitted in all zoning districts subject to the issuance of a building permit; and
- WHEREAS, per the local law, Rooftop-Mounted Solar Energy Systems, defined as “a Solar Energy System in which Solar Collectors/Panels are mounted on the roof of a building or structure either as a flush-mounted system or as panels fixed to frames which can be tilted to maximize solar collection,” shall be permitted in all zoning districts subject to the issuance of a building permit and shall not exceed the maximum allowed height of the principal use in the zoning district in which it is located; and
- WHEREAS, per the local law, Ground-Mounted Solar Energy Systems, defined as “a Solar Energy System that is affixed to the ground either directly or by mounting devices and which is not attached or affixed to a building or structure,” shall be permitted as accessory structures in all zoning districts subject to the

issuance of a building permit; Ground-Mounted Solar Energy Systems shall be prohibited in front yards, shall comply with the most restrictive area, yard and bulk regulations in the zoning district in which it is located, may be subject to additional setback requirements designated by the Planning Board, shall not exceed 15' in height, shall be screened and situated in a manner that minimizes visual and shading impacts to surrounding properties, and shall not have a total surface area greater than the area of the ground covered by the building structure of the largest building on the lot; per a conversation with the attorney representing the Town, the surface area regulations are not intended to preclude ground-mounted systems on vacant parcels; and

WHEREAS, per the local law, additional regulations that apply to Building-Integrated, Rooftop-Mounted, and Ground-Mounted Solar Energy Systems include: installations must be performed by qualified individuals and must be inspected by a Town Code Enforcement Officer and appropriate electrical inspection and public utility persons, power derived from these Solar Energy Systems shall only be used by the occupants of the premises on which they are located unless through a net-metering arrangement, and Solar Energy Systems shall have neutral paint colors, materials and textures to the extent practicable; and

WHEREAS, per the local law, Solar Farms, defined as “a Solar Energy System or collection of Solar Energy Systems or area of land principally used to convert solar energy to electricity, whether by photovoltaics, concentrating solar thermal devices or various experimental solar technologies, with the primary purpose of supplying electricity to a utility grid for wholesale or retail sales of electricity to the general public of utility provider,” shall be permitted in Agricultural (A-1) and Light Industrial (L-1) zoning districts upon issuance of site plan approval and a special use permit; Solar Farms shall be prohibited in all Residential zoning districts and shall adhere to the following lot area and yard regulations: minimum street frontage: 300', minimum lot area: 15 acres, minimum front yard setback: 250', minimum rear yard setback: 100', and minimum side yard setback: 100'; and

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

1. The Town is advised to provide additional clarification regarding the total surface area regulations for Ground-Mounted Solar Energy Systems and to be cautious of overly restrictive regulations that may prevent the installation of systems on vacant parcels or large lots with small structures.
2. The Town is encouraged to consult with the CNY RPDB Energy Management office (315-422-8276) regarding best practices for regulating solar energy systems, prior to enacting the proposed regulations.
3. The Town is also encouraged to consult with the New York State Department of Agriculture and Markets prior to enactment any local laws which may affect farmland, to ensure against conflicts with New York State Agricultural District law for certified properties in the Town.
4. The Town is advised that any access to proposed commercial solar farms

located on state or county roads must meet the commercial driveway requirements of the New York State or Onondaga County Department of Transportation, respectively.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 02, 2017

OCPB Case # Z-17-290

- 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 Addcom Electronics (Hancock Airpark) for the property located at Stewart Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of the municipal boundary between the Town of Cicero and the Town of DeWitt; and
- WHEREAS, the applicant is requesting several area variances to construct a new building with associated parking on a portion of a 20.92-acre parcel in a General Commercial Plus zoning district; and
- WHEREAS, the site is located within the Hancock Airpark, generally zoned General Commercial Plus, and housing a variety of large-scale commercial and industrial uses; the subject parcel and adjacent lands are owned and controlled by the Onondaga County Department of Economic Development as part of the Airpark, as well as lands owned by the adjacent Hancock International Airport; and
- WHEREAS, the Variance Map for Part of Lot No. 1F Hancock Airpark dated July 6, 2017 shows a 4,800 square foot building for Addcom Electronics, with two delivery bays, related asphalt, parking for 5 vehicles, and a driveway onto Stewart Drive, a local road to be constructed; and
- WHEREAS, the plan shows the project to occur on an approximately 215' x 150' portion (0.74 acres) of a vacant 20.92-acre parcel which extends along the south side of Stewart Drive and Charleston Road; the development would occur directly across from the intersection with Ethan Allen Street; a subdivision referral was not included with the variance referral; and
- WHEREAS, per the referral, three area variances are needed; 1) to allow a 148' lot depth where 200' is the minimum required, 2) for a 31' setback where 50' is required, and 3) for a 20' rear yard setback where 25' is required; and
- WHEREAS, the site is to be served by public drinking water (OCWA) and public wastewater facilities; the site is located inside the Onondaga County Sanitary District, in the Oak Orchard Treatment Plant and Davis Road Pump Station service areas; 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

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project is within 2,000 feet of sites listed in the NYS DEC Environmental Site Remediation database (ID 734054); per the Environmental Site Remediation Database, the site is the New York Air National Guard, Hancock Field, and is a 2.5 acre site which is part of the State Superfund Program; per the Site Health Assessment, "Residents in the vicinity of the site area are served by a public water supply with a remote source. PCBs in surface soil have been remediated and the exposure potential has been eliminated."; and

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

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 x225 early in the planning process to ensure sewer availability and capacity.
2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.
3. The 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 Lisa Dell and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 02, 2017

