



Onondaga County Planning Board

August 15, 2018

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

I. ATTENDANCE

MEMBERS PRESENT

Douglas Morris
Robert Antonacci
Lisa Dell
Marty Voss

STAFF PRESENT

Don Jordan, Jr
Megan Costa
Ilana Cantrell
Allison Bodine
Robin Coon

GUESTS PRESENT

Doug Gorman
Sam Gordon
Don Doerr

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on August 15, 2018.

III. MINUTES & OTHER BUSINESS

Minutes from July 25, 2018 were submitted for approval. Lisa Dell made a motion to accept the minutes. Marty Voss seconded the motion. Votes were recorded as follows: Douglas Morris - yes; Robert Antonacci - yes; Lisa Dell - yes; Marty Voss - yes.

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

SOCPA staff stated that the E911 Center was contacted for their review of four alternative options to the proposed street name change, which included an option to rename only the recently-extended portion and/or cul-de-sac of Brooklawn Pkwy as discussed in the public hearing for the proposal. Comments were received from E911 and forwarded to the Town of DeWitt who discussed the options with Feldmeier Equipment.

Sam Gordon, Director of Planning and Zoning for the Town of DeWitt, indicated that changing the street name mid-block is not optimal and the original proposal is still preferred. However, the Town would be agreeable to a partial block name change, if necessary. Gordon asked if there was any precedent for changing a street name mid-block.

Doug Gorman, representing Feldmeier Equipment, stated that Feldmeier wants to be good neighbors and would agree to the partial block name change. Gorman inquired whether they could request an edit to the proposed name – Robert H. Feldmeier Parkway rather than Robert Feldmeier Parkway, as indicated in the application from the Town of DeWitt and discussed in the July 25, 2018 public hearing for the application.

SOCPA staff indicated that the requested name change would need to be amenable to the E911 Center and may warrant a new application from the Town, as well as a public hearing.

Lisa Dell made a motion to table the proposal to allow time for the Board to review E911 comments to the four proposed alternatives and any other information regarding the proposal. Marty Voss seconded the motion. The votes were recorded as follows: Douglas Morris – yes; Robert Antonacci – yes; Lisa Dell – yes; Marty Voss – yes.

Marty Voss made a motion to schedule a public hearing for September 5, 2018 at 11:00 am, in the event that a new application is required for an amended street name change proposal and a new public hearing is warranted. Lisa Dell seconded the motion. The votes were recorded as follows: Douglas Morris – yes; Robert Antonacci – yes; Lisa Dell – yes; Marty Voss – yes.

The Onondaga County Planning Board and Syracuse-Onondaga County Planning Agency staff thanked Douglas Morris for his many years of service and commitment to the Planning Board, and wished him well on his final day as Chairman of the Board.

IV. ACTIONS ON GML SECTION 239 REFERRALS



Onondaga County Planning Board

August 15, 2018

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Summary

S-18-53	TSkaPB	<i>No Position With Comment</i>	S-18-54	TSkaPB	<i>No Position</i>
S-18-55	TSkaPB	<i>No Position</i>	S-18-56	TVanPB	<i>No Position With Comment</i>
Z-18-237	TSkaTB	<i>No Position With Comment</i>	Z-18-238	TGedZBA	<i>No Position</i>
Z-18-239	TLysTB	<i>No Position</i>	Z-18-240	TLysTB	<i>No Position With Comment</i>
Z-18-241	CSyrPB	<i>No Position</i>	Z-18-242	TEIbTB	<i>No Position With Comment</i>
Z-18-243	TCIaPB	<i>Modification</i>	Z-18-244	TCamPB	<i>Modification</i>
Z-18-245	CSyrZA	<i>No Position</i>	Z-18-246	TEIbPB	<i>Modification</i>
Z-18-247	CSyrPB	<i>No Position</i>	Z-18-248	TSkaPB	<i>Modification</i>
Z-18-249	TSkaPB	<i>Modification</i>	Z-18-250	TCicPB	<i>Modification</i>
Z-18-253	TLysPB	<i>Modification</i>	Z-18-254	TManPB	<i>No Position</i>
Z-18-255	CSyrPB	<i>No Position With Comment</i>	Z-18-256	TOnoTB	<i>No Position</i>
Z-18-257	TDewZBA	<i>No Position With Comment</i>	Z-18-258	TDewPB	<i>Modification</i>
Z-18-259	TDewZBA	<i>No Position With Comment</i>	Z-18-260	TDewZBA	<i>No Position With Comment</i>
Z-18-261	TDewPB	<i>No Position With Comment</i>	Z-18-262	TDewPB	<i>Modification</i>
Z-18-263	VFayPB	<i>Modification</i>			



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 15, 2018

OCPB Case # S-18-53

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Skaneateles Planning Board at the request of Paul Thomas for the property located 935 Parker Lane; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Jordan Road (Route 22), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 13.58-acre parcel into two new lots, Lot A (4.58 acres) and Lot B (9 acres), in a Rural Residential (RR) zoning district; and
- WHEREAS, the site is located in a rural area south of the Mottville hamlet in the Town of Skaneateles; per the submitted Sketch Plan dated July 30, 2018, the site has frontage on Parker Lane, a local, dead-end gravel road off Jordan Road (County Route 22), and limited rear frontage (60.12') on O'Neil Lane to the north; the site contains an existing single-family house at the front of the site and an existing driveway on Parker Lane; the remainder of the site appears to be a mix of maintained lawn and trees; and
- WHEREAS, the submitted Narrative dated July 31, 2018 indicates the site is composed of three merged lots that were originally created in a 10-lot subdivision in 1976; the re-subdivision is intended to re-establish the original lots, though current contracts and purchase offers are only for a two-lot re-subdivision; and
- WHEREAS, per the Sketch Plan, the proposed subdivision will create Lot A (4.58 acres), to include the existing house, driveway, and Parker Lane frontage and re-establish one of the previous lots, and Lot B (9.0 acres), to include the O'Neil Lane frontage and two of the previous lots; and
- WHEREAS, the boundary of the original lots is shown in the Sketch Plan and presumably indicates how Lot B would be divided given a 3-lot re-subdivision; setbacks on the site are also indicated, showing a limited building envelope on Lot B that would be significantly constrained given a reversion to the original lot layout; and
- WHEREAS, the existing house is served by public drinking water and an individual septic system, which is shown in the Sketch Plan to be entirely contained on Lot A; two proposed septic systems have been approved for Lot B in anticipation of a 3-lot re-subdivision; a letter from the Onondaga County Health Department dated January 2, 2018 indicates that each septic system has been approved for the service of a three-bedroom dwelling, and shall consist of 1000 gallon minimum septic tanks and 180/240 lineal feet of absorption trench; if a larger dwelling is constructed, a revised plan must be submitted and approved by the Department; and

WHEREAS, GIS mapping shows a creek crossing the parcel, that is tributary to the Skaneateles Creek just west of the site, and appears to contain some areas of federal wetlands; Skaneateles Creek is listed as a water-quality impaired waterbody (per EAF Mapper); the Sketch Plan shows a 100' watercourse setback restricting the building envelope of Lots A and B; and

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

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

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

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

Given the limited frontage of proposed Lot B and the environmental and setback restraints on the building envelope, the Board advises against further subdivision of Lot B.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 15, 2018

