



Onondaga County Planning Board

August 12, 2020

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

I. ATTENDANCE

MEMBERS PRESENT

Daniel Cupoli - via teleconference

Mike LaFlair - via teleconference

David Skeval - via teleconference

Jim Stelter - via teleconference

STAFF PRESENT

Megan Costa - via teleconference

Allison Bodine - via teleconference

Robin Coon - via teleconference

GUESTS PRESENT

James Fensken - via teleconference

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on August 12, 2020.

III. MINUTES & OTHER BUSINESS

Minutes from July 22, 2020 were submitted for approval. David Skeval made a motion to accept the minutes. Mike LaFlair seconded the motion. The votes were recorded as follows: Daniel Cupoli - yes; Mike LaFlair - yes; David Skeval - yes; Jim Stelter - yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-20-39	TGedTB	<i>Modification</i>	Z-20-216	TGedTB	<i>Modification</i>
Z-20-217	TGedZBA	<i>Modification</i>	Z-20-218	VSkaPB	<i>Modification</i>
Z-20-219	CSyrPB	<i>No Position</i>	Z-20-220	TTulPB	<i>Modification</i>
Z-20-221	TTulTB	<i>Modification</i>	Z-20-222	VCamZBA	<i>No Position</i>
Z-20-224	TCicPB	<i>Modification</i>	Z-20-225	TCicPB	<i>Modification</i>
Z-20-226	TCicTB	<i>No Position With Comment</i>	Z-20-227	TCicPB	<i>Modification</i>
Z-20-228	VJorZBA	<i>No Position With Comment</i>	Z-20-229	TSkaZBA	<i>No Position</i>
Z-20-230	VLivZBA	<i>No Position</i>	Z-20-231	TClaPB	<i>No Position</i>



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 12, 2020

OCPB Case # S-20-39

- 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 Geddes Town Board at the request of Widewaters Farrell Road II Co., LLC for the property located at 271 Farrell 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 John Glenn Boulevard and Long Branch Road, both county roads, the county-owned portion of Farrell Road, the municipal boundaries between the Town of Geddes and the Towns of Lysander and Salina, and Long Branch Park, a county-owned park; and
- WHEREAS, the applicant is proposing to subdivide a 63.12-acre parcel into two new lots, Lot 1A (57.59 acres) and Lot 1B (7.96 acres), in an Industrial, Class A (IA) zoning district; and
- WHEREAS, the Board is concurrently reviewing site plan (Z-20-216) and special permit (Z-20-217) referrals as part of the proposed project; the Board recently offered no position for concurrent special permit and area variance referrals (Z-20-69, Z-20-70) to maintain an existing 6' tall chain link fence with barbed wire on the subject site, which was previously installed for a temporary marshalling yard (Z-19-188) for National Grid; previously, the Board recommended modification of a site plan referral (Z-19-55) to demolish the existing 160,000 sf building and construct a new warehouse on the subject parcel, citing access, drainage, and traffic requirements; in 2014, the Board recommended modification of concurrent special permit (Z-14-126) and subdivision (S-14-28) referrals to create a 52,975 square foot outparcel and new multi-tenant building with a Dunkin Donuts and drive-thru; the Board cited access, traffic, and drainage requirements; the actions were approved locally and the building has since been constructed; and
- WHEREAS, the site is located at the intersection of John Glenn Boulevard and Farrell Road, both county roads, with industrial land uses in the immediate area; the site is also across John Glenn Boulevard from a residential neighborhood and Long Branch Park, a county park; the submitted subdivision plan dated May 12, 2020 shows the site contains a large gravel area at the front of the site where the previous 160,000 sf office building was recently razed, as well as a 10,211 sf building and a 3,120 sf temporary canvas covered structure, both enclosed by a fence at the rear of the site; aerial imagery shows almost 40 acres of undeveloped, forested lands at the rear of the site; the remaining, developed portion of the site is almost entirely covered by tarvia, and is served by an existing driveway with a 30' Ingress/Egress Easement on a portion of Farrell Road that is under Town jurisdiction; County jurisdiction of Farrell Road begins 200' from the John Glenn Boulevard intersection; the site has two additional driveways on Farrell Road, both shared driveways with an

adjacent parcel, one of which partially falls on the adjacent parcel; these secondary driveways appear to have been part of a u-shaped drop-off area at the front of the former office building; and

WHEREAS, per the plan, the proposed subdivision will create two new lots, with proposed Lot 1A (57.59 acres) containing the existing driveways, gravel area, rear existing structures, and undeveloped, forested land; a letter from the applicant to the Town, dated July 10, 2020, indicates proposed Lot 1B (7.96 acres) is intended for a Ryder motor vehicle sales/leasing facility, which is a special permit use in the IA zoning district (per the Town Zoning Code); Lot 1B appears to be entirely covered by tarvia parking and fronts on John Glenn Boulevard; per the submitted Demo Plan dated July 6, 2020, a proposed access easement will run the length of the western line of Lot 1B to allow for access via the primary Farrell Road driveway;
ADVISORY NOTE: per the Onondaga County Department of Transportation, no access to John Glenn Boulevard will be permitted, nor is any shown on the submitted project plans; and

WHEREAS, per the applicant's letter, proposed hours of operation for Ryder will be Monday through Friday from 8am to 5pm and Saturday 8am to 12pm with approximately 3 employees on site; a maximum of 10 customers is anticipated over the course of a full business day; site improvements are shown in the Layout and Utility Plan to include installation of a modular office (720 sf); the applicant's letter indicates additional improvements include upgrading the existing pole lighting with new LED fixtures; and

WHEREAS, the submitted Trip Generation Review dated July 8, 2020 indicates 100-150 vehicles will be parked on site as part of the proposed sales/leasing use; the review notes that the trip generation potential of the previous 160,000 sf office use is 160 entering and 25 exiting vehicles during the morning peak hour and 29 entering and 155 exiting vehicles during the evening peak hour; comparatively, the proposed automobile sales use has a trip generation potential of 2 entering and 1 exiting vehicles during morning peak hour and 2 entering and 2 exiting vehicles during evening peak hour; and

WHEREAS, the submitted Drainage Memo dated July 2, 2020 indicates that less than an acre of the site will be disturbed by the proposed project; current stormwater runoff is collected on the site by two existing catch basins in the parking lot, which discharge via an outlet pipe northwest of the site; as there are no proposed increases in impervious cover, the Drainage Memo concludes that peak stormwater runoff is not anticipated to increase during or after construction;
ADVISORY NOTE: per the Onondaga County Department of Transportation, additional stormwater runoff into the county's drainage system is prohibited; and

WHEREAS, the site has access to public drinking water and sewers and is located in the Baldwinsville Seneca Knolls Wastewater Treatment Plant service area; new connections to public drinking water and sewers are proposed; proposed Lot 1B does not appear to have legal access to public sewers along Farrell Road;
ADVISORY NOTES: the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow

prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, the site is adjacent to the Seneca River; current FEMA Flood Insurance Rate Maps (FIRM) indicate that the rear forested portion of the site is located within the 100-year floodplain and floodway, which may require elevation of structures and other mitigation; GIS mapping shows this area is also encumbered by state and federal wetlands; all existing and proposed development appears to fall outside of these environmentally sensitive areas; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

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

WHEREAS, the site may contain the Northern long-eared bat, Indiana bat, or bald eagle, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the plans it appears that no trees will be removed as part of the proposed project; and

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

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

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

The applicant must demonstrate legal access to public sewerage for proposed Lot 1B prior to Onondaga County Health Department endorsement of the subdivision.