OCPB Case # Z-17-291

- 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 Ovadia Avraham for the property located at 6723 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 Lakeshore Road (Route 15) and South Bay Road (Route 208), both county highways, the county-owned South Bay Wastewater Pump Station, and the municipal boundary between the Town of Cicero and Oswego County; and
- WHEREAS, the applicant is requesting two area variances to construct (3) 8-dwelling apartment buildings on a 1.13-acre parcel in a General Commercial zoning district; and
- WHEREAS, the Board recently recommended Modification of a 103-parcel zone change referral from the Town of Cicero (Z-17-71), which included changing the zoning of the subject parcel from Neighborhood Commercial to General Commercial; the Board cautioned against up-zoning lands “encumbered by wetlands and floodplains and other such parcels on which development should be carefully scrutinized”; and
- WHEREAS, the sloped site is located on the shore of Oneida Lake on a narrow strip of land between a shoreline wall and Lakeshore Road; the site plan appears to be connected and utilizing lands under common ownership which contains marina slips, a boat launch, an associated building and parking lot (080.-25-35.2), however that parcel was not included in the referral; and
- WHEREAS, the Waterfront Residential Development Site Plan Layout dated July 26, 2016 shows only portions of both subject parcels; along the shoreline and parallel with Lakeshore Road, the plan shows three 4-unit apartment buildings (presumably two stories each to accommodate 8 units per building), each approximately 100’ x 36’, with areas at each end labeled “Exit Stairs”; the apartment units are labeled 930 square feet each; no further building access details, measurements, or elevations are included in the Site Plan or referral materials; area variances are required for the proposed buildings, including a front yard setback of 36’ where 50’ is required, and a rear yard setback of 24’ where 25’ is required; and
- WHEREAS, to the east of the proposed buildings, an open area on the adjacent parcel, currently gravel and used by the marina facility, is labeled “Parking Area for Residential Units”; further to the east on the adjacent parcel, delineated parking for at least 14 vehicles is shown (rest of site cut off on plan, but improvements appear to continue); an improved new patio area with table seating is also shown near the delineated parking spots; it is unclear whether these improvements are to be considered as part of the current project; and

- WHEREAS, the Site Plan shows an existing approximately 50' wide driveway onto Lakeshore Road, a county road, to remain and serve the marina and apartments; guiderail is shown along Lakeshore Road for the entirety of the parcel west of South Bay Road, due to the steep topography at the road edge; per the Onondaga County Department of Transportation, the applicant is advised to contact the Department regarding necessary traffic and site drainage information, and standards for the existing driveway access, should it be used for access to additional land uses; and
- WHEREAS, the Site Plan indicates additional boat dock slips to be added near the shoreline in the vicinity of the apartments, where a lesser number of docks appear to exist; permits from the NYS DEC and/or US Army Corps of Engineers may be required; no landscaping, sidewalk or other site improvements such as landscaping, sidewalks, lighting, or shoreline improvements are shown on the plan; and
- WHEREAS, the site is to be served by public drinking water (OCWA) and wastewater, and the site is located in the Brewerton Wastewater Treatment Plant service area; the South Bay Pump Station is located across Lakeshore Road from the site; both OCWA and the Onondaga County Department of Water Environment Protection advise the applicant to contact the respective agencies to determine infrastructure availability and service options; and
- WHEREAS, per the EAF mapper and GIS resources, the site is shown to contain areas of federal wetlands, and 100-year floodplains; the floodplain boundary is shown to encroach significantly within the proposed building footprints; the applicant must obtain appropriate permits from the U.S. Army Corps of Engineers for any proposed development or placement of fill in a federal wetland, or drainage of federal wetlands on site; 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"; the Onondaga County Hazard Mitigation Plan, adopted by the Town of Cicero, has also 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; the New York State Department of Environmental Conservation also provided municipalities with Floodplain Ordinance language to be utilized in regulating floodplains in order to maintain good standing in the National Flood Insurance Program; adherence to these regulations will likely require elevation of structures at least two feet above base flood elevation and other mitigation measures; owners are also likely subject to flood insurance premiums for buildings located within a floodplain; and
- WHEREAS, the Short Environmental Assessment Form indicates that 1.5 acres is to be disturbed; no stormwater management accommodations are indicated on the Site Plan; the EAF indicates stormwater will drain to Oneida Lake; if the proposed project cumulatively disturbs one acre or more of land, it must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity, and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a

Notice of Intent (NOI) to the Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality and the applicant must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water Permits; if the proposed project is located within the Onondaga Lake watershed the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual; and

WHEREAS, per the EAF Mapper, the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; the applicant and/or municipality is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the SEQR process; the EAF completed by the applicant left this question blank; and

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

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

The Board strongly discourages the granting of variances to construct residential buildings in the 100-year floodplain and which may contain federal wetlands. The Board encourages the Town to strictly adhere to floodplain laws and overlay restrictions in considering variances and other approvals for the site.

The submitted Site Plan also lacks necessary information regarding the proposed development to assess the proposed project, including the entirety of the site and all proposed site improvements, parcel boundaries, basic building details including access and elevations, lighting, drinking water and wastewater accommodations, stormwater management, existing site features including wetlands and floodplains, and a scale bar.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 02, 2017

OCPB Case # Z-17-292

- 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 Shawn Patane (Preferred Powersports) for the property located at 8934 Brewerton 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 Brewerton Road (Route 11) and Route 81, both state highways; and
- WHEREAS, the applicant is proposing construction of a 7,560 square foot storage building for exclusive use of the current business on a 1.42-acre parcel in a General Commercial zoning district; and
- WHEREAS, in 2013, the Board recommended Modification of a Site Plan referral (Z-13-308) proposing to construct a 64' x 136' storage building, which has since been completed, on the subject parcel; and
- WHEREAS, the site is located in the Town of Cicero west of Interstate 81 (I-81), a state highway, with surrounding land uses that include mostly vacant parcels and commercial sales operations; the submitted Existing Site Plan dated April 18, 2017 shows the site has frontage on Brewerton Road, a state road, and contains an existing building with a covered porch; a stone surfaced area is shown at the front of the building and a paved parking area (8 parking spaces) is located at the rear; and
- WHEREAS, per the Existing Site Plan, the site abuts land owned by National Grid to the rear and the adjacent southerly parcel contains additional buildings and parking areas for the existing business, Preferred Powersports, on the site; there is an existing driveway onto Brewerton Road on the southerly parcel; per a letter from the applicant to the Town of Cicero Planning Department, included in the referral materials, a cross access easement was filed in 2014 that allows for access to the site from the driveway on the southerly parcel; and
- WHEREAS, the submitted Proposed Site Plan dated April 18, 2017 shows the proposed building (54' x 140') will be located at the rear of the existing building and parking area; per the letter, the proposed building will be constructed with the same materials and colors as the existing buildings used by the business; the proposed building is intended for storage exclusively for Preferred Powersports; and
- WHEREAS, the Proposed Site Plan shows 4" perforated pipes to be set in stone trenches along the northern and southern sides of the proposed building; and
- WHEREAS, per the letter, there are no proposed changes to the existing parking or exterior lighting on the site; and
- WHEREAS, proposed signage will include a sign (up to 120 sf) on the east side of the proposed building to allow for visibility from I-81; and