OCPB Case # S-18-54

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SUBDIVISION from the Town of Skaneateles Planning Board at the request of Gennaro Bruni & Kathleen McCarthy for the property located at 1231 & 1247 Longview Shores; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of West Lake Road (Route 41A), a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing a lot line adjustment between two parcels in Rural Farming (RF) and Lakefront Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, the site is located in a rural area on the west side of Skaneateles Lake; the submitted subdivision plan dated August 1, 2018 shows the site contains two parcels, the westerly parcel with frontage on West Lake Road, a state road, and Fire Lane 24, a local road serving the site and adjacent parcels fronting of the lake, and the easterly parcel with frontage on Fire Lane 24 and 41.4' of lake frontage; and
- WHEREAS, per the subdivision plan, the westerly parcel contains an existing two-story house, shed, and large rear patio area with pergola, outdoor kitchen, pizza oven, and hot tub, which appears to partially fall on the easterly parcel; the easterly parcel is shown to contain an existing house near the lake frontage; site access for both parcels comes from Fire Lane 24, which also has a 33' ingress and egress right-of-way; and
- WHEREAS, the proposed subdivision is intended to relocate the existing lot line between the parcels to ensure the entirety of the patio areas is contained on the westerly parcel; the subdivision will decrease the westerly parcel, labeled Lot 1B, from 2.69 acres to 2.66 acres and increase the easterly parcel (Lot 1A) from 2.69 acres to 2.72 acres; and
- WHEREAS, submitted resolutions of the Town Planning Board indicate the lots were originally subdivided in 2014 and the recently constructed house on the westerly parcel was approved in 2016; and
- WHEREAS, the existing house on the western parcel is served by an individual well and septic system, both of which are shown to be entirely contained on Lot 1B; the existing house on the eastern parcel is also served by an individual well and septic system, though they are not indicated in the plans; a septic system easement is shown to occur on Lot 1A between the two existing houses; ADVISORY NOTE: the Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to Department endorsement of the subdivision; and

WHEREAS, the site is located in the Skaneateles Lake watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; impermeable surface coverage is 1.0% on proposed Lot 1A and 8.3% on Lot 1B; and

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

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 15, 2018

OCPB Case # S-18-55

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SUBDIVISION from the Town of Skaneateles Planning Board at the request of Barbara Evans for the property located at 4452 Vinegar Hill Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Vinegar Hill Road (Route 142), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing a lot line adjustment between two parcels totaling 25.95 acres, to convey 3.8 acres of land from TM# 023.-03-15.1 to TM# 023.-03-14.0, in an Industrial/Research/Office (IRO) zoning district; and
- WHEREAS, the site is located in a rural area in the Town of Skaneateles; the submitted tax map shows the site consists of two parcels under common ownership with frontage on Vinegar Hill Road, a county road; the site abuts lands enrolled in NYS Agricultural District 2 that appear to contain active farmland; and
- WHEREAS, aerial imagery shows the northern parcel (11.57 acres) contains an existing two-story house and an existing gravel driveway on Vinegar Hill Road and the southern parcel (14.38 acres) is vacant; the front of both parcels appears to include vacant, open land while the rear is forested; the southern parcel includes a pond area contained with the forested portion of the parcel; ADVISORY NOTES: per the Onondaga County Department of Transportation, all existing or proposed driveways on Vinegar Hill Road must meet Department requirements; any future or proposed driveways onto Vinegar Hill Road will require highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, the referral materials includes a survey map dated August 8, 2003 which shows the subject site to consist of four lots; per an email conversation with the Town, the survey depicts a proposed subdivision from 2003 that was not enacted; and
- WHEREAS, per the local application, the proposed lot line adjustment would convey 3.8 acres, including a walnut grove, from the northern parcel to the southern parcel; and
- WHEREAS, the existing house is served by public drinking water and an individual septic system; no changes to the existing infrastructure are proposed; and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 15, 2018

OCPB Case # S-18-56

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Van Buren Planning Board at the request of Crego Subdivision for the property located at 7283 East Sorrell Hill Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of East Sorrell Hill Road (Route 153) and West Sorrell Hill Road (Route 195), both county highways, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing a lot line adjustment to convey 4.49 acres from TM# 050.-02-07.0 to TM# 050.-02-06.0 in an Agricultural / Residence (AR-80) zoning district; and
- WHEREAS, the site is located in a rural area in the Town of Van Buren; the submitted Preliminary Plan dated July 9, 2018 shows the parcel has frontage on West Sorrell Hill Road and East Sorrell Hill Road, both county roads, and is separated into two parts by a lot owned by National Grid and containing overhead utility lines; the site and surrounding lands are enrolled in NYS Agricultural District 3 and appear to contain active farmland; and
- WHEREAS, aerial imagery shows the site contains an existing two-story house, an existing gravel driveway, and multiple barn structures, all occurring near the East Sorrell Hill Road frontage; the gravel driveway extends to a farm access road serving the rear agricultural lands and there's an existing farm access road on West Sorrell Hill Road serving the west portion of the parcel;
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on East Sorrell Hill and West Sorrell Hill Roads must meet Department requirements; and
- WHEREAS, per the Preliminary Plan, 4.49 acres of the site will be conveyed to an adjacent residential lot fronting on East Sorrell Hill Road as part of the proposed subdivision; the plan shows Lot 1 (5.21 acres) to include the conveyed lands and adjacent parcel and the remaining lands (75.8 acres); per aerial imagery, the conveyed lands contain a portion of the active farmlands on the site; the adjacent parcel contains an existing two-story house and an existing gravel driveway onto East Sorrell Hill Road;
ADVISORY NOTE: any future or proposed driveways onto East Sorrell Hill and West Sorrell Hill Roads will require highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, the Preliminary Plan shows a 40' strip of land across the front of proposed Lot 1 dedicated to Onondaga County for highway purposes; and
- WHEREAS, the existing houses are served by individual well and septic system; no

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changes to the existing infrastructure are proposed; the Preliminary Plan indicates “Remaining lands is not a residential building lot under Onondaga County Health Department regulations and therefore is not approved for residential use. An individual sewage disposal plan must be approved by the Onondaga County Health Department prior to conversion to a residential building lot and issuance of a building permit.”; and

WHEREAS, GIS mapping shows the site may contain two areas of federal wetlands, one which appears to follow a portion of a stream that ends at the southern lot line of the site and the other corresponding to a small pond surrounded by agricultural fields; and

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

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

The Board discourages conversion or segmentation of farmland, particularly in highly agricultural areas containing lands enrolled in a NYS Agricultural District.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 15, 2018