The Board offers the following comments for the project as a whole:

1. The applicant must submit copies of the drainage and traffic reports to the Onondaga County Department of Transportation for their review. To further meet Department requirements, the applicant must contact the Department to coordinate additional traffic data for the site. Any modifications required by

the Department must be reflected on the project plans prior to, or as a condition of, municipal approval.

2. Every municipal review provides the opportunity to improve community appearance and the applicant and municipality are encouraged to improve site design by converting any expanses of unused tarvia to lawn and providing additional landscaping along the road frontages and around the parking lots.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 12, 2020

OCPB Case # Z-20-216

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Geddes Town Board at the request of Widewaters Farrell Road II Co., LLC for the property located at 271 Farrell 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 John Glenn Boulevard and Long Branch Road, both county roads, the county-owned portion of Farrell Road, the municipal boundaries between the Town of Geddes and the Towns of Lysander and Salina, and Long Branch Park, a county-owned park; and
- WHEREAS, the applicant is proposing to establish a Ryder motor vehicle sales and rental facility, to include a 720 sf modular office building, on a 7.96-acre parcel in an Industrial, Class A (IA) zoning district; and
- WHEREAS, the Board is concurrently reviewing special permit (Z-20-217) and preliminary and final subdivision (S-20-39) referrals as part of the proposed project; the Board recently offered no position for concurrent special permit and area variance referrals (Z-20-69, Z-20-70) to maintain an existing 6' tall chain link fence with barbed wire on the subject site, which was previously installed for a temporary marshalling yard (Z-19-188) for National Grid; previously, the Board recommended modification of a site plan referral (Z-19-55) to demolish the existing 160,000 sf building and construct a new warehouse on the subject parcel, citing access, drainage, and traffic requirements; in 2014, the Board recommended modification of concurrent special permit (Z-14-126) and subdivision (S-14-28) referrals to create a 52,975 square foot outparcel and new multi-tenant building with a Dunkin Donuts and drive-thru; the Board cited access, traffic, and drainage requirements; the actions were approved locally and the building has since been constructed; and
- WHEREAS, the site is located at the intersection of John Glenn Boulevard and Farrell Road, both county roads, with industrial land uses in the immediate area; the site is also across John Glenn Boulevard from a residential neighborhood and Long Branch Park, a county park; the submitted subdivision plan dated May 12, 2020 shows the site contains a large gravel area at the front of the site where the previous 160,000 sf office building was recently razed, as well as a 10,211 sf building and a 3,120 sf temporary canvas covered structure, both enclosed by a fence at the rear of the site; aerial imagery shows almost 40 acres of undeveloped, forested lands at the rear of the site; the remaining, developed portion of the site is almost entirely covered by tarvia, and is served by an existing driveway with a 30' Ingress/Egress Easement on a portion of Farrell Road that is under Town jurisdiction; County jurisdiction of Farrell Road begins 200' from the John Glenn Boulevard intersection; the site has two additional driveways on Farrell Road, both shared driveways with an adjacent parcel, one of which partially falls on the adjacent parcel; these

secondary driveways appear to have been part of a u-shaped drop-off area at the front of the former office building; and

WHEREAS, per the plan, the proposed subdivision will create two new lots, with proposed Lot 1A (57.59 acres) containing the existing driveways, gravel area, rear existing structures, and undeveloped, forested land; a letter from the applicant to the Town, dated July 10, 2020, indicates proposed Lot 1B (7.96 acres) is intended for a Ryder motor vehicle sales/leasing facility, which is a special permit use in the IA zoning district (per the Town Zoning Code); Lot 1B appears to be entirely covered by tarvia parking and fronts on John Glenn Boulevard; per the submitted Demo Plan dated July 6, 2020, a proposed access easement will run the length of the western line of Lot 1B to allow for access via the primary Farrell Road driveway;
ADVISORY NOTE: per the Onondaga County Department of Transportation, no access to John Glenn Boulevard will be permitted, nor is any shown on the submitted project plans; and

WHEREAS, per the applicant's letter, proposed hours of operation for Ryder will be Monday through Friday from 8am to 5pm and Saturday 8am to 12pm with approximately 3 employees on site; a maximum of 10 customers is anticipated over the course of a full business day; site improvements are shown in the Layout and Utility Plan to include installation of a modular office (720 sf); the applicant's letter indicates additional improvements include upgrading the existing pole lighting with new LED fixtures; and

WHEREAS, the submitted Trip Generation Review dated July 8, 2020 indicates 100-150 vehicles will be parked on site as part of the proposed sales/leasing use; the review notes that the trip generation potential of the previous 160,000 sf office use is 160 entering and 25 exiting vehicles during the morning peak hour and 29 entering and 155 exiting vehicles during the evening peak hour; comparatively, the proposed automobile sales use has a trip generation potential of 2 entering and 1 exiting vehicles during morning peak hour and 2 entering and 2 exiting vehicles during evening peak hour; and

WHEREAS, the submitted Drainage Memo dated July 2, 2020 indicates that less than an acre of the site will be disturbed by the proposed project; current stormwater runoff is collected on the site by two existing catch basins in the parking lot, which discharge via an outlet pipe northwest of the site; as there are no proposed increases in impervious cover, the Drainage Memo concludes that peak stormwater runoff is not anticipated to increase during or after construction;
ADVISORY NOTE: per the Onondaga County Department of Transportation, additional stormwater runoff into the county's drainage system is prohibited; and

WHEREAS, the site has access to public drinking water and sewers and is located in the Baldwinsville Seneca Knolls Wastewater Treatment Plant service area; new connections to public drinking water and sewers are proposed; proposed Lot 1B does not appear to have legal access to public sewers along Farrell Road;
ADVISORY NOTES: the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant

flow testing to assess fire flow availability; and

WHEREAS, the site is adjacent to the Seneca River; current FEMA Flood Insurance Rate Maps (FIRM) indicate that the rear forested portion of the site is located within the 100-year floodplain and floodway, which may require elevation of structures and other mitigation; GIS mapping shows this area is also encumbered by state and federal wetlands; all existing and proposed development appears to fall outside of these environmentally sensitive areas; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

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

WHEREAS, the site may contain the Northern long-eared bat, Indiana bat, or bald eagle, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the plans it appears that no trees will be removed as part of the proposed project; and

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

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

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

The applicant must submit copies of the drainage and traffic reports to the Onondaga County Department of Transportation for their review. To further meet Department requirements, the applicant must contact the Department to coordinate additional traffic data for the site. Any modifications required by the Department must be reflected on the project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comments:

1. The applicant must demonstrate legal access to public sewerage for proposed Lot 1B prior to Onondaga County Health Department endorsement

of the subdivision.