WHEREAS, the site has access to public drinking water and no wastewater facilities are available on site; per the letter, no water, gas, or sewer utilities are required for the proposed building so only electricity is proposed; the adjacent southerly parcel, containing a portion of the business, has a septic system for the buildings on that parcel; and

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

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

1. The New York State Department of Transportation has determined that the applicant must submit a site plan to the Department for review of the proposed signage and any modifications required by the Department must be reflected on the site plan prior to local approval.
2. The municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the New York State Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department.

The Board also offers the following comments:

1. Per the New York State Department of Transportation, the Town is advised to ensure appropriate access agreements are in place for any shared driveways on Brewerton Road.
2. Per the Onondaga County Health Department, any future development of the site that requires a connection to public drinking water will necessitate a septic system on the site.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 02, 2017

OCPB Case # Z-17-293

- 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 Michael R. Hummer for the property located at South Bay Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of South Bay Road and Whiting Road, both county highways; and
- WHEREAS, the applicant is proposing construction of a 9,800 square foot building for a landscaping business on a 2.40-acre parcel in an Agricultural (AG) zoning district; and
- WHEREAS, the site consists of a vacant, partially wooded parcel with frontage on South Bay Road, a county road, in the Town of Cicero; surrounding land uses include primarily vacant, wooded parcels, agricultural fields, and low-density residential lots; and
- WHEREAS, aerial imagery shows the site has a large clearing and an existing gravel area at the front of the site with an existing driveway onto South Bay Road; and
- WHEREAS, the submitted Site Plan dated March 10, 2017 shows the proposed building (140' x 70') with a proposed stone lot situated at the front of the building and extending along the southern side and to the rear and proposed mulch storage bins at the rear of the building and stone lot; and
- WHEREAS, per the Site Plan, a 25' blacktop entrance is shown at South Bay Road and appears to replace the existing gravel driveway; a proposed sign is shown just east of the "Road Boundary" approximately 50' from the centerline of South Bay Road; and
- WHEREAS, per the Site Plan, the proposed building is intended for vehicle and equipment storage for a landscape business, Hummer Lawn and Snow; proposed hours of operation are Monday through Saturday 8am to 4:30pm; and
- WHEREAS, the submitted Elevations dated May 12, 2017 show the proposed building will include tan metal siding, a dark green metal roof, and overhead doors at the front and rear of the building; and
- WHEREAS, per the Environmental Assessment Form, the site is served by two individual wells, one of which is shown on the Site Plan, and the referral notes that the site has no existing wastewater service; no utilities are required for the proposed building; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form (EAF) Mapper indicates that the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site registry; and

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

1. The Onondaga County Department of Transportation has determined that the municipality and applicant must contact the Department at (315) 435-3205 to discuss any required traffic data for the proposed project. Any modifications to the Site Plan required by the Department must be reflected on a revised Site Plan prior to municipal approval.
2. Per the Onondaga County Department of Transportation, the blacktop entrance for the proposed access onto South Bay Road must extend to the edge of the County right-of-way to meet Department standards.
3. The applicant must contact the Onondaga County Health Department regarding plans for onsite wastewater systems given the presence of wells on the site and any proposed wastewater accommodations must be shown on the Site Plan prior to municipal approval.

The Board also offers the following comments:

1. Per the Onondaga County Department of Transportation, additional stormwater runoff into the County right-of-way is prohibited.
2. All existing or proposed access to South Bay Road must meet Onondaga County Department of Transportation requirements and will be subject to the availability of sight distance. Access for the landscaping business must meet Department commercial driveway standards.
3. Per the Onondaga County Department of Transportation, no parking, loading, or servicing of vehicles in the right-of-way, or backing of vehicles into the right-of-way, is permitted.
4. The applicant and municipality are advised to ensure the following county, state, and/or federal regulation has been met prior to site plan approval:
 - a. County Highway Access and/or Work Permit – any new or modified driveways and work within the County right-of-way require a Highway Access and/or Work Permit from the Onondaga County Department of Transportation.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 02, 2017

OCPB Case # Z-17-294

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Onondaga Zoning Board of Appeals at the request of Nedrow Express, LLC for the property located at 6905 South Salina Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of South Salina Street (Route 11), a state highway; and
- WHEREAS, the applicant proposes to convert an existing gasoline dispensing facility with automobile service into a convenience store with gasoline sales on a 19,200 square foot parcel in a Neighborhood Shopping-Nedrow (NS-N) zoning district; and
- WHEREAS, the Board is concurrently reviewing an Area Variance referral (Z-17-295) for the project; and
- WHEREAS, the site is located at the intersection of South Salina Street, a state road, and Cedric Avenue, a local road, in Nedrow, a hamlet in the Town of Onondaga; surrounding land uses include various commercial businesses along South Salina Street and residential neighborhoods; and
- WHEREAS, the site contains an existing gasoline dispensing facility, a former Valero, with three service bays for automobile service and a canopy over 2 gas pumps; and
- WHEREAS, per the submitted Plans dated July 17, 2017, the proposed project will update the existing building for a new convenience store; no changes are proposed to the existing building footprint or site configuration; the proposed facility will still provide gasoline service, but no automobile service; the existing service bays will be utilized for the convenience store; and
- WHEREAS, the Plans show existing evergreen trees providing screening at the southwestern and northeastern corners of the site; additional trees are proposed to extend along the entire eastern and southern boundaries which abut residential properties; and
- WHEREAS, per the Plans, the site has two existing curb cuts onto South Salina Street and unrestricted access from Cedric Avenue; the proposed project includes lining the existing parking area for 16 parking spaces, including one handicapped, and installing two planting beds along Cedric Avenue; the existing access from Cedric Avenue will be divided into two entrance areas with the proposed planting beds; there are no proposed changes to the curb cuts on South Salina Street; and
- WHEREAS, per the Town of Onondaga zoning ordinance, area variances are sought for the following: 1) the minimum lot size required for highway vehicle service stations and convenience stores with fuel service is 20,000 sf and the lot size of the site is 19,200 sf; and 2) the minimum side yard required along each district boundary is 50' and the site abuts residential parcels to the east and