OCPB Case # Z-18-237

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Skaneateles Town Board at the request of Town of Skaneateles for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing Local Law B of the Year 2018 to amend the Town of Skaneateles zoning map by changing the zoning on three parcels (TM#'s 024.-02-01.1, 024.-02-01.2, 024.-02-02.0) totaling 9.57 acres from Rural Residential (RR) to Hamlet (HM) to allow for a residential development; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-18-248) as part of the proposed project; in 2017, the Board offered no position with comment for concurrent area variance (Z-17-196) and special permit (Z-17-219) referrals to reduce front yard setback requirements and allow a mixed-use development to include construction of a two-story office and storage building on one of the subject parcels, urging coordination with all applicable agencies to ensure wastewater and access accommodations prior to local approval as the lot is limited by size, roads on all sides, and a major water line easement; and
- WHEREAS, the site is located north of the Mottville hamlet area in the Town of Skaneateles; the submitted Site Plan dated May 4, 2018 shows the site consists of three tax parcels generally occurring between Jordan Road and Vinegar Hill Road, both county roads, and Sheldon Road and Railroad Street, both local roads; the submitted Narrative dated May 4, 2018 indicates two of the parcels are one deed split by Jordan Road; surrounding land uses include low density residential and tracts of forested and agricultural land, transitioning to higher density residential in the hamlet area; and
- WHEREAS, the Site Plan shows the site contains an existing two-story, two-family house, a detached garage, and an existing gravel driveway on Jordan Road, all occurring on the northern side of the largest parcel (6.17 acres); aerial imagery shows the remainder of the parcel to be roughly 5 acres of undeveloped, forest land; the existing house is across Jordan Road from a triangular-shaped parcel (2.11 acres) under the same deed and shown to contain an approved service building, the two-story office and storage building proposed as part of the previous area variance (Z-17-196) and special permit (Z-17-219) referrals; the southern parcel (1.29 acres) includes the Mottville Cemetery and abuts lots zoned HM to the south; and
- WHEREAS, per the Town zoning code, the purpose of the Rural Residential District (RR) is to allow low-density residential and compatible nonresidential uses in rural areas where agriculture is not the predominant use; the proposed Hamlet District (HM), purporting to maintain the mixed-use traditional character of

existing hamlets and to allow them to expand as an extension of their current configuration, would allow for construction of 16 dwellings units on the undeveloped portion of the largest parcel; and

WHEREAS, per the Site Plan, the proposed project will include three buildings (16 dwelling units, including 4 handicap accessible units), two of which will be set 30' back from Jordan Road and separated from the rear building by a drive aisle and parking; each apartment will have garage parking space; a proposed 20' wide driveway on Jordan Road is shown; per the Environmental Assessment Form (EAF) dated July 10, 2018, construction of the project will be broken into three phases;

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

WHEREAS, per the Narrative, the allowed density for multi-family uses is 4 dwelling units per acre of buildable land in the HM district and the parcel has 4.04 acres of buildable lot area; the existing two-family dwelling requires 0.5 acres per dwelling unit (1 additional acre) and is not restricted to buildable area; all setbacks and coverage for the proposed project would comply with the requirements of the HM district; per the Town zoning code, multi-family dwellings require a special permit; and

WHEREAS, the Site Plan also shows that there is an existing City of Syracuse water line easement that runs through the site with the existing house and proposed buildings falling on either side of it; the site slopes down as much as 50' from Jordan Road west to Railroad Street; the Site Plan shows 12% and 30% slopes in places; and

WHEREAS, the EAF indicates site lighting will include light fixtures for parking areas to be mounted on the building eaves at a height of 19' and directed inward; and

WHEREAS, per the EAF, 2.0 acres of the site will be disturbed by the proposed project; per the Site Plan, a proposed stormwater facility is shown to be located in a depressed area on the site along the west lot line and Railroad Street with swales directing runoff to the stormwater facility from the front of the site; ADVISORY NOTE: any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the existing house is served by public drinking water and an individual septic system shown in the Site Plan to be located on the north side of the house; the approved service building will also be served by public drinking water and an individual septic system; per the EAF, the proposed project will connect to public drinking water and a new septic system is proposed to accommodate wastewater; the Site Plan shows a 175' x 90' septic with expansion area south of the proposed buildings;

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

WHEREAS, the Town and Village Joint Comprehensive Plan includes a goal to encourage growth and investment in the northern hamlets, including Mottville, by encouraging mixed use, walkable communities and a diversity of housing types; and

WHEREAS, GIS mapping shows that Skaneateles Creek is west of the site across from Railroad Street and corresponds to a small area of federal wetlands and 100-year floodplains; the site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper); the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

The Town is encouraged to assess the surrounding area and consider if any additional parcels would benefit from inclusion in the proposed zone change.

The Board also offers the following comments to be considered prior to future development of the multi-family dwellings:

1. The Onondaga County Department of Transportation has determined that the municipality and applicant must contact the Department to discuss any required traffic data for the proposed project. Any modifications required by the Department must be reflected on the project plans prior to municipal approval of the site plan.
2. The municipality must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval of the site plan. Additional stormwater runoff into the county's right-of-way or drainage system will be prohibited.
3. Given the proximity of Skaneateles Creek and topography of the site, the applicant is advised to retain as much of the existing tree cover as is practical, particularly along Railroad Street, and to provide landscape screening for nearby residential uses.
4. In accordance with the Town's comprehensive plan, the applicant is encouraged to explore opportunities to support sustainable building initiatives and incorporate "Complete Streets" in the site planning for the project, which may include creating an active space along Jordan Street with windows and building entries visible from the road frontage, bicycle and pedestrian accommodations, and landscaping.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 15, 2018

OCPB Case # Z-18-238

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Geddes Zoning Board of Appeals at the request of Kassis Superior Signs for the property located at 1200 State Fair Boulevard; 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 Fair Boulevard (Route 80 & Route 221) and Managers Place (Route 221), both county highways, Route 690 and the NYS Thruway (Route 90), both state highways, and Onondaga Lake Park, a county-owned park; and

WHEREAS, the applicant is requesting an area variance to increase permitted sign area from 100 square feet to 420 square feet to allow for installation of an LED-illuminated wall sign (United Auto Supply) on a 14.76-acre parcel in an Industrial B zoning district; and

WHEREAS, in 2010, the Board offered no position with comment for a site plan referral (Z-10-352) to install a permanent natural gas regulating station on an adjacent parcel that appears to contain overhead transmission lines and a portion of the industrial park's surrounding parking/loading area; and

WHEREAS, the site is located at the northwest corner of Onondaga Lake where I-690 and I-90 cross near the Lakeland area; surrounding land uses are industrial with interspersed residential neighborhoods and county parklands (Onondaga Lake Park and Long Branch Park); and

WHEREAS, the submitted survey map dated May 21, 1999 shows the site contains a large two-story building (formerly the P&C distribution center) and a large parking and loading area, all contributing to the Ranalli Industrial Park; surrounding parking areas for the industrial park appear to extend onto three adjacent parcels; and

WHEREAS, the proposed signage is intended for United Auto Supply, one of three tenants in the Ranalli Industrial Park; the two other tenants are Lowe's and W.B. Mason; and

WHEREAS, per aerial imagery, the industrial park is bordered on three sides by Managers Place, a county road that connects to Van Vleck Road to the east, and abuts a CSX rail line; access to the industrial park comes from 5 driveways and approximately 500' of unrestricted access on Managers Place and one driveway on Van Vleck Road;

ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Managers Place must meet Department requirements; and

WHEREAS, per the submitted Project Description, the proposed wall sign (60" x 84'-0") will be installed on the side of the building facing I-90 and include LED-

illuminated channel letters (red face with black channel) reading “United Auto Supply” and mounted to the building in three separate sections on an aluminum raceway; the submitted Justification of Request indicates the existing signage is difficult to see and the proposed sign would help make the building identifiable from I-90, benefiting customers and suppliers looking for the location;

ADVISORY NOTES: per the NYS Thruway Authority Bureau of Traffic Management Advertising Guidelines, any advertising signage within 660 feet of the nearest edge of the Thruway right-of-way requires an Ad Device Permit from the Thruway Authority; and