2. Every municipal review provides the opportunity to improve community appearance and the applicant and municipality are encouraged to improve site design by converting any expanses of unused tarvia to lawn and providing additional landscaping along the road frontages and around the parking lots.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 12, 2020

OCPB Case # Z-20-217

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Geddes Zoning Board of Appeals at the request of Widewaters Farrell Road II Co., LLC for the property located at 271 Farrell Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of John Glenn Boulevard and Long Branch Road, both county roads, the county-owned portion of Farrell Road, the municipal boundaries between the Town of Geddes and the Towns of Lysander and Salina, and Long Branch Park, a county-owned park; and
- WHEREAS, the applicant is requesting a special permit to establish a Ryder motor vehicle sales and rental facility, to include a 720 sf modular office building, on a 7.96-acre parcel in an Industrial, Class A zoning district; and
- WHEREAS, the Board is concurrently reviewing site plan (Z-20-216) and preliminary and final subdivision (S-20-39) referrals as part of the proposed project; the Board recently offered no position for concurrent special permit and area variance referrals (Z-20-69, Z-20-70) to maintain an existing 6' tall chain link fence with barbed wire on the subject site, which was previously installed for a temporary marshalling yard (Z-19-188) for National Grid; previously, the Board recommended modification of a site plan referral (Z-19-55) to demolish the existing 160,000 sf building and construct a new warehouse on the subject parcel, citing access, drainage, and traffic requirements; in 2014, the Board recommended modification of concurrent special permit (Z-14-126) and subdivision (S-14-28) referrals to create a 52,975 square foot outparcel and new multi-tenant building with a Dunkin Donuts and drive-thru; the Board cited access, traffic, and drainage requirements; the actions were approved locally and the building has since been constructed; and
- WHEREAS, the site is located at the intersection of John Glenn Boulevard and Farrell Road, both county roads, with industrial land uses in the immediate area; the site is also across John Glenn Boulevard from a residential neighborhood and Long Branch Park, a county park; the submitted subdivision plan dated May 12, 2020 shows the site contains a large gravel area at the front of the site where the previous 160,000 sf office building was recently razed, as well as a 10,211 sf building and a 3,120 sf temporary canvas covered structure, both enclosed by a fence at the rear of the site; aerial imagery shows almost 40 acres of undeveloped, forested lands at the rear of the site; the remaining, developed portion of the site is almost entirely covered by tarvia, and is served by an existing driveway with a 30' Ingress/Egress Easement on a portion of Farrell Road that is under Town jurisdiction; County jurisdiction of Farrell Road begins 200' from the John Glenn Boulevard intersection; the site has two additional driveways on Farrell Road, both shared driveways with an

adjacent parcel, one of which partially falls on the adjacent parcel; these secondary driveways appear to have been part of a u-shaped drop-off area at the front of the former office building; and

WHEREAS, per the plan, the proposed subdivision will create two new lots, with proposed Lot 1A (57.59 acres) containing the existing driveways, gravel area, rear existing structures, and undeveloped, forested land; a letter from the applicant to the Town, dated July 10, 2020, indicates proposed Lot 1B (7.96 acres) is intended for a Ryder motor vehicle sales/leasing facility, which is a special permit use in the IA zoning district (per the Town Zoning Code); Lot 1B appears to be entirely covered by tarvia parking and fronts on John Glenn Boulevard; per the submitted Demo Plan dated July 6, 2020, a proposed access easement will run the length of the western line of Lot 1B to allow for access via the primary Farrell Road driveway;
ADVISORY NOTE: per the Onondaga County Department of Transportation, no access to John Glenn Boulevard will be permitted, nor is any shown on the submitted project plans; and

WHEREAS, per the applicant's letter, proposed hours of operation for Ryder will be Monday through Friday from 8am to 5pm and Saturday 8am to 12pm with approximately 3 employees on site; a maximum of 10 customers is anticipated over the course of a full business day; site improvements are shown in the Layout and Utility Plan to include installation of a modular office (720 sf); the applicant's letter indicates additional improvements include upgrading the existing pole lighting with new LED fixtures; and

WHEREAS, the submitted Trip Generation Review dated July 8, 2020 indicates 100-150 vehicles will be parked on site as part of the proposed sales/leasing use; the review notes that the trip generation potential of the previous 160,000 sf office use is 160 entering and 25 exiting vehicles during the morning peak hour and 29 entering and 155 exiting vehicles during the evening peak hour; comparatively, the proposed automobile sales use has a trip generation potential of 2 entering and 1 exiting vehicles during morning peak hour and 2 entering and 2 exiting vehicles during evening peak hour; and

WHEREAS, the submitted Drainage Memo dated July 2, 2020 indicates that less than an acre of the site will be disturbed by the proposed project; current stormwater runoff is collected on the site by two existing catch basins in the parking lot, which discharge via an outlet pipe northwest of the site; as there are no proposed increases in impervious cover, the Drainage Memo concludes that peak stormwater runoff is not anticipated to increase during or after construction;
ADVISORY NOTE: per the Onondaga County Department of Transportation, additional stormwater runoff into the county's drainage system is prohibited; and

WHEREAS, the site has access to public drinking water and sewers and is located in the Baldwinsville Seneca Knolls Wastewater Treatment Plant service area; new connections to public drinking water and sewers are proposed; proposed Lot 1B does not appear to have legal access to public sewers along Farrell Road;
ADVISORY NOTES: the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow

prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, the site is adjacent to the Seneca River; current FEMA Flood Insurance Rate Maps (FIRM) indicate that the rear forested portion of the site is located within the 100-year floodplain and floodway, which may require elevation of structures and other mitigation; GIS mapping shows this area is also encumbered by state and federal wetlands; all existing and proposed development appears to fall outside of these environmentally sensitive areas; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

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

WHEREAS, the site may contain the Northern long-eared bat, Indiana bat, or bald eagle, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the plans it appears that no trees will be removed as part of the proposed project; and

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

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

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

The applicant must submit copies of the drainage and traffic reports to the Onondaga County Department of Transportation for their review. To further meet Department requirements, the applicant must contact the Department to coordinate additional traffic data for the site. Any modifications required by the Department must be reflected on the project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comments:

1. The applicant must demonstrate legal access to public sewerage for

proposed Lot 1B prior to Onondaga County Health Department endorsement of the subdivision.