south where the side yard is only 28' 6-1/2" and 23' 8-3/8", respectively; and
WHEREAS, the site is served by public drinking water and wastewater and is located in the Metropolitan Wastewater Treatment Plant service area; and
WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form (EAF) Mapper indicates that the site is located over, or immediately adjoining, primary and principal aquifers; and

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

1. Per the New York State Department of Transportation, the northernmost driveway on South Salina Street will not be permitted and must be closed.
2. The applicant must coordinate with the New York State Department of Transportation to ensure that the existing driveway on South Salina Street meets Department standards for commercial driveways.

The Board also offers the following comments:

1. The applicant is advised to extend the sidewalk along South Salina Street to provide a continuous sidewalk along the road frontage.
2. The Board encourages the applicant to provide streetscaping, such as grass, landscaping, or street trees, to promote walkability along South Salina Street.
3. The applicant is encouraged to relocate the proposed parking spaces, located at the front of the building and across from the southernmost driveway on South Salina Street, to provide for better site circulation and reduce potential safety conflicts.
4. The applicant and municipality are advised to ensure the following county, state, and/or federal regulation has been met prior to site plan approval:
 - a. State Highway Access and/or Work Permit – any new or modified driveways and work within the State right-of-way require a Highway Access and/or Work Permit from the New York State Department of Transportation.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 02, 2017

OCPB Case # Z-17-295

- 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 Onondaga Zoning Board of Appeals at the request of Nedrow Express, LLC for the property located at 6905 South Salina Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of South Salina Street (Route 11), a state highway; and
- WHEREAS, the applicant requesting an area variance to convert an existing gasoline dispensing facility with automobile service into a convenience store with gasoline sales on a 19,200 square foot parcel in a Neighborhood Shopping-Nedrow (NS-N) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-17-294) for the project; and
- WHEREAS, the site is located at the intersection of South Salina Street, a state road, and Cedric Avenue, a local road, in Nedrow, a hamlet in the Town of Onondaga; surrounding land uses include various commercial businesses along South Salina Street and residential neighborhoods; and
- WHEREAS, the site contains an existing gasoline dispensing facility, a former Valero, with three service bays for automobile service and a canopy over 2 gas pumps; and
- WHEREAS, per the submitted Plans dated July 17, 2017, the proposed project will update the existing building for a new convenience store; no changes are proposed to the existing building footprint or site configuration; the proposed facility will still provide gasoline service, but no automobile service; the existing service bays will be utilized for the convenience store; and
- WHEREAS, the Plans show existing evergreen trees providing screening at the southwestern and northeastern corners of the site; additional trees are proposed to extend along the entire eastern and southern boundaries which abut residential properties; and
- WHEREAS, per the Plans, the site has two existing curb cuts onto South Salina Street and unrestricted access from Cedric Avenue; the proposed project includes lining the existing parking area for 16 parking spaces, including one handicapped, and installing two planting beds along Cedric Avenue; the existing access from Cedric Avenue will be divided into two entrance areas with the proposed planting beds; there are no proposed changes to the curb cuts on South Salina Street; and
- WHEREAS, per the Town of Onondaga zoning ordinance, area variances are sought for the following: 1) the minimum lot size required for highway vehicle service stations and convenience stores with fuel service is 20,000 sf and the lot size of the site is 19,200 sf; and 2) the minimum side yard required along each

district boundary is 50' and the site abuts residential parcels to the east and south where the side yard is only 28' 6-1/2" and 23' 8-3/8", respectively; and

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

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

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

While the Board offers no position with regard to the requested area variances, the Town is encouraged to consider the overall project requirements and comments from the Board for the accompanying Site Plan:

1. Per the New York State Department of Transportation, the northernmost driveway on South Salina Street will not be permitted and must be closed.
2. The applicant is advised to coordinate with the New York State Department of Transportation to ensure that the existing driveway on South Salina Street meets Department standards for commercial driveways.
3. The applicant is advised to extend the sidewalk along South Salina Street to provide a continuous sidewalk along the road frontage.
4. The Board encourages the applicant to provide streetscaping, such as grass, landscaping, or street trees, to promote walkability along South Salina Street.
5. The applicant is encouraged to relocate the proposed parking spaces, located at the front of the building and across from the southernmost driveway on South Salina Street, to provide for better site circulation and reduce potential safety conflicts.
6. The applicant and municipality are advised to ensure the following county, state, and/or federal regulation has been met prior to site plan approval:
 - a. State Highway Access and/or Work Permit – any new or modified driveways and work within the State right-of-way require a Highway Access and/or Work Permit from the New York State Department of Transportation.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 02, 2017