WHEREAS, per the Town zoning code, wall signage for identification is permitted in industrial districts and limited to 1 ½ sf of sign area per linear foot of building frontage at the main entrance, but may not exceed 100 sf; signs may be non-illuminated or illuminated by indirect light only; the proposed signage requires relief from both the size and lighting requirements; and

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

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

WHEREAS, the site may contain an animal or plant species, or associated habitat, listed by the state or federal government as threatened or endangered (per EAF Mapper); and

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 15, 2018

OCPB Case # Z-18-239

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Lysander Town Board at the request of Tabatha Babbitt for the property located at 3160 Cold Springs Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of Cold Springs Road (Route 370), a state highway; and
- WHEREAS, the applicant is proposing a zone change for a 0.32-acre parcel from Agricultural-Residential (AR-40) to Neighborhood Residential-Business District (NR-BD); and
- WHEREAS, the site is located in a residential area along Cold Springs Road, a state road, and abuts residential lots on three sides; aerial imagery shows the site contains an existing one-story building (Tabatha's Family Tree Restaurant) surrounded on all sides by asphalt, with parking generally occurring on the side of the building; and
- WHEREAS, the site has unrestricted access to Cold Springs Road which does not meet current commercial driveway standards;
ADVISORY NOTE: per the NYS Department of Transportation, all existing or proposed driveways on Cold Springs Road must meet Department requirements; future owners of the site will likely be required to delineate access to meet commercial driveway standards; and
- WHEREAS, per the local application, the zone change request is intended to expand opportunities for potential buyers and not restrict them to continuing the current restaurant use, which is a non-conforming use in the AR-40 district that was grandfathered in; and
- WHEREAS, per the Town zoning code, the NR-BD is intended to permit limited retail, personal and office uses within residential areas, allowing for single-family dwellings, two-family dwellings, food shops (coffee, bakery, confectionary, donut, sub, pizza, delicatessen and the like), boutiques and specialty retail shops, personal service shops, banks and credit unions, business or NYS licensed professional offices, liquor shops, restaurants (excluding drive-in or drive-through service), meat or fish markets, specialty food shops, convenience food shops, churches, and utility substations; and
- WHEREAS, the lot does not appear to meet lot area (20,000 sf), front yard setback (50 ft), or rear yard setback (50 ft) requirements for nonresidential uses and structures in the NR-BD; and
- WHEREAS, the site is served by public drinking water and an individual septic system; no changes to the existing infrastructure are proposed; and
- WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been

listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); and

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 15, 2018

OCPB Case # Z-18-240

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Lysander Town Board at the request of Alao Adekola for the property located at 3070 Belgium 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 Belgium Road (Route 31), a state highway; and
- WHEREAS, the applicant is proposing a zone change on a 10.34-acre parcel from Residential (R-20) to Retail Service (RS) District to allow for construction of a multi-tenant commercial building; and
- WHEREAS, the site, a 10.34-acre vacant, wooded parcel, occurs at the rear of two commercial lots along NYS Route 31; the adjacent commercial lots have a shared access to Route 31 and appear to each contain an existing multi-tenant office building; the surrounding area includes a mix of residential, commercial, and service land uses and the parcel abuts a large tract of vacant, wooded land to the west that appears to contain state and federal wetlands; the site is in close proximity to the Anheuser-Busch Budweiser plant located north across Route 31 and west of the site; and
- WHEREAS, the submitted survey map dated December 8, 2003 shows the site is bisected by overhead utility lines with a 100' easement to the Niagara Mohawk Power Corp.; the portion of the site to the north of the utility lines and easement has limited frontage on Gerald Lane, a local road that dead ends at the eastern lot line of the site; the southern portion of the site has roughly 60' of frontage on Speach Drive, a local road off Route 31; the site abuts residential lots fronting on Gerald Lane and Speach Drive, and the Speach Drive frontage is shown to occur between two of the adjacent residential parcels; and
- WHEREAS, per the Town zoning code, the intent of the RS district is to provide for the full range of retail, personal or office services in a well-designed urban setting, allowing for retail or personal service uses, offices, restaurants, mortuaries, hospitals, nursing homes, churches, and utility substations upon controlled site review; and
- WHEREAS, the submitted Letter of Intent for Proposed Development dated July 10, 2018 indicates the zone change is intended to allow for construction of a single-story structure with 6 or 8 commercial units; per the survey map, the proposed commercial development appears to be intended for the 2.57 acres north of the utility lines and Niagara Mohawk Power Corp. easement; the letter indicates access to the facility will be from Route 31, which will require crossing one of the adjacent commercial parcels to the north and presumably use the existing driveway that serves those lots; the survey map shows a 30' ingress and egress right-of-way from the existing Route 31 driveway to the site;
- ADVISORY NOTES: per the NYS Department of Transportation, all existing or

proposed driveways on Route 31 must meet Department requirements; any proposed driveways onto Route 31 will require highway access and work permits from the NYS Department of Transportation and will be subject to the availability of sight distance; and

WHEREAS, per the Environmental Assessment Form (EAF) dated July 10, 2018, 1.8 acres of the site will be disturbed by the proposed project and stormwater management plans are to be determined;

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

WHEREAS, the site has access to public drinking water and the EAF indicates the proposed project would connect to the public water supply;

ADVISORY NOTE: the applicant is advised to contact OCWA's Engineering Department early in the project planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, GIS mapping shows a county-owned trunk sewer along Route 31 and a Town sewer line crossing the adjacent wooded parcel, both of which flow to the Baldwinsville Seneca Knolls Wastewater Treatment Plant; a sewer line extension would likely be required for the proposed project to connect to either of the existing sewers;

ADVISORY NOTES: prior to the next phase of development or connection to public sewers, 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; a direct connection to the county-owned trunk sewer requires a permit from the Department; and

WHEREAS, the adjacent residential lots are served by individual septic systems; per the EAF, wastewater accommodations are still to be determined;

ADVISORY NOTE: the Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to the next phase of development; 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 it appears that the site contains some significant wooded areas;

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

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

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

Given the proximity of neighboring residential uses and the limitations imposed on the site by the overhead utility lines and Niagara Mohawk Power Corp. easement, the Town and applicant are encouraged to consider retaining the existing Residential (R-20) zoning for the remainder of the site and restricting the zone change to the area intended for the commercial development or subdividing the parcel into two lots.

The Board also offers the following comments to be considered prior to the next phase of development:

1. Per the Onondaga County Health Department's Bureau of Public Health Engineering, a sewage disposal plan must be approved by the Department for any proposed construction that requires indoor plumbing.
2. The New York State Department of Transportation has determined that the municipality and the applicant are required to coordinate Route 31 access plans with the Department and any traffic data requirements. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval.
3. The municipality must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the New York State Department of Transportation. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval. Additional stormwater runoff into the state's right-of-way or drainage system will be prohibited.
4. The applicant is advised to retain as much existing tree cover on the site as is practicable to provide landscape buffering to the adjacent residential lots.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 15, 2018

OCPB Case # Z-18-241

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of Gage Harnacker for the property located at 3522 James Street; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of the municipal boundary between the City of Syracuse and the Town of DeWitt; and

WHEREAS, the applicant is requesting a special permit to construct a 28' x 24' pole barn on a 1.23-acre parcel in a Residential, Class C (RC) zoning district; and