2. Every municipal review provides the opportunity to improve community appearance and the applicant and municipality are encouraged to improve site design by converting any expanses of unused tarvia to lawn and providing additional landscaping along the road frontages and around the parking lots.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 12, 2020

OCPB Case # Z-20-218

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Village of Skaneateles Planning Board at the request of Ben & Betsy Carter for the property located at 8 Leitch Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of East Genesee Street (Route 20), a state highway, and Onondaga Street (Route 41), a county road; and
- WHEREAS, the applicant is proposing construction of a 566 sf addition and a rear porch in a Residential A-2 zoning district; and
- WHEREAS, the site is located in a dense, walkable residential area on the north side of East Genesee Street (US Route 20) in the Village; the site is within the Skaneateles Historic District, 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 submitted Site Plan dated June 10, 2020 shows the site has frontage on Leitch Avenue, a local road, and contains an existing two-story house with a covered front porch and a rear deck, to be removed; there is a detached one-story garage at the rear of the site and an existing driveway onto Leitch Avenue; the proposed addition (566 sf) is shown to be constructed at the rear of the house, replacing the existing deck; and
- WHEREAS, per the submitted floor plan, the new addition will include a bedroom, bathroom, and walk-in closet and new 7x7 porch and entry area; the local application indicates the addition is intended to allow the owner to “age in place”; and
- WHEREAS, per the local application, the house is pre-existing non-conforming and does not meet the Village’s open area requirements; open area is currently 77.1% where 85% is required; the proposed project will exacerbate the non-conformity further decreasing open area to 76%; and
- WHEREAS, per the local application, the site does not currently meet the 10-foot distance requirement between a principal building and an accessory building; the house is located 8’ from the detached garage, which will not change following the proposed project; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated June 11, 2020, less than 0.1 acres will be disturbed by the proposed project; stormwater collected in roof gutters will be tied directly to the storm sewer; and
- WHEREAS, the site is served by public drinking water and sewers provided by the Village; no changes to the existing infrastructure are proposed; and
- WHEREAS, the site is located in the Skaneateles Lake watershed; Skaneateles Lake is the

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

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

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

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

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 12, 2020

OCPB Case # Z-20-219

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of Carmen D. Rumaldo for the property located at 1701 E. Fayette Street / 129 Columbus Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Erie Boulevard East (Route 5), a state highway; and
- WHEREAS, the applicant is requesting a special permit to establish a take-out restaurant in an existing multi-tenant building on a 2,922 sf parcel in a Business, Class A zoning district; and
- WHEREAS, the site is located just south of the Erie Boulevard (NYS Route 5) commercial corridor in the City's Eastside neighborhood; land uses in the surrounding area include a single family house on the adjacent parcel to the east, an auto repair shop to the north, a deli and grocery to the south, and a take-out restaurant to the west; and
- WHEREAS, per the submitted survey map, the site has frontage on Columbus Avenue, East Fayette Street, and Lombard Street, all city streets, and contains an existing multi-story building and attached garage that cover almost the entirety of the parcel; there are existing concrete sidewalks along Columbus Avenue and East Fayette Street; and
- WHEREAS, per the local application and floor plan, the proposed restaurant will occupy the front half of the building's first floor; proposed hours of operation will be 10am to 7pm, seven days a week with a maximum of 3 employees on site at one time; the floor plan indicates the remainder of the first floor includes an existing commercial tenant space and garage storage; there are 1- and 2-bedroom apartments on the upper floors; and
- WHEREAS, the building has some significant encroachments into the Lombard Street right-of-way, including an enclosed loading dock; there does not appear to be any parking on-site; aerial imagery shows vehicles parked in front of the garage, which occurs in the Lombard Street right-of-way; on-street parking appears to be available along East Fayette Street; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse Proposed Zoning Map dated December 2019, the proposed zoning for this lot is Mixed Use Neighborhood Center (MX-2), which would act to "provide for a pedestrian-friendly, transit-supportive mix of medium- to higher-density residential uses and nonresidential uses that offer goods and services to surrounding neighborhoods"; and
- WHEREAS, per the City of Syracuse zoning ordinance, restaurants are permitted in the BA

district, but require a special permit where the restaurant or its off-street parking spaces are within 500' of a district where restaurants are not permitted; the site abuts a parcel to the east that is zoned Residential, Class B (RB); restaurants less than 1,000 sf are a permitted use in the proposed MX-2 district, and similar buffer restrictions requiring a special permit do not seem to be included; restaurants greater than 1,000 sf would be subject to a special permit in the MX-2 district; and

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

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

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

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: B00075, B00146, C734090, 734047) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); 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 Jim Stelter and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; Mike LaFlair - yes; David Skeval - yes; Jim Stelter - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 12, 2020

OCPB Case # Z-20-220

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Tully Planning Board at the request of Blue Sky Towers / Bell Atlantic Mobile for the property located at 449 State Route 281; 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 281 and Route 81, both state highways, Meeting House Road (Route 134), a county highway, the municipal boundary between the Town of Tully and the Village of Tully, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to construct a 150' wireless telecommunications tower on a 10,000 sf leased portion of a 7.51-acre parcel in a Business (B-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-20-221) as part of the proposed project; and
- WHEREAS, the vacant parcel has frontage on NYS Route 281, a town-owned portion of Meeting House Road, and Lake Road, a local road, and is located at the outskirts of the Village of Tully; surrounding land uses include the ALDI distribution facility to the south, Dollar General to the north, municipal offices and athletic fields to the east, and an auto garage and parts store, professional offices, and an auto sales facility in the immediate vicinity; parcels south of the site are enrolled in NYS Agricultural District 4 and appear to contain some active farmland; and
- WHEREAS, per a letter from the applicant to the Town, dated July 1, 2020, the proposed facility will consist of a 150' tall monopole tower with 4' lightning rod, (6) 8' tall wireless telecommunications antennas, (6) remote radio heads, and an equipment cabinet installed on a 4' x 7' concrete slab; Blue Sky intends to construct and own the facility for the benefit of Verizon Wireless; the submitted drawings show the tower and associated equipment will be enclosed by a 6' tall chain link fence with barbed wire and located in a 100' x 100' lease area at the northwest corner of the parcel; and
- WHEREAS, per the plans, there is an existing gravel driveway with access to both Lake Road and Route 281, to remain; the lease area will be served by a proposed 12' wide gravel driveway onto Route 281 and a proposed 30' wide ingress/egress easement;
- ADVISORY NOTE: the proposed driveway onto Route 281 requires highway access and work permits from the NYS Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, the application includes a Site Selection Analysis dated June 4, 2020 showing a gap in coverage that the proposed tower will remedy; other alternatives to

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constructing a new tower were considered, however, the analysis found that no technologically feasible towers or tall structures were available within the search area and no suitable town-owned properties were identified on which to locate the tower; and

WHEREAS, the application includes a photosimulation showing views of the proposed 150' monopole from the Tully school bus garage (2705' northeast of the site), the Town athletic fields (1905' east of the site), a spot 3711' south of the site along I-81, and Lake Road (2535' west of the site); and

WHEREAS, per the local application, no signage is proposed other than required notice signs; the submitted Environmental Assessment Form (EAF) dated February 17, 2020 indicates proposed lighting will include a 25W LED service light mounted 8' above grade and activated by a timer; and

WHEREAS, per the EAF, 0.38 acres of the site will be disturbed by the proposed project; ADVISORY NOTE: per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; and

WHEREAS, the site does not have existing drinking water or wastewater services and is located outside of the Onondaga County Sanitary District; no services are proposed as part of the project; and