OCPB Case # Z-17-296

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Village of Skaneateles Planning Board at the request of Chris Kozub o/b/o John Michel for the property located at 43 East Elizabeth Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of State Street (Route 321), a state highway; and
- WHEREAS, the applicant is requesting several area variances to construct a new 2.5-car attached garage addition, enclose an existing porch and construct an addition over an existing one-story portion of the existing structure on a 0.43-acre parcel in an A-2 zoning district; and
- WHEREAS, the site is located in a residential neighborhood on East Elizabeth Street, a local road, in the Village of Skaneateles; surrounding land uses include Austin Park, a local park, and Skaneateles High School; and
- WHEREAS, the submitted Existing Conditions Site Plan shows the site contains an existing two-story house with a rear patio and side porch and an existing shed at the rear property line; an existing driveway onto East Elizabeth Street is shown with a 1,581 sf paved area situated at the end of the driveway and behind the house; and
- WHEREAS, the submitted Site Plan – Proposed shows the proposed project includes removing the shed and constructing a 1,073 sf addition; the proposed addition will provide a two-and-a-half car garage, enclose the existing porch, and add an addition over a one-story portion of the house and replace the existing rear patio and a portion of the paved area at the end of the driveway; and
- WHEREAS, per the submitted Building/Zoning Application Review Sheet, area variances are required to extend or expand a non-conforming structure, reduce the left side yard setback from 16'-10" (existing) to 9'-9" (proposed) where 15' is required, reduce the combined side yard setback from 32'-13/16" (existing non-conforming) to 24'-11 13/16" (proposed) where 35' is required, and decrease the percentage of open area from 77.18% (existing non-conforming) to 75.29% (proposed) where 85% is required; and
- WHEREAS, the house is served by public drinking water and wastewater; and
- WHEREAS, the site is located outside of the Skaneateles Lake watershed; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form (EAF) Mapper indicates that the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site registry; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 02, 2017

OCPB Case # Z-17-297

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Marcellus Planning Board at the request of Marcellus Free Library for the property located at 27 Maple Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of the municipal boundary between the Village of Marcellus and the Town of Marcellus; and
- WHEREAS, the applicant is proposing to create a new parking lot for the Marcellus Free Library on a 0.67-acre parcel in a Residential Class C (RC) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Subdivision referral (S-17-57) for the project and in 2015, the Board recommended No Position With Comment on a Local Law referral (Z-15-434) proposing to amend the Village Zoning Code to allow libraries and associated parking as a permitted use in the Residential Class C (RC) zoning district, and to change the zoning district from Residential Class A (RA) to RC on one of the subject parcels in order to allow a proposed parking lot; and
- WHEREAS, the site is located in the Village of Marcellus with surrounding land uses that include residential lots, a church, Upper Crown Landing Apartments, and Upper Crown Mill Condominiums; and
- WHEREAS, the site consists of two parcels that are separated by Maple Street, a local road; the westerly parcel, 004.-02-12.3 (0.67 acres), is a vacant, partially forested parcel with frontage on Maple Street and 49.5' of frontage at the dead end of Chrisler Street, a local road, to the rear; the easterly parcel (0.79 acres), 004.-02-12.5, contains the existing Marcellus Free Library and a u-shaped parking lot with two existing access points onto Maple Street; and
- WHEREAS, the submitted Final Plan dated June 30, 2017 shows the proposed subdivision will combine the two parcels to create Lot 1A (1.46 acres); per the Final Plan, there is an existing sanitary sewer line cutting through the existing parking area for the library, with a proposed sewer easement along a portion of it; proposed water line and access easements are shown along the southern and northern property lines, respectively, of parcel 004.-02-12.5; and
- WHEREAS, the submitted Site Plan shows a proposed u-shaped parking lot (16 parking spaces) on parcel 004.-02-12.3 with two proposed access points onto Maple Road; the tentative location of a future gravel pathway labeled "Village Connection Trail" is also shown which connects the proposed parking lot to Chrisler Street at the rear of the parcel; per the Site Plan, "selective tree clearing, grub, and vegetation removal to promote positive drainage and parking lot construction" will also be included; and
- WHEREAS, based on the Site Plan, the proposed sanitary sewer easement appears to be

extended across the northern portion of parcel 004.-02-12.3 and then runs down to the southern boundary; and

WHEREAS, the Site Plan shows a proposed drainage swale and spillways along the western side of the proposed parking lot; and

WHEREAS, proposed lighting for the proposed parking lot includes four light poles around the perimeter of the lot; a photometric lighting plan was included in the referral materials; and

WHEREAS, the library is served by public drinking water and wastewater; no utilities are proposed for the new parking lot; and

WHEREAS, GIS mapping shows Nine Mile Creek passes adjacent to the northeastern corner of parcel 004.-02-12.5; and

WHEREAS, per the Site Plan, both parcels are located in the limits of the 100-year floodplain associated with Nine Mile Creek; the eastern half of the existing library building and parking lot and the western half of the proposed parking lot are all within the floodplain; and

WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form (EAF) Mapper indicates that the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site registry; the EAF Mapper notes that the site is substantially contiguous to the Tefft-Steadman House, which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

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

1. The Town is encouraged to consider extending Chrisler Street to provide additional access to the proposed parking lot and to address some of the connectivity and safety concerns associated with having multiple high intensity land uses located on a dead end street. The Board also recommends that the Town review the overall access to the site, including the availability of space for emergency service providers.
2. The Board recommends aligning the proposed entrance-only driveway with the existing driveway across Maple Street and installing a pedestrian crosswalk at Maple Street to promote vehicle and pedestrian safety within and around the site.
3. The applicant is encouraged to consider additional ways to minimize the impact to the floodplain area, such as reducing impermeable surfaces, utilizing green infrastructure, or landscaping open areas to reduce stormwater runoff and improve stormwater quality. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 02, 2017