WHEREAS, the Board has reviewed several referrals for this site as part of an effort to make the existing office building a viable rental location and recently offered no position with comment for a special permit referral (Z-18-70) to replace the ground signage on the site, encouraging consideration of the scale and building materials of the sign given the traditional character of the Eastwood neighborhood; in 2017, the Board offered no position with comment for a special permit referral (Z-17-251) for an addition to the existing office building; the special permit referral currently under review is a modification to the existing special permit for the site; and

WHEREAS, the site is located across the street from a shopping plaza in the Eastwood neighborhood of the City of Syracuse; surrounding land uses are a mix of commercial properties and single-family and multi-family residential properties; the site is near the shared municipal boundary with the Town of DeWitt;

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

WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; according to the ReZone Syracuse draft zoning map dated March 2018, the proposed zoning for this lot is Mixed Use Neighborhood Center (MX-2), which would act to “provide for a pedestrian-focused mix of low-density residential and nonresidential uses that offer limited goods and services to surrounding neighborhoods”; and

WHEREAS, the submitted survey map dated October 28, 2016 shows the site has frontage on James Street, a city-owned portion of State Route 290, and contains an existing two-story masonry office building at the front of the site; the site has two existing asphalt driveways onto James Street that run along either side of the existing structure and a large paved parking area at the rear of the

building separated into three tiers by concrete retaining walls; there is an existing concrete sidewalk along James Street with additional sidewalks connecting to the front entrances of the office building; and

WHEREAS, the submitted Site Plan dated May 24, 2018 shows the proposed garage (28' x 24' pole barn structure) will be built at the rear of the office building; per the City zoning ordinance, service uses which are located in and are accessory and incidental to an office building are permitted in the RC district upon issuance of a special permit; submitted elevation drawings and specification sheets indicate the garage will be steel-sided with two overhead garage doors facing away from the office building; per the Site Plan, the rear parking lot provides 67 off-street parking spaces and there is a ground sign located at the front of the site; and

WHEREAS, the submitted Exterior Elevations dated May 24, 2018 show the rear addition (reviewed as part of the 2017 special permit) to include standing seam metal roofing and siding and stucco walls; additional exterior renovations are shown to include an elevated walkway with steel structure and glass guardrail from the rear entrance to the second tier of the parking lot, a glass awning with steel brackets, painted to match existing window frames, over one of the front entrances, and stucco walls around one of the rear entrances; and

WHEREAS, per the local application, the office building will be open five days a week (presumably Monday through Friday) from 8am to 5pm; the maximum number of employees on premises at one time will be 28; and

WHEREAS, per the Environmental Assessment Form (EAF) dated June 5, 2018, 1.23 acres of the site will be disturbed by the proposed project; stormwater discharges will be directed to the existing conveyance system via three master storm drains occurring in each of the three tiers of the parking lot; ADVISORY NOTES: any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; the applicant and municipality are encouraged to consider the use of green infrastructure, such as permeable pavement, rain gardens, and landscape islands in the parking lot, to further reduce stormwater runoff and improve stormwater quality; and

WHEREAS, the existing structures are served by public drinking water and sewer and located in Metropolitan Wastewater Treatment Plant service area; and

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

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project is within 2,000 feet of sites listed in the NYS DEC Environmental Site Remediation database (IDs: C734138, 734032, 734064); site C734138, the Bristol-Myers Squibb Syracuse North Campus Restoration Area, is an active

site in the Brownfield Cleanup Program; site 734032, the former Prestolite facility, is a completed site in the Resource Conservation and Recovery Program; and site 734064, the Roth Brothers site, is an active site in the Resource Conservation and Recovery Program; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 15, 2018

OCPB Case # Z-18-242

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a TEXT AMENDMENT from the Town of Elbridge Town Board at the request of Town of Elbridge Town Board for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing a local law to revise habitable space requirements for single-family dwellings in any district and minimum lot size and frontage requirements for Agricultural, Rural Residential, and Residential R-1 zones of the Town of Elbridge Zoning Law; and
- WHEREAS, per the Town zoning code, single-family dwellings with less than 1,500 sf of habitable space are prohibited in any district; the proposed local law will amend this requirement, reducing the minimum habitable space requirement to 1,200 sf; and
- WHEREAS, the local law will reduce the minimum lot size and frontage requirements of lots in the Agricultural district from 3 acres and 300' of frontage to 1 acre and 200' of frontage; and
- WHEREAS, the local law will reduce the minimum lot size and frontage requirements of lots in the Rural Residential district from 2 acres and 250' of frontage to 1 acre and 150' of frontage; and
- WHEREAS, the local law will reduce the minimum lot size requirements of lots without public water and sewer in the Residential R-1 district from 2 acres to 1 acre; and
- WHEREAS, Elbridge is a rural town, predominantly zoned Agricultural, Rural Residential, or Residential R-1 per the Town's latest zoning map dated December 19, 2016; per a phone conversation with the Town, the zoning map requires minor revisions; and
- WHEREAS, 12,226 acres of the Town are enrolled in NYS Agricultural District 3; and
- WHEREAS, the Town has limited access to public drinking water with service primarily available along major roadways (NYS Routes 5 and 317) and in close proximity to the Village of Elbridge; the entirety of the Town is outside the Onondaga County sanitary district and does not have access to public sewers; the Village of Jordan has public sewers and has not considered extending sewer lines to the Town; and
- WHEREAS, the Onondaga County 2010 Development Guide, dated June 1998 and adopted by the Onondaga County Legislature, emphasizes rural area policies including: 1) protecting the rural economy, agriculture, and access to natural resources, 2) promoting sustainable land development practices, and 3) encouraging compact development in rural areas; and

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

1. The Town is advised to consult with the New York State Department of Agriculture and Markets prior to enactment of any local laws affecting farmland and in particular lands enrolled in the NYS Agricultural Districts program, to ensure against conflicts with New York State Agricultural District law for certified properties in the municipality.

2. Effective rural subdivision design encourages compact development in rural areas to protect the rural economy, agriculture, and access to natural resources. The Town is encouraged to incorporate additional standards into Town subdivision regulations that would help promote orderly rural growth and avoid segmentation of farmland.

Possible elements include: cluster development requirements and/or standards, maximum allowable density/density averaging (fixed ratio), access management requirements for rural road frontages, viewshed/buffering requirements, and/or consideration of high value agricultural soils and locations in the subdivision process.

3. Reducing lot size minimums and frontage requirements in large portions of the Town may impact community character. Comprehensive land use and farmland protection planning is strongly encouraged in concert with the proposed zoning code amendments, to ensure the proposed changes are consistent with Town goals. Land use planning should consider desired density and distribution of development, related local infrastructure and service demands and costs to local government, agricultural viability, scenic viewsheds, road safety and mobility, etc. The Board cautions that gradual changes in area character could ultimately lead to increased local government spending.

4. Onondaga County will be working with municipalities within the upcoming year on a countywide Farmland Protection Plan. Within that planning process, the team will be identifying priority farmlands as well as conducting "farm-friendly audits" of a certain number of communities, in order to identify opportunities to modernize zoning and local codes related to farmland protection and agricultural economic development. The Town of Elbridge is welcome and invited to participate in the plan and audit process, to identify new ways to proactively balance residential and agricultural growth.