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

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

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

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

The applicant must contact the NYS Department of Transportation regarding consolidation of the driveways on Route 281 and any necessary improvements to meet Department standards based on the proposed use of the site, which may include paving the portion of the driveway in the state right-of-way. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 12, 2020

OCPB Case # Z-20-221

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Tully Town Board at the request of Blue Sky Towers / Bell Atlantic Mobile for the property located at 449 State Route 281; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Route 281 and Route 81, both state highways, Meeting House Road (Route 134), a county highway, the municipal boundary between the Town of Tully and the Village of Tully, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting a special permit to construct and operate a 150' wireless telecommunications tower on a 10,000 sf leased portion of a 7.51-acre parcel in a Business (B-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-20-220) as part of the proposed project; and
- WHEREAS, the vacant parcel has frontage on NYS Route 281, a town-owned portion of Meeting House Road, and Lake Road, a local road, and is located at the outskirts of the Village of Tully; surrounding land uses include the ALDI distribution facility to the south, Dollar General to the north, municipal offices and athletic fields to the east, and an auto garage and parts store, professional offices, and an auto sales facility in the immediate vicinity; parcels south of the site are enrolled in NYS Agricultural District 4 and appear to contain some active farmland; and
- WHEREAS, per a letter from the applicant to the Town, dated July 1, 2020, the proposed facility will consist of a 150' tall monopole tower with 4' lightning rod, (6) 8' tall wireless telecommunications antennas, (6) remote radio heads, and an equipment cabinet installed on a 4' x 7' concrete slab; Blue Sky intends to construct and own the facility for the benefit of Verizon Wireless; the submitted drawings show the tower and associated equipment will be enclosed by a 6' tall chain link fence with barbed wire and located in a 100' x 100' lease area at the northwest corner of the parcel; and
- WHEREAS, per the plans, there is an existing gravel driveway with access to both Lake Road and Route 281, to remain; the lease area will be served by a proposed 12' wide gravel driveway onto Route 281 and a proposed 30' wide ingress/egress easement;
- ADVISORY NOTE: per the NYS Department of Transportation, no additional access to Route 281 will be permitted; and
- WHEREAS, the application includes a Site Selection Analysis dated June 4, 2020 showing a gap in coverage that the proposed tower will remedy; other alternatives to constructing a new tower were considered, however, the analysis found that

no technologically feasible towers or tall structures were available within the search area and no suitable town-owned properties were identified on which to locate the tower; and

WHEREAS, the application includes a photosimulation showing views of the proposed 150' monopole from the Tully school bus garage (2705' northeast of the site), the Town athletic fields (1905' east of the site), a spot 3711' south of the site along I-81, and Lake Road (2535' west of the site); and

WHEREAS, per the local application, no signage is proposed other than required notice signs; the submitted Environmental Assessment Form (EAF) dated February 17, 2020 indicates proposed lighting will include a 25W LED service light mounted 8' above grade and activated by a timer; and

WHEREAS, per the EAF, 0.38 acres of the site will be disturbed by the proposed project; ADVISORY NOTE: per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; and

WHEREAS, the site does not have existing drinking water or wastewater services and is located outside of the Onondaga County Sanitary District; no services are proposed as part of the project; and

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

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

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

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

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

Per the NYS Department of Transportation, no additional access to Route 281 will be permitted. The proposed project must use and upgrade the existing gravel driveway to meet commercial driveway standards or remove the existing access to allow for additional access as proposed. The applicant must contact the Department to coordinate Route 281 access plans. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 12, 2020

OCPB Case # Z-20-222

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Village of Camillus Zoning Board of Appeals at the request of Patricia Yacavone for the property located at 16 Kastor Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Route 5, a state highway, and the municipal boundary between the Village of Camillus and the Town of Camillus; and
- WHEREAS, the applicant is requesting an area variance to reduce the front yard setback from 30' to 23' to construct an 8' x 16' covered front porch in a Residential (R-1) zoning district; and
- WHEREAS, the site is located in a residential neighborhood just south of NYS Route 5 and at the municipal boundary between the Town and Village of Camillus; and
- WHEREAS, aerial imagery and the submitted survey map show the site has frontage on Kastor Avenue, a local road, and contains an existing one-story house, a shed, a rear patio, and a driveway; the proposed covered porch (8' x 16') will be constructed at the front of the house, 23' from the street where a 30' front yard setback is required in the R-1 zoning district; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and
- WHEREAS, the project is within 2,000 feet of a site (ID: C734142) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 12, 2020

OCPB Case # Z-20-224

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of 6225 East Taft Road, LLC for the property located at 6225 East Taft Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Taft Road (Route 19), a county highway; and
- WHEREAS, the applicant is proposing construction of two new commercial buildings, with associated parking and utilities, on an 8.0-acre parcel in a General Commercial (GC) zoning district; and
- WHEREAS, in 2019, the Board offered no position with comment for a site plan referral (Z-19-64) to operate a dog boarding business in an existing commercial space on the subject site; the Board previously offered no position with comment for a site plan referral (Z-19-16) to operate a commercial scaffolding rental business (United Rentals) out of an existing building on the subject site; and
- WHEREAS, the site is located northeast of the Syracuse Hancock International Airport and Hancock Airpark at the corner of East Taft Road, a county road, and Totman Road, a local road, with surrounding land uses being a mix of industrial and commercial uses; the submitted Existing Conditions Plan dated July 6, 2020 shows the site contains two existing one-story buildings, one set near the East Taft Road/Totman Road intersection and the other to the rear; there is asphalt parking along the front and east sides of the site, serving the corner building; there is a large gravel area to the rear of the buildings, which is bordered on two sides by a 6' tall stockade fence; aerial imagery shows the remainder of the site (over 4 acres) to be overgrown vegetation and trees; and
- WHEREAS, the submitted Layout Plan dated July 6, 2020 shows the two proposed buildings (5,600 sf and 9,600 sf) will be constructed at the southwest corner of the site, parallel to the East Taft Road frontage; there will be asphalt parking (42 spaces) at the front of the buildings, to include a portion of the existing front yard asphalt; the Layout Plan shows additional asphalt at the rear of the buildings, which will presumably provide a loading area as tractor trailer trucks are depicted; and
- WHEREAS, per the plans, there is an existing 51' wide asphalt driveway onto Totman Road, which occurs more than 160' from the East Taft Road right-of-way; a new driveway onto East Taft Road is proposed; and
- WHEREAS, per the local application, hours of operation will be Monday through Friday 7am to 5pm and Saturday and Sunday 9am to 5pm with 6 employees total; no additional information regarding potential tenants or uses of the new commercial space was provided; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated June 5, 2020,