OCPB Case # Z-17-298

- 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 Brookdale, LLC for the property located at 2935 East Lake Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Lake Road (Route 41), a state highway; and
- WHEREAS, the applicant is proposing construction of a single-family house, detached garage and patio, and renovation of a waterfront deck on a 1.12-acre parcel on Skaneateles Lake in a Rural and Farming (RF) and Lake Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, the site is located along East Lake Road (State Route 41), south of Coon Hill Road, and has 120 feet of frontage on Skaneateles Lake; aerial photography shows the majority of the parcel to be vacant grassed and wooded land; a survey dated June 30, 2017 shows an approximately 16' x 12' frame bunkhouse building with porch (277 sf) and detached shed at the southwest corner of the site, and an existing deck along the water; and
- WHEREAS, the Brookdale Residence Site Plan dated July 1, 2017 shows a proposed two-story residence (1,210 sf) at the center of the parcel, with a 276 sf garage, 192 sf patio, walkways, 625 sf drive court, and a 1,801 sf driveway onto East Lake Road, a state road; the existing bunkhouse and shed are shown to remain; and
- WHEREAS, the Septic Plan, dated July 18, 2017 shows a proposed mound septic system to occur in the southeast corner of the site, which will require removal of trees and vegetation; the plan shows a 4" sewer line leading from the house toward the bunkhouse where a "1,000 gal min. dual compartment septic tank" and "750 gal utility pump chamber" are shown near and serving the bunkhouse, with a 2" force main traveling to the new septic system; and
- WHEREAS, the EAF indicates that drinking water is to come directly from Skaneateles Lake, and the Grading and Site Utility Plan shows a water line leading from the lake to both structures; the Septic Plan notes minimum spacing requirements for septic and drinking water lines; and
- WHEREAS, per memos from the applicant representative, and a preliminary review by Skaneateles' Community Planning Consultant, the existing lot is nonconforming for lot area and lot width; land disturbance is 0.65 acres, and total impervious surface coverage proposed is 9.4%, within the allowable 10% maximum coverage; the consultant memo notes minor inconsistencies in calculation of required open space, impermeable surface coverage and lake yard setbacks, to be clarified, but not anticipated to be of substantial concern; and
- WHEREAS, along the shoreline, a memo describes work as repair and replacement of

skirting and decking material for an existing, permanent waterfront dock (448 sf), and no change in configuration is proposed; a portion of the dock is below the mean high water elevation, for which permits or approvals are anticipated to be required by the US Army Corps of Engineers and NYS Department of Environmental Conservation; the memo cites specific compliance requirements and notes the applicant will file a Joint Application Form and supporting documentation; portions of the shoreline appear within the FEMA 100-year flood plain; and

WHEREAS, the local application indicates the site contains areas with slopes over 30%, and the EAF notes plantings are proposed for the sloped bank at the waterfront to improve vegetative cover and prevent erosion, including boxwood, deutzia, spirea, hydrangea, roses, and daylilies; 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 applicant and Town are advised to ensure the following county, state, and/or federal regulations have been met prior to site plan approval:

- a. Septic System Approval - the Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to issuance of a building permit.
- b. Residential Driveway Permit – any new driveways on residential lots providing access to a State road require a Residential Driveway Permit from the New York State Department of Transportation. Please contact the Onondaga West Residency office at (315) 672-8151.
- c. Shoreline - The applicant is advised to ensure all necessary permits and approvals are obtained from the US Army Corps of Engineers (USACE) and NYS Department of Environmental Conservation (NYS DEC), as indicated, for any work below the mean high water line in regulated waterways.
- d. City of Syracuse Water Department Approval –The Skaneateles Watershed Rules and Regulations require that the applicant submit stormwater and erosion control plans to the City of Syracuse Water Department for approval.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 02, 2017

OCPB Case # Z-17-299

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Onondaga Town Board at the request of Town of Onondaga Town Board for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing a new Local Law E-2017 to amend Section 285-31-C of the Code of the Town of Onondaga with regard to setback requirements which will be equal to an additional fifteen (15) feet, above and beyond any setback requirement of the specific underlying zoning district involved; and
- WHEREAS, Section 285-31 (A) of the zoning code identifies Routes 173, Route 175, Route 20 and Route 80 as arterials, and (B) identifies 17 roads as collectors, including Beef Street and Abbey, Bussey, Cedarvale, Cleveland, Corporal Welch, Griffin, Harris, Howlett Hill, Kasson, LaFayette, Makyes, McDonald, Sentinel Heights, Split Rock, Velasko and Young Roads; and
- WHEREAS, the existing 285-31 (C) reads: “Setback Requirements. The following minimum setback requirements shall apply and supersede any lesser setback requirements that would otherwise apply in any specific zoning district.” (1) Arterials: 140 feet from center line, and (2) Collectors: 110 feet from center line.”; and
- WHEREAS, per the proposed local law, the amended Section 285-31 (C) is to read: “C. Setback Requirements. For any arterial and collector streets, roads and highways, an additional setback requirement equal to 15 feet shall apply, as measured from the street, road or highway right of way line, above and beyond any setback requirement of the specific underlying zoning district involved.”; and
- WHEREAS, per the referral form, the proposed action is a Type 1 Action under SEQRA; within the Full EAF, the applicant notes, “Based upon the 2015 Supplement to the 2007 Town of Onondaga Master Plan, this Local Law adjusts the Arterial (140’) and Collector (110’) setback requirements presently reflected in the Code. The current setback requirements have been demonstrated unworkable as applicants over the past 29 years have been able to provide entitlement to area variances. The Town has determined that these setbacks are extreme and that adjusting the setback requirements to the underlying district plus 15 feet will provide ample space for road widening (if needed in the future) and will provide more flexibility to development in these corridors.”; and
- WHEREAS, per the Town of Onondaga zoning ordinance, setbacks for residential and commercial districts are generally 35-50 feet; proposed setbacks for arterials and collectors would apply an additional 15 feet to these setbacks; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 02, 2017