5. The New York State and Onondaga County Departments of Transportation must consider safety and sight distance requirements in siting new driveways, which may require widths in excess of the proposed minimum frontage requirements. The Town and applicants are encouraged to consult with the Departments early in the planning process to determine any frontage or driveway requirements.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 15, 2018

OCPB Case # Z-18-243

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of Abdallah, LLC for the property located at 7165 Buckley 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 Buckley Road, a county highway, and the municipal boundary between the Town of Clay and Town of Salina; and
- WHEREAS, the applicant is proposing construction of a 5,000 sf one-story fitness club (Anytime Fitness) on a vacant 1.17-acre parcel in a Neighborhood Commercial (NC-1) zoning district; and
- WHEREAS, the Board has recently reviewed several referrals, including an area variance referral (Z-18-192) and concurrent site plan (Z-18-73), special permit (Z-18-74), and area variance (Z-18-91) referrals to construct a 5,700 sf Brooklyn Pickle restaurant on a 2.99-acre lot to be created in a proposed subdivision (S-18-38), as part of a larger redevelopment project of the former Hafner's Red Barn site; the Red Barn site is located north across Red Barn Circle from the subject parcel; a coordinated review meeting was held on May 15, 2018 at the request of the Town to discuss full build out potential for the Red Barn site and surrounding area, including the subject parcel; during the meeting, access management strategies, stormwater management, and wastewater accommodations were discussed in consideration of the Brooklyn Pickle restaurant, Red Barn site and surrounding area; and
- WHEREAS, additional reviews occurred in 2011, with the Board recommending disapproval of subdivision (S-11-42) and zone change (Z-11-189, Z-11-190) referrals as part of a development proposal to create 36 single-family residential lots and 38,000 sf of commercial space from three lots, which ultimately created the subject parcel; and
- WHEREAS, the site, a 1.17-acre vacant parcel, is located along Buckley Road, a county road, in the Town of Clay, south of West Taft Road, the North Medical Center, and the Red Barn site; the site abuts a recently developed single-family residential lot to the west and has additional frontage on Red Barn Circle, a local road serving the residential neighborhood, all of which were created as part of the 2011 subdivision and zone change referrals; the site is located along the shared municipal boundary with the Town of Salina;
- ADVISORY NOTE: per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality, and such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at

least ten days prior to any such hearing; and

WHEREAS, the submitted Lighting and Landscaping Plan dated July 19, 2018 shows a proposed one-story building (Anytime Fitness) facing Buckley Road, paved parking areas (30 spaces total) at the front, north side, and rear of the building, concrete sidewalks on three sides on the building, and a rear dumpster enclosure; there are two proposed driveways, each 20' wide, onto Red Barn Circle; per the local application, Anytime Fitness will operate 24 hours a day, 7 days a week; members will have access via an electronic card system; at peak times there will be 3 employees and 18 members on site; per the Lighting and Landscaping Plan, the site contains a Niagara Mohawk Power Corp. easement along Red Barn Circle and there is a 15' wide strip of land along Buckley Road, to be acquired for County of Onondaga highway purposes; and

WHEREAS, per the Lighting and Landscaping Plan, proposed lighting for the site is shown to include four pole-mounted light fixtures (mounting height: 20') located around the edge of the parking lot and 15 recessed LED soffit fixtures; a photometric plan dated July 17, 2018 was included with the referral materials; the submitted elevation drawings show proposed signage to include two wall-mounted signs (16 sf each) over the front entrance and on the north side of the building and a freestanding sign (9' x 2'-8", standing 13'-10" tall); the Lighting and Landscaping Plan shows the freestanding sign to be located at the Red Barn Circle/Buckley Road intersection;
ADVISORY NOTES: per the Onondaga County Department of Transportation, signage is not permitted in the county right-of-way; any existing or proposed signage must not obstruct sight distance; and

WHEREAS, per the Lighting and Landscaping Plan, some of the existing trees and vegetation along the southern lot line will be retained as part of the proposed project; additional landscaping is shown to include a front landscape bed, landscaping around the freestanding sign, and a landscape buffer at the rear of the site, including red maple and Norway spruce trees;
ADVISORY NOTE: per the Onondaga County Department of Transportation, landscaping must not obstruct sight distance; and

WHEREAS, a submitted letter from GTS Consulting dated February 16, 2018, included with the referral materials for the proposed Brooklyn Pickle (Z-18-73, Z-18-74, Z-18-91), indicated that the overall concept plan for future redevelopment of the "remaining Hafner property" includes a 6,400 sf building behind the proposed Brooklyn Pickle, a 5,000 sf building south of the Brooklyn Pickle, a 3,000 sf bank building north of Red Barn Circle, and a 5,000 sf building south of Red Barn Circle (presumably the proposed Anytime Fitness); the letter indicated that the existing driveways on the Red Barn site will be replaced by a single, full access roadway opposite Dolshire Road, a local road serving a residential neighborhood to the east; numerous potential developments adjacent to and near the site were discussed at the coordinated review meeting, in the context of long term planning for increased traffic in the area, and the need for interconnected roadways, consolidated access points, turning lanes, and/or traffic signals, as well as long-term shared funding mechanisms; and

WHEREAS, per the Environmental Assessment Form (EAF) dated July 20, 2018, 1.167 acres of the site will be disturbed by the proposed project and stormwater discharges will be directed to established conveyance systems; two dry wells are shown to be located along the south side of the building in the Lighting

and Landscaping Plan; no additional information regarding stormwater management was included with the referral materials;

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

WHEREAS, the Syracuse Metropolitan Transportation Council (SMTC) has created a Sustainable Streets Guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would likely be beneficial to connect residents and businesses; this site is located within a priority zone; and

WHEREAS, the site has access to public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the referral includes a letter from OCWA indicating that a hydrant flow test was conducted near the site on May 7, 2018;

ADVISORY NOTES: the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; per the Onondaga County Department of Water Environment Protection, the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; and

WHEREAS, per discussion at the coordinated review meeting, wastewater service for the Red Barn site, and possibly this site, would flow east through Pitcher Hill, subject to agreements allowing for 3,000 gpd maximum flowage through Town of Salina infrastructure; and

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

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

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

2. The municipality must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation. Any mitigation as may be determined by the Department must be reflected on the project plans prior to

municipal approval. Additional stormwater runoff into the county's right-of-way or drainage system will be prohibited.

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

The Board also offers the following comment(s):

1. Given the site's proximity to residential uses, the applicant is encouraged to reduce the size of the proposed freestanding sign to be more compatible with the surrounding area and consider site lighting or additional landscape screening that minimizes the potential for light spillover onto adjacent properties.

2. The Board encourages the applicant to include a sidewalk along Buckley Road and sidewalks and crosswalks connecting to the Red Barn site, as well as bicycle racks, as part of full build out of the area to provide pedestrian interconnections between the proposed commercial buildings and adjacent residential neighborhood and medical center.