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

WHEREAS, the site is served by public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; new connections to the existing drinking water and sewer infrastructure are proposed as part of the project; per the project plans, there is an existing sanitary sewer line and 30' easement at the rear of the developed area; the existing gravel area appears to encroach on the easement; ADVISORY NOTES: the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO);
ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that the rear, undeveloped portion of the site is located within the 100-year floodplain, which may require elevation of structures and other mitigation; no proposed or existing development appears to occur in the floodplain; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, GIS mapping shows the rear, undeveloped portion of the site may contain state and federal wetlands, which does not appear to include any proposed or existing development; however, some of the proposed asphalt for the project, and the rear metal building and gravel area, encroach into the 100' state wetland buffer; per the EAF, a 50' buffer for the state wetlands will be maintained; a NYSDEC revised wetland location, delineated 7/17/17, is shown on the project plans, though it is not clear if it has been confirmed by the NYS Department of Environmental Conservation; a federal wetland boundary is not depicted in the plans; and

WHEREAS, the project is within 2,000 feet of a site (ID: 734054) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

Mapper); and

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

1. The applicant must continue to coordinate access plans, traffic data, and permitting requirements with the Onondaga County Department of Transportation. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. The applicant is must contact the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation to confirm the presence of federal and/or state wetlands and/or the 100-foot state wetland buffer on the site. All confirmed wetlands should be shown on the plans for the site and any necessary permits should be obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers prior to, or as a condition of, municipal approval.

The Board also offers the following comments:

1. Given the proximity of the development to sensitive wetland and floodplain areas, the applicant is encouraged to 1) retain as much existing tree and vegetation cover as possible, 2) provide additional vegetative buffering around impervious areas, and 3) utilize green infrastructure (roof gardens, plantings, rain gardens, etc.) wherever possible to reduce stormwater and protect stormwater quality.
2. Every municipal review provides the opportunity to improve community appearance and the applicant and municipality are encouraged to improve site design and aesthetics by incorporating landscaping along the road frontages and surrounding the parking lots.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 12, 2020

OCPB Case # Z-20-225

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of SSC Cicero, LLC for the property located at 5827 McKinley 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 Sneller Road (Route 253), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to install a 5.0 MWAC ground-mounted solar facility on a 59.6-acre parcel in an Industrial and Agricultural zoning district; and
- WHEREAS, the site is located along McKinley Road, a local road, just east of I-81 with surrounding low-density industrial and commercial land uses; surrounding parcels also contain large areas of undeveloped land and there are single-family residential lots along McKinley Road at the front of, and across the street from, the site; the rear of the site abuts a parcel that is enrolled in NYS Agricultural District 3 and appears to contain some active farmland; and
- WHEREAS, aerial imagery and the Existing Site Conditions plan dated July 22, 2020 show the site contains two existing buildings and a large gravel area for a construction business, situated towards the front of the site; there is unrestricted access to McKinley Road from the gravel area; the rear of the property, over 40 acres in size, is undeveloped and contains wooded areas and overgrown vegetation; and
- WHEREAS, per the Existing Site Conditions plan, there are four delineated wetland areas at the rear of the site; there is no indication if the wetlands are under state or federal jurisdiction or have been confirmed by the NYS Department of Environmental Conservation (NYSDEC) or U.S. Army Corps of Engineers (USACE), respectively; and
- WHEREAS, the submitted Erosion and Sediment Controls Plan indicates a portion of the existing gravel area will be removed and converted to turf; large portions of wooded and overgrown areas will be cleared for the solar farm, but a 25' vegetative buffer with selective clearing will be maintained around the wetland areas; and
- WHEREAS, the submitted Site Plan shows the proposed solar farm will occur on 55.5 acres of the 59.6-acre parcel; the solar panels and proposed equipment area, including PV inverter, transformer, neutral ground reactor and DC storage, will be enclosed by a 6' tall chain link fence; mitigation planting is shown to screen the view of the solar farm from McKinley Road; the solar farm will be served by a proposed 12' wide pervious access drive; the equipment area will be connected to the existing utility line along McKinley Road via underground and overhead electric lines and new utility poles; and

WHEREAS, the submitted Environmental Assessment Form (EAF) dated July 20, 2020 indicates 1.25 acres of the site will be disturbed by the proposed project; per the EAF, “Existing grade to remain relatively unchanged and there is no mass grading. Storm water not be materially impacted by this project and will flow to currently existing natural and man-made conveyance systems”;

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

WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, the site is served by public drinking water and sewers; no drinking water or wastewater services are intended for the proposed solar farm; and

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

The applicant is must contact the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation to confirm the presence of federal and/or state wetlands and/or the 100-foot state wetland buffer on the site. All confirmed wetlands should be shown on the plans for the site and any necessary permits should be obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers prior to, or as a condition of, municipal approval.

The Board also offers the following comment:

Given the large scale of the proposed project and proximity to wetland areas, the applicant and Town are encouraged to consider best practices for wetland and habitat protection, including avoiding soil compaction during construction, avoiding drilled foundations, restoring or improving adjacent wetlands, buffering stream channels, planting of beneficial and diverse native species and pollinators and removing invasive species, and allowing small openings in fencing to allow for small wildlife movement.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 12, 2020

OCPB Case # Z-20-226

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Cicero Town Board at the request of CDS Housing for the property located at 8697 & 8699 Brewerton 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 Brewerton Road (Route 11), a state highway; and
- WHEREAS, the applicant is requesting a zone change for two parcels totaling 4.726 acres from General Commercial (GC) to Planned Unit Development (PDD) to facilitate construction of a senior housing facility; and
- WHEREAS, the site is located in Cicero Commons along Brewerton Road (US Route 11) in the Town of Cicero; surrounding land uses include Spring Village Apartments, a senior housing complex under common ownership, the Cottages at Garden Grove, a skilled nursing community, the Northern Onondaga Public Library, Cicero Twin Rinks, and other low density commercial establishments along Brewerton Road; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-20-227) as part of the proposed project; the Board has reviewed a number of referrals for development of the Cicero Commons area, including subdivision (S-18-49) and site plan (Z-17-405) referrals for the Spring Village Apartments and subdivision (S-10-49) and site plan (Z-10-192) referrals for the Cottages at Garden Grove; and
- WHEREAS, the submitted survey map shows the site has additional frontage on Knowledge Lane, a local dead end road at the rear of the site, and contains an existing one-story house and a one-story detached garage (a used car dealership) with an asphalt parking lot, all to be demolished; there are two existing driveways serving the site, one on Route 11 and one on Meltzer Court, a local road to the north, that crosses the adjacent parcel; the submitted Sketch Plan shows both driveways will be removed, though the portions of the driveways in the Route 11 right-of-way and on the adjacent parcel appear to remain; and
- WHEREAS, per the Town Zoning Code, the intent of the proposed Planned Unit Development (PDD) zoning district is to recognize “that not all reasonable land uses are provided for in this chapter. Further, it may be possible on a particular site that a mix of uses not otherwise provided for would be a reasonable evaluation of the Comprehensive Plan of the Town and would serve to promote the general welfare of the public”; adjacent Cicero Commons parcels west and north of the site are currently zoned PDD; the Town recently approved Local Law No. 1-2020, which removed apartment developments with more the 24 units from the list of permitted uses in the General Commercial