OCPB Case # Z-17-300

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Fayetteville Planning Board at the request of Kevin Webb for the property located at 401 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 (Route 5), a state highway, and Salt Springs Road (Route 132), a county highway; and
- WHEREAS, the applicant is proposing to operate a fitness studio in a vacant retail building on a 0.28-acre parcel in a Traditional Business (T-B) zoning district; and
- WHEREAS, the Board recently recommended No Position With Comment on a proposal to convert the building for a cigar shop (Z-17-221); and
- WHEREAS, the site is located in the Genesee Street-Limestone Plaza Historic District at the corner of Academy Street, a local road, and East Genesee Street, a state road, east of Fayetteville Towne Center in the Village of Fayetteville; surrounding land uses include a mix of residential lots, commercial and professional offices, and churches along East Genesee Street; and
- WHEREAS, the submitted survey (1968, revised January 2009) shows that the site contains an existing one-story concrete block building with frame front (formerly Epic Outdoor Adventures), existing sidewalks along East Genesee Street and Academy Street, existing parking at the front (7 spaces) and rear (9 spaces) of the building, and access from East Genesee Street and Academy Street; and
- WHEREAS, current aerial photography shows an approximately 40'-50' wide curbed driveway entry from East Genesee Street serving 6 front yard parking spaces, and two driveways onto Academy Street; and
- WHEREAS, the proposed project includes interior renovations to the existing building on the site to allow for a fitness studio, with counter, offices and open exercise area on the first floor, and a small future tenant space with hall and restroom facilities on the basement level with a rear entry; and
- WHEREAS, a Proposed Building Sign plan dated July 21, 2017 shows two signage options to be placed above the storefront where previous signage existed; proposed signage would measure 7'8" x 2'11", to be lit by existing gooseneck lighting fixtures; no signage is currently proposed for the rear tenant space; and
- WHEREAS, the site is served by municipal drinking water and wastewater and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the

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

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

WHEREAS, the Environmental Assessment Form (EAF) states that existing stormwater management is to be used and no site improvements are proposed at this time; and

WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the 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 is located in the Genesee Street-Limestone Plaza Historic District which is listed on the National Register of Historic Places; the EAF Mapper also indicates that the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site registry; the municipality is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the SEQR process; and

WHEREAS, per the EAF Mapper, the project is within 2,000 feet of sites listed in the New York State Department of Environmental Conservation Environmental Site Remediation database (ID: C734110, C734052, 734052); site C734052 is an active site in the Brownfield Cleanup Program; site C734110 is classified as no further action in the Brownfield Cleanup Program; site 734052 is a closed site requiring continued site management in the State Superfund Program; and

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

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 x225 early in the planning process to determine sewer availability and capacity.
2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.

3. The applicant is advised to coordinate with the New York State Department of Transportation to ensure that the existing driveway on East Genesee Street meets Department standards for commercial driveways.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 02, 2017

OCPB Case # Z-17-301

- 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 Steven C. Sanford for the property located at 8525 Gaskin 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 River Road (Route 37), a county highway, and the municipal boundary between the Town of Clay and the Town of Lysander; and
- WHEREAS, the applicant is requesting several area variances to construct a 30' x 50' garage on a 2.13-acre parcel in a R-10 zoning district; and
- WHEREAS, the site is located on the eastern shore of the Seneca River northeast of the Hickory Hill Golf Course and west of the strip of big box retail along Route 31 in the Town of Clay; and
- WHEREAS, the submitted plot plan shows the site has frontage on Gaskin Road, a local road, and is divided into two portions by a 20' private road and 35' access right-of-way; aerial imagery shows the private road has one entry point to Gaskin Road and runs parallel to it, providing access to six residential lots along the Seneca River; and
- WHEREAS, per the plan, the portion of the site west of the private road contains an existing two-story house with an attached garage, a three-season porch, and upper and lower decks, an existing inground pool with a pool house, and an existing dock and deck on the Seneca River; per the plan, the house is accessed by an existing driveway onto the private road; and
- WHEREAS, a line is shown on the plan indicating the boundary of the New York State Canal Corp lands, adjacent to the river and including the existing dock and deck; and
- WHEREAS, per the plan, the proposed garage (1,500 sf) will be constructed on a 60' x 50' concrete pad on the portion of the site east of the private road and contain a 12' lean-to roof at the rear of the garage; a concrete apron is shown on the front, rear, and northern sides of the garage; and
- WHEREAS, per the submitted Application for an Area Variance, relief is sought to reduce the side yard setback from 26.5' (10% of lot width required) to 12' (proposed), to increase the maximum height from 12' (required) to 16' (proposed), and to allow the construction of an accessory structure (56'-3" front yard setback), the proposed garage, in front of a principal building (206' front yard setback), the existing house; and
- WHEREAS, the house is served by public drinking water and septic system; the Environmental Assessment Form indicates there will be no changes to the existing utilities as drinking water and wastewater will not be provided in the proposed garage; and

WHEREAS, per the New York State Department of Environmental Conservation (NYS DEC), the Seneca River is a classification B protected stream; GIS mapping shows federal wetlands and 100-year floodplain associated with the river which do not appear to encroach on the existing house or proposed garage; and

WHEREAS, the NYS DEC Environmental Assessment Form (EAF) Mapper indicates that the site is substantially contiguous to the Enlarged Erie Barge Canal (Seneca River), which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

WHEREAS, the EAF Mapper indicates that the site is located over, or immediately adjoining, primary and principal aquifers; and

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

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

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

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

The applicant is advised to coordinate with the Onondaga County Health Department to ensure that there is no conflict with the location of the proposed garage and the existing septic system.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 02, 2017