3. Landscaping, such as a low hedge, is advised to buffer any parking visible at the front of the site.

4. The applicant and Town are encouraged to continue coordinating with agency stakeholders on traffic data, wastewater planning, and SEQR documentation that considers infrastructure access and traffic impacts for full buildout of the area. The Board encourages consideration of nearby developable parcels, well-planned driveway/roadway access points, potential future signal or turning movement locations, and interconnections to serve the proposed development areas and facilitate mobility in and through adjacent developments via logical pathways. The Town is encouraged to explore shared financing mechanisms with involved landowners/project sponsors for current or future traffic mitigation.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 15, 2018

OCPB Case # Z-18-244

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Camillus Planning Board at the request of Christopher Community / Jeremy Davidheiser for the property located at West Genesee Street (just west of Village); and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of West Genesee Street (Route 174) and Route 5, both state highways, the municipal boundary between the Village of Camillus and the Town of Camillus, and a farm operation located in a NYS Agricultural District; and

WHEREAS, the applicant is proposing construction of 16 apartment buildings and a community center, along with all site amenities, on an 8.2-acre parcel in a Mixed Residential (R-4) zoning district; and

WHEREAS, in 2017, the Board offered no position with comment for a referral (Z-17-352) to annex the subject parcel to the Village of Camillus as part of the proposed housing development project; the Village took no action on the proposed annexation as it was disapproved by the Town of Camillus beforehand; and

WHEREAS, the site is located in the Town of Camillus along West Genesee Turnpike (Route 174), a state-owned portion of the road, just west of the Village of Camillus and east of the NYS Route 5 on and off ramps; the site consists of a vacant, forested parcel which abuts Connelly Acres Apartments to the north and west, a cemetery to the east, and single-family homes to the east and west; lands south of the site are enrolled in the New York State Agricultural District 3; an agricultural data statement was not included with the referral materials; and

WHEREAS, the submitted Boundary and Topographic Survey map dated April 6, 2018 shows that the parcel is located in an area of hilly topography with a fairly significant slope from the top of the site down to Route 174 and continuing to the Ninemile Creek river bed to the south; per the submitted Environmental Assessment Form (EAF) dated July 2, 2018, trees and vegetation will be removed as part of the site development; landscape buffers will be installed in sensitive areas; and

WHEREAS, per the Boundary and Topographic Survey, there is an existing gravel driveway on the adjacent residential lot to the east that crosses a portion of the site and appears in aerial imagery to be abandoned; and

WHEREAS, the submitted Site Layout Plan dated July 18, 2018 shows the proposed residential development to include 16 apartment buildings (60+/- units proposed, per the Town) and a community center, presumably the building adjacent to a proposed gazebo and enclosed playground area, all generally occurring around a driveway loop with parking spaces along the driveway; there appear to be five different layouts for the apartment buildings and

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elevation drawings indicate the buildings will range from one to two stories; no additional information regarding the number of units per building are included; per the EAF, proposed lighting for the site will include dark-sky compliant LED light fixtures mounted on 24' poles and spaced around the parking areas and drive; and

WHEREAS, per the Site Layout Plan, curbed concrete sidewalks are proposed and shown to connect the apartment buildings, community center and parking areas throughout the development; access to the site will come from a proposed, full access driveway onto Route 174; the submitted Road Profile dated July 18, 2018 shows the proposed driveway to have as much as an 11% slope in places with an overall elevation change of over 60';

ADVISORY NOTE: the proposed driveway onto Route 174 requires highway access and work permits from the NYS Department of Transportation; and

WHEREAS, a letter dated July 20, 2018 was included with the referral materials and indicates GTS Consulting completed a Traffic Impact Assessment for the proposed residential development; an analysis of existing operations revealed that there are sufficient gaps in traffic to accommodate turning movements; sight distance looking west from the site driveway is limited to 450' for left turns, 140' below recommended, and sight distance looking east from the sight driveway is adequate for both left and right turns; the report recommends locating the driveway as far east as possible, which appears to have been done, in order to maximize the available sight distance; per the report, the development is expected to be a "minor traffic generator and will have no notable impact on traffic operations in the area"; per the New York State Department of Transportation, traffic data has been received by the Department; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), transit service runs along Route 174, however, the nearest CENTRO stop is located to the east of the site at the intersection of Maple Drive and Route 174 and is not currently accessible by sidewalk; and

WHEREAS, the EAF states that 6.2 acres of the site will be disturbed for the proposed housing development and stormwater runoff will be directed to on-site stormwater management facilities, which will release at a controlled rate to a swale along Route 174; the submitted Site Grading Plan shows two small depressions occurring at the center of the driveway loop and larger stormwater management facilities at the northeast and southwest corners of the site;

ADVISORY NOTES: any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; the applicant and municipality are encouraged to consider decreasing the amount of impervious surface on the site and using green infrastructure, such as rain gardens and permeable pavement, to further reduce stormwater runoff and improve stormwater quality; and

WHEREAS, the site has access to existing public drinking water and sewer services and is located in the Metropolitan Wastewater Treatment Plant service area and is tributary to the Westside Pump Station; per the EAF, the anticipated drinking water demand is 14,400 gallons per day and will be provided by Onondaga

County Water Authority, which requires extending the existing water mains to the site; it is not clear where existing water mains are located or the distance of the required extension; the anticipated sanitary wastewater flow is 14,400 gallons per day; an extension of the existing sanitary sewer along Route 174 from roughly 500' east of the site is proposed; per the Onondaga County Department of Water Environmental Protection, the elevation of the existing Village sewers may warrant a pump station for the proposed extension; ADVISORY NOTES: the applicant is advised to contact OCWA's Engineering Department to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; and

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

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

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

ADVISORY NOTE: the applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; and

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

1. Any extension of the public wastewater infrastructure must be approved by the Onondaga County Health Department and Onondaga County Department of Water Environment Protection prior to municipal approval.
2. The New York State Department of Transportation has determined that the municipality and the applicant must continue to coordinate Route 174 access plans and traffic data requirements with the Department. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval.
3. The municipality must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the New York State Department of Transportation. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval. Additional stormwater runoff into the state's right-of-way or drainage system will be prohibited.

The Board also offers the following comment(s):

1. Per the Onondaga County Department of Water Environmental Protection (WEP), the elevation of the existing Village sewers may warrant a pump station for the proposed sanitary sewer extension. Given the addition of a private or Town-owned pump station, the municipality is advised to require the developer to provide performance bonds and/or surety instruments to fully fund future maintenance and/or replacement costs; when those repairs and replacements occur they are significant. It is recommended that the municipality require performance bonds and maintenance guarantees (similar to condominium property management maintenance trust) be adequate to fully enable long-term maintenance and even fully fund asset replacement by the municipality should the need arise to transfer said infrastructure to public ownership. This will protect the municipality and its residents from future repair and replacement costs. The municipality should also require that the developer construct the wastewater pump station and conveyances to all the standards listed in Recommended Standards for Wastewater Facilities (2004), including the performance and leak testing of the system.
2. The Board encourages the applicant to minimize the removal of existing, established trees, particularly in areas on the site where the existing forest cover could serve to buffer adjacent residential properties and stabilize the hillside along West Genesee Street, and aid in erosion control, stormwater quality and retention, and site aesthetics.
3. Interconnections to existing and future developments nearby are encouraged to prevent the creation of limited access cul-de-sacs on the site and in the surrounding area.
4. The Board advises the Town and applicant to ensure the proposed access meets the requirements of local emergency service providers.
5. The Town is advised to ensure the existing driveway for the adjacent parcel, which partially occurs on the site, is removed entirely. Any work within the state right-of-way is subject to a work permit from the NYS Department of Transportation.
6. The Board and the Central New York Regional Transportation Authority (CENTRO) encourage the municipality and applicant to consider the siting and design of senior living and support facilities and multi-family and low income housing units in relationship to residents' potentially limited mobility and related transit needs, employee access, as well as the cost of subsidizing travel for residents and users of these facilities.
7. Any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on or within 500 feet of a property within a NYS Certified Agricultural District is required by the NYS Agricultural and Markets Law to include an Agricultural Data Statement.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 15, 2018