(GC) zoning district; the Regional Commercial (RC), General Commercial Plus (GCP) and Residential (R-M) zoning districts appear to allow apartment developments and multiple family residences; and

WHEREAS, the Sketch Plan shows the proposed two-story, L-shaped building (50 units, 27,136 sf) will be constructed towards the center of the site and surrounded by meadow-like vegetation; a 46-space parking lot, including 6 handicap accessible spaces, will be constructed at the front of the building with a row of 11 adjacent “banked spaces”; a new driveway is proposed with access to Knowledge Lane; proposed concrete sidewalks are shown to generally encircle the building and there will be a sidewalk connection and crosswalk across Knowledge Lane, connecting the apartment complex to Spring Village Apartments to the west; and

WHEREAS, per the Sketch Plan, proposed signage includes a 3’ tall monument sign (2’ x 3’) at the Knowledge Lane entrance; and

WHEREAS, a letter from a representative for the applicant to the Town, dated July 23, 2020, indicates 35 of the 50 units will be reserved as age restricted (55 and up) affordable senior housing and the remaining 15 units will be reserved for individuals qualifying as Veterans; the applicant will be applying for Low Income Housing Tax Credits (NYS Housing and Community Renewal), Housing Trust (Housing Trust Fund Corporation), and Homeless Housing Assistance Program (Office of Temporary and Disability Assistance) funds to finance a portion of the proposed project development cost; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated July 9, 2020, 3.89 acres of the site will be disturbed by the proposed project; stormwater infiltration or detention facilities and green facilities will be implemented, with possible outfall connections to existing storm conveyance systems along Knowledge Lane; stormwater will predominantly be contained within the site; stormwater management areas, shown in the Sketch Plan to occur at the rear of the building and adjacent to the parking lot, will be designed per NYS Department of Environmental Conservation requirements; ADVISORY NOTES: per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

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

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

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

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

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

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

1. Per the New York State Department of Transportation, the portion of the Route 11 driveway that is shown to remain in the right-of-way must be removed and will be subject to issuance of a work permit. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP), ITE Trip Generation traffic figures, and a lighting plan to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. As development density within the Cicero Commons planned community increases, the Town is advised to consider the incorporation of sidewalks, particularly as this location includes a mix of proximate uses, including senior housing, a public library, recreation and exercise facilities, hosts a number of employees, and the community is served by transit at Route 11.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 12, 2020

OCPB Case # Z-20-227

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of CDS Housing for the property located at 8697 & 8699 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), a state highway; and
- WHEREAS, the applicant is proposing construction of a senior housing complex on two parcels totaling 4.726 acres in a proposed Planned Unit Development (PDD) zoning district; and
- WHEREAS, the site is located in Cicero Commons along Brewerton Road (US Route 11) in the Town of Cicero; surrounding land uses include Spring Village Apartments, a senior housing complex under common ownership, the Cottages at Garden Grove, a skilled nursing community, the Northern Onondaga Public Library, Cicero Twin Rinks, and other low density commercial establishments along Brewerton Road; and
- WHEREAS, the Board is concurrently reviewing a zone change referral (Z-20-226) from General Commercial (GC) to Planned Unit Development (PDD) as part of the proposed project; the Board has reviewed a number of referrals for development of the Cicero Commons area, including subdivision (S-18-49) and site plan (Z-17-405) referrals for the Spring Village Apartments and subdivision (S-10-49) and site plan (Z-10-192) referrals for the Cottages at Garden Grove; and
- WHEREAS, the submitted survey map shows the site has additional frontage on Knowledge Lane, a local dead end road at the rear of the site, and contains an existing one-story house and a one-story detached garage (a used car dealership) with an asphalt parking lot, all to be demolished; there are two existing driveways serving the site, one on Route 11 and one on Meltzer Court, a local road to the north, that crosses the adjacent parcel; the submitted Sketch Plan shows both driveways will be removed, though the portions of the driveways in the Route 11 right-of-way and on the adjacent parcel appear to remain; and
- WHEREAS, per the Town Zoning Code, the intent of the proposed Planned Unit Development (PDD) zoning district is to recognize “that not all reasonable land uses are provided for in this chapter. Further, it may be possible on a particular site that a mix of uses not otherwise provided for would be a reasonable evaluation of the Comprehensive Plan of the Town and would serve to promote the general welfare of the public”; adjacent Cicero Commons parcels west and north of the site are currently zoned PDD; the Town recently approved Local Law No. 1-2020, which removed apartment developments with more the 24 units from the list of permitted uses in the General Commercial

(GC) zoning district; the Regional Commercial (RC), General Commercial Plus (GCP) and Residential (R-M) zoning districts appear to allow apartment developments and multiple family residences; and

WHEREAS, the Sketch Plan shows the proposed two-story, L-shaped building (50 units, 27,136 sf) will be constructed towards the center of the site and surrounded by meadow-like vegetation; a 46-space parking lot, including 6 handicap accessible spaces, will be constructed at the front of the building with a row of 11 adjacent “banked spaces”; a new driveway is proposed with access to Knowledge Lane; proposed concrete sidewalks are shown to generally encircle the building and there will be a sidewalk connection and crosswalk across Knowledge Lane, connecting the apartment complex to Spring Village Apartments to the west; and

WHEREAS, per the Sketch Plan, proposed signage includes a 3’ tall monument sign (2’ x 3’) at the Knowledge Lane entrance; and

WHEREAS, a letter from a representative for the applicant to the Town, dated July 23, 2020, indicates 35 of the 50 units will be reserved as age restricted (55 and up) affordable senior housing and the remaining 15 units will be reserved for individuals qualifying as Veterans; the applicant will be applying for Low Income Housing Tax Credits (NYS Housing and Community Renewal), Housing Trust (Housing Trust Fund Corporation), and Homeless Housing Assistance Program (Office of Temporary and Disability Assistance) funds to finance a portion of the proposed project development cost; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated July 9, 2020, 3.89 acres of the site will be disturbed by the proposed project; stormwater infiltration or detention facilities and green facilities will be implemented, with possible outfall connections to existing storm conveyance systems along Knowledge Lane; stormwater will predominantly be contained within the site; stormwater management areas, shown in the Sketch Plan to occur at the rear of the building and adjacent to the parking lot, will be designed per NYS Department of Environmental Conservation requirements; ADVISORY NOTES: per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

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

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

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

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

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

Per the New York State Department of Transportation, the portion of the Route 11 driveway that is shown to remain in the right-of-way must be removed and will be subject to issuance of a work permit. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP), ITE Trip Generation traffic figures, and a lighting plan to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comment:

As development density within the Cicero Commons planned community increases, the Town is advised to consider the incorporation of sidewalks, particularly as this location includes a mix of proximate uses, including senior housing, a public library, recreation and exercise facilities, hosts a number of employees, and the community is served by transit at Route 11.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 12, 2020