OCPB Case # Z-17-302

- 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 Donald Neugebauer for the property located at 7330 Route 20; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Route 20 and Route 91, both state highways, Cherry Street (Route 109), a county highway, and a farm operation located in an Agricultural District; and
- WHEREAS, the applicant is proposing to construct a new gas station with new pumps, and convenience store on two parcels totaling 5.21 acres in a Commercial zoning district; and
- WHEREAS, the Board is concurrently reviewing a Zone Change referral (Z-17-303) to allow for a proposed Dollar General on the parcel north of the site across Route 91; and
- WHEREAS, the site is located at the intersection of Route 20 and Route 91, both state roads, in the Town of Pompey; surrounding land uses consist of residential lots and commercial properties; adjacent lands south of the site are enrolled in the New York State Agricultural District 4 and contain active farmland; an Agricultural Data Statement was not included in the referral materials; and
- WHEREAS, the site is located in the center of the hamlet of Pompey Hill; the Town of Pompey Comprehensive Master Plan (2012) included goals and recommendations for preserving the historic and aesthetic resources within their hamlets; and
- WHEREAS, the site consists of two parcels, 021.-03-03.1 and 021.-03-02.0, totaling 5.21 acres; the submitted Preliminary Site Plan dated July 18, 2017 shows the site contains an existing building, the Pompey Mall gas station, and fuel canopy; three existing driveways are shown in the Preliminary Site Plan, two located on Route 20 and one on Route 91; and
- WHEREAS, aerial imagery shows the remainder of the site contains a large fenced enclosure for horses; and
- WHEREAS, per the Preliminary Site Plan, the proposed project includes removing the existing building, fuel canopy, and tank farm, closing the existing driveway on Route 20 closest to the intersection, and constructing a new store (4,167 sf) and fuel canopy with 4 gas pumps; the proposed store will be set farther back from both road fronts, as will the fuel canopy, and the asphalt parking area will be extended and lined with 20 parking spaces; the proposed tank farm is shown south of its existing location towards the front of the site; and
- WHEREAS, the site is served by individual well and septic system; no changes are proposed to the existing utilities; and

WHEREAS, the Environmental Assessment Form indicates that storm water discharges will be conveyed via gutters and storm drains; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the site is located over, or immediately adjoining, a sole source aquifer (Cortland-Homer Preble SSA); and

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

1. The New York State Department of Transportation has determined that the applicant must provide the Department with ITE Trip Generation traffic figures.
2. The applicant must determine the location of the existing septic system and obtain the appropriate easements if it is located on the neighboring parcel.
3. The applicant must continue to coordinate with the New York State Department of Transportation on the proposed access. All existing or proposed driveways must meet Department commercial driveway standards and any modifications required by the Department must be reflected on the site plan prior to local approval.

The Board also offers the following comments:

1. Per the New York State Department of Transportation, no signage will be permitted in the State right-of-way.
2. Given the plans for future development of the parcel north of the site across Route 91, the applicant is encouraged to consider aligning the proposed site access on Route 91 with any proposed access to the neighboring site.
3. The applicant is encouraged to consider the intended use for the remainder of the site and provide additional landscaping around the developed area that may serve to buffer the proposed gas station from the rest of the site.
4. The applicant and municipality are advised to ensure the following county, state, and/or federal regulations have been met prior to site plan approval:
 - a. Septic System Approval - the Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service the proposed lots prior to Department endorsement of this site plan.
 - b. State Highway Access and/or Work Permit – any new or modified driveways and work within the State right-of-way require a Highway Access and/or Work Permit from the New York State Department of Transportation.
 - c. Agricultural Data Statement - any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on or within 500 feet of a property within a New York State Certified Agricultural District is required by the New

York State Agricultural and Markets Law to include an Agricultural Data Statement.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 02, 2017

OCPB Case # Z-17-303

- 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 Pompey Town Board at the request of Town of Pompey for the property located at 2606 Route 91; 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 Route 20 and Route 91, both state highways, Cherry Street (Route 109) and Cemetary Road (Route 170), both county highways, and a farm operation located in an Agricultural District; and
- WHEREAS, the applicant is proposing to amend the Town of Pompey zoning map(s) to change the zoning classification of a 5.98-acre parcel from Residential (R) to Commercial (C) to accommodate site plan application for proposed Dollar General store; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-17-302) proposing to construct a new gas station on two parcels south of the site across Route 91; and
- WHEREAS, in 2005, the Board recommended Disapproval of a Zone Change referral (Z-05-415) proposing a zone change from Residential to Commercial to allow for an existing garage to be used for a two-bay auto repair shop on the subject parcel; the Board cited concerns with introducing a commercial use to a residential/hamlet area and recommended a thorough review of potential full-buildout of the parcel; and
- WHEREAS, the site is located at the intersection of Route 20 and Route 91, both state roads, in the Town of Pompey; surrounding land uses consist of residential lots and commercial properties; and
- WHEREAS, the site is located in the center of the hamlet of Pompey Hill; the Town of Pompey Comprehensive Master Plan (2012) included goals and recommendations for preserving the historic and aesthetic resources within their hamlets; and
- WHEREAS, the proposed zone change, Residential (R) to Commercial (C), is intended to allow for a site plan application for a proposed Dollar General store on the site; per the Town of Pompey zoning ordinance, the Residential (R) district is intended "to provide for flexible patterns of single-family residential development that are protective of sensitive environmental features and resources" and the Commercial (C) district is intended to provide "for activities that require large acreage, generate significant car and truck traffic and are oriented towards major highways"; and
- WHEREAS, aerial imagery shows the site contains an existing three-family house with an existing detached garage and two existing driveways, one onto Route 91 and one onto Route 20; the remainder of the site is undeveloped and forested; and

WHEREAS, the site is served by individual well and septic system; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the site is located over, or immediately adjoining, a sole source aquifer (Cortland-Homer Preble SSA); and

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

While the Board offers no position with regard to the proposed zone change, the Town is encouraged to consider the following comments prior to future development of the site:

1. Per the New York State Department of Transportation, all site access must come from Route 91 and only one driveway will be permitted. All existing or proposed driveways utilized for commercial uses must meet Department commercial driveway standards.
2. Given the plans for development of the parcel south of the site across Route 91, the applicant is encouraged to consider aligning the proposed site access on Route 91 with any proposed access to the neighboring site.
3. The Town may want to require that portions of the existing forest remain intact, particularly in areas where the trees may serve to buffer any development from the adjacent properties and aid in stormwater management.
4. As this site and proposed use may be a particularly prominent feature in the Town, the Town and applicant are encouraged to work together to incorporate high-quality site planning and architectural features that complement the traditional, hamlet character of the area, as proposed in the Town of Pompey Comprehensive Master Plan.
5. The following requirements are mandated by county, state, or federal law:
 - a. State Highway Access and/or Work Permit – any new or modified driveways and work within the State right-of-way require a Highway Access and/or Work Permit from the New York State Department of Transportation.
 - b. Septic System Approval - the Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service the proposed lots prior to Department endorsement of any future development.

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