OCPB Case # Z-20-228

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Village of Jordan Zoning Board of Appeals at the request of David Baldwin for the property located at 15 Lawrence 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 Main Street (Route 317), a state highway; and
- WHEREAS, the applicant is requesting an area variance to increase the permitted height from 15 feet to 25 feet to construct a detached two-story garage on a 0.422-acre parcel in a Residential zoning district; and
- WHEREAS, the site is located in a residential neighborhood just outside the Jordan Village Historic District, 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 submitted survey map shows the site has frontage on Lawrence Street, a local road, and contains an existing two-story house, two sheds, and a stone driveway; the proposed two-story, two-car garage (26' x 28') is shown to occur on the east side of the house; and
- WHEREAS, aerial imagery shows the property has some topography, generally sloping towards the front of the site and west to east; the local application indicates the garage will be constructed into a hill, making the front of the garage exceed the height limit in the Residential zoning district; and
- WHEREAS, the local application includes an outdated version of the SEQR Short Environmental Assessment Form (SEAF); and
- WHEREAS, the site is served by public drinking water and sewers provided by the Village; no changes to the existing infrastructure are proposed; and
- WHEREAS, the site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper); and

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 Village is advised to ensure the applicant submits the new version of the Environmental Assessment Form prior to voting on this proposal, in order to meet State Environmental Quality Review (SEQR) requirements effective January 1, 2019. Current versions of these forms are available at:
<https://www.dec.ny.gov/permits/6191.html>.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 12, 2020

OCPB Case # Z-20-229

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Skaneateles ZBA at the request of Mary Ann Mead for the property located at 3847 East 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 Road (Route 321), a state highway; and
- WHEREAS, the applicant is requesting an area variance to reduce the side yard setback from 14.5 feet to 8.6 feet to construct a 14' x 20' detached garage on a 0.5-acre parcel in a Rural Residential (RR) zoning district; and
- WHEREAS, the site is located in a residential neighborhood at the outskirts of the Village boundary, just north of Austin Park, the YMCA, and elementary and high school campuses for the Skaneateles Central School District; and
- WHEREAS, the submitted survey map dated March 31, 2020 shows the site has frontage on East Street, a local road, and contains an existing one-story house with a side and rear deck and an existing driveway; and
- WHEREAS, per the submitted Site Plan dated July 21, 2020, the proposed detached, one-car garage (280 sf) will occur on the north side of the house, 8.6' from the northern lot line where 14.5' is required; the driveway will be extended to the front of the garage; impermeable surface coverage will be increased to 11.3% where 15% is allowed; and
- WHEREAS, the local application indicates that alternatives options were considered, which would meet the required side yard setback; an attached garage could be constructed, but would cost twice as much money to construct and eliminate some of the existing windows on the house; a 12' wide garage could also be constructed, but would be more restrictive for parking a mid-size vehicle and have to be located closer to the house, deck and sewer line from the house to the septic tank; and
- WHEREAS, the site is served by public drinking water and an individual septic system; the septic tank is shown in the Site Plan to occur at the rear of the proposed garage and the leach field is close to the rear lot line; no changes to the existing infrastructure are proposed; and
- WHEREAS, the site is outside the Skaneateles Lake watershed; and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 12, 2020

OCPB Case # Z-20-230

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Village of Liverpool Zoning Board of Appeals at the request of James Giarrusso for the property located at 308 Fourth 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 Tulip Street (Route 47), a county highway; and
- WHEREAS, the applicant is requesting an area variance to reduce the front yard setback from 30 feet to 7.5 feet to allow for construction of a porch in a Residential (R-1) zoning district; and
- WHEREAS, the site is located in a walkable residential area in the Village; the submitted survey map shows the site has frontage on Fourth Street, a local road, and contains an existing two-story house with a rear wood deck, a detached garage, and a driveway; and
- WHEREAS, the survey map and local application indicate the proposed covered porch will be constructed on the front of the house; per the referral notice, the house is pre-existing non-conforming with a front yard setback of 13' where 30' is required; the proposed porch will further reduce the front yard setback to 7.5'; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Liverpool Pump Station service areas; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and
- WHEREAS, the site is located in an Onondaga County Drainage District for Bloody Brook, which is maintained by the Department of Water Environment Protection in this area; and
- WHEREAS, the project is within 2,000 feet of a site (ID: V00501) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and
- WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the plans it appears that no trees will be removed as part of the proposed project; and
- WHEREAS, the site is located near the Liverpool Cemetery 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 and may consequently be acted on solely by the referring board.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 12, 2020

OCPB Case # Z-20-231

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of Blairbull Enterprises, LLC/Vapor IO, Inc. for the property located at 8201 Oswego Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Oswego Road (Old Route 57 / Route 91), a county highway; and
- WHEREAS, the applicant is proposing to construct a new modular data center, to include a Vapor Edge Module (VEM) 180 equipment cabinet on a concrete slab, at the base of an existing telecommunications tower on a 7.84-acre parcel in a Regional Commercial (RC-1) zoning district; and
- WHEREAS, the site is located along Oswego Road, a county road, with surrounding land uses being mostly commercial on this corridor; residential neighborhoods occur east and west of the Oswego Road frontage parcels, and the site abuts Madison Village, a manufactured home park, to the south; and
- WHEREAS, aerial imagery and the submitted Easement Survey dated May 26, 2020 show the site contains an existing one-story building, Bull and Bear Roadhouse restaurant, surrounded on all sides by asphalt; the restaurant and its associated parking are situated at the front of the site; the rear of the site, more than 6 acres, contains a square tower easement area (10,000 sf) surrounded by undeveloped, vegetated land; the tower area contains a 150' monopole telecommunications tower and associated equipment and is enclosed by a chain link fence; the tower easement area is screened by evergreen trees; and
- WHEREAS, the submitted Compound Site Plan dated July 13, 2020 shows the proposed VEM lease area (16' x 31') with the proposed equipment cabinets and a future equipment enclosure; the existing chain link fence will be expanded to include the new lease area; a proposed graveled parking and turnaround area is shown adjacent to the VEM lease area; overall, the existing compound will be expanded by 200 sf; and
- WHEREAS, the restaurant and tower area are served by an existing driveway onto Oswego Road; there is an access/utility easement to the tower area and additional utility easements, a portion of which appear to fall on two adjacent commercial properties; there are no proposed changes to access or the existing easements, though a proposed 4" fiber conduit will be installed from the tower area to the right-of-way and routed along one of the existing utility easements;
- ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Oswego Road must meet Department requirements; and

- WHEREAS, a letter from the applicant to the Town, dated July 16, 2020, indicates the telecommunications tower is owned, managed and operated by Crown Communications LLC, a subsidiary of Crown Castle USA; Crown Castle will continue monthly maintenance and oversight of the telecom facility; per the letter, there will be no changes to existing the monopole or site lighting; proposed signage will be added to identify the VEM equipment; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that the rear lot line and some adjacent land of the site is located within the 100-year floodplain, which may require elevation of structures and other mitigation; all existing and proposed development appears to be outside the floodplain area; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and
- WHEREAS, the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); and
- WHEREAS, the site may contain the Indiana bat or Northern long-eared bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the plans it appears that no trees will be removed as part of the proposed project; and

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

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