OCPB Case # Z-18-245

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Zoning Administration at the request of Vintage 4X4, LLC for the property located at 1930 West Fayette Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Harbor Brook, a county-owned drainage channel; and
- WHEREAS, the applicant is proposing construction of a 40' x 80' pole barn on a 1.01-acre parcel in an Industrial, Class A zoning district; and
- WHEREAS, the site, a 1-acre vacant parcel, has frontage on West Fayette Street and rear frontage on Erie Boulevard West, both city streets, and is located at the edge of the City's Tipperary Hill neighborhood; surrounding land uses are commercial; aerial imagery shows the site is enclosed by a chainlink fence and has an existing concrete sidewalk along West Fayette Street and a retaining wall at the rear of the site, restricting access to Erie Boulevard West; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse draft zoning map dated March 2018, the proposed zoning for this lot is Mixed Use Office (MX-3), which would act to "provide for pedestrian friendly areas of medium- to higher-density residential development and compatible nonresidential uses, such as offices and supporting secondary commercial uses"; and
- WHEREAS, the submitted survey map shows an easement to the City of Syracuse for the retaining wall at the rear of the site; and
- WHEREAS, the submitted Site Plan dated June 21, 2018 shows the proposed building (40' x 80') to be located at the corner of the site, set 35' back from the front of the site and 15' from the north side lot line; overhead doors are shown at the rear and south side of the building; there is proposed blacktop pavement at the rear of the building, a blacktop parking area (6 spaces) on the south side of the building, and a 4' wide concrete sidewalk to the front entrance from a proposed, gated driveway (10' wide) on West Fayette Street; the existing brush/woods at the rear of the site are shown to remain; and
- WHEREAS, the local application indicates that the proposed building will be a one-story, pole barn structure to be used for storing the owner's collection of 4x4 vehicles and automobiles; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated June 8, 2018, 0.5 acres of the site will be disturbed by the proposed project; and
- WHEREAS, the site has access to public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; per the EAF, the proposed project will connect to public drinking water and wastewater

services;

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

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: C734083, 734039, 734075) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

WHEREAS, the site may contain an animal or plant species, or associated habitat, listed by the state or federal government as threatened or endangered (per EAF Mapper); and

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 15, 2018

OCPB Case # Z-18-246

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Elbridge Planning Board at the request of Steven Peltz for the property located at 102 State Route 5; 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 5, a state highway, Route 99 (Old Route 31B / Brutus Street), a county highway, and the municipal boundary between the Town of Elbridge and Cayuga County; and
- WHEREAS, the applicant is proposing to build a 35,000 sf single-story building and parking as part of the Northeastern Electronics facility on a 16.83-acre parcel in an Industrial zoning district; and
- WHEREAS, the site, a 16.83-acre agricultural lot, is located along NYS Route 5 in a rural area in the Town of Elbridge; surrounding land uses are a mix of low density commercial, industrial, and residential; the site abuts lands owned by Niagara Mohawk Power Corp. and containing overhead transmission lines to the rear, and a lumber yard and a residential lot to the east; and
- WHEREAS, the submitted narrative dated July 31, 2018 indicates the proposed 35,000 sf building for Northeastern Electronics will expand the company's existing manufacturing operations which appears to currently occur on two westerly parcels under common ownership and include four existing one-story buildings, two existing driveways onto Route 5, and a large associated parking area; and
- WHEREAS, per the narrative, the subject parcel and two westerly parcels will be consolidated into one 20-acre parcel; the Board has not received a referral for the lot merger; per a phone conversation with the Town, lot mergers are reviewed and approved administratively and therefore would not be subject to GML mandate for referral; and
- WHEREAS, the submitted Overall Plan dated July 31, 2018 shows the proposed development, to be constructed in two phases, to include the one-story building (17,500 sf in each phase), two rear loading docks (one per phase), and an 86-space parking lot on the west side of the building (43 spaces in phase 1, 23 in phase 2); the entire development is shown to generally occur along the west lot line and set towards the middle of the site; a drive aisle is shown at the rear of the building and parking lot which will connect to the existing Northeastern Electronics parking lot to the west of the site and ultimately Route 5 via the existing driveways for the facility;
ADVISORY NOTE: per the NYS Department of Transportation, all existing or proposed driveways on Route 5 must meet Department requirements; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated July 31, 2018, 3.7 acres of the site will be disturbed by the proposed project; per the narrative,

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stormwater management will be accommodated by an infiltration basin located in a low area of the site southeast of the new development; the narrative indicates a Stormwater Pollution Prevention Plan (SWPPP) and Geotechnical Report have been prepared, finding a net decrease in discharge for all storm events up to and including the 100-yr storm;

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

WHEREAS, the site is served by public drinking water and an individual septic system; per the EAF, the proposed project will connect to the public water supply (OCWA) and wastewater treatment will be provided by a new septic system; ADVISORY NOTE: the Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to Town approval of the project; and

WHEREAS, GIS mapping shows the site may contain state wetlands connecting to a larger state wetland (JOR-17, 110.2 acres) to the south of the site which does not appear to encroach on the proposed development; per the narrative, a field review was conducted by Terrestrial Environmental Specialists who found that the project will not disturb wetlands and development will be outside the 100' buffer required for NYS wetlands; ADVISORY NOTE: the applicant is advised to contact the NYS Department of Environmental Conservation to confirm the presence of state wetlands and/or the 100-foot state wetland buffer on the site, and to obtain any necessary permits for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers; all confirmed wetlands should be shown on the plans for the site; 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 municipality must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the New York State Department of Transportation. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval. Additional stormwater runoff into the state's right-of-way or drainage system will be prohibited.

2. The New York State Department of Transportation has determined that the municipality and applicant must contact the Department to discuss any required traffic data for the proposed project. Any modifications required by the Department must be reflected on the project plans prior to municipal approval.

The Board also offers the following comment(s):

The Onondaga County Department of Transportation requests a copy of any

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traffic data provided to the New York State Department of Transportation.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 15, 2018

OCPB Case # Z-18-247

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a THREE-MILE LIMIT from the City of Syracuse Planning Commission at the request of Red Barn Country, LLC for the property located at 7175 Buckley Road; and
- WHEREAS, the site is located within three miles of the City of Syracuse and subject to the extra-territorial jurisdiction of the City of Syracuse under the three-mile limit rule and the site is located within 500 feet of Buckley Road, a county highway, and the municipal boundary between the Town of Clay and the Town of Salina; and
- WHEREAS, the applicant is proposing a lot line adjustment to create two new parcels, Lot 1 (2.98 acres) and Lot 2 (5.45 acres), from three existing parcels in a Highway Commercial (HC-1) zoning district; and
- WHEREAS, the Board recently offered no position with comment for the preliminary subdivision referral (S-18-38) relating to this three-mile limit review, advising the Town to require future right-of-way plans for full build out of Hafner's Red Barn site to be shown on the subdivision map; additional comments were offered for the larger redevelopment project for the site; the Town of Clay Planning Board Case Decision dated July 11, 2018 indicates the proposed subdivision has been approved locally; and
- WHEREAS, the Board recently reviewed site plan (Z-18-73), special permit (Z-18-74), and area variance (Z-18-91, Z-18-192) referrals to construct a 5,700 sf restaurant (Brooklyn Pickle) and as part of a larger redevelopment project for the site; in 2011, the Board recommended Disapproval of Subdivision (S-11-42) and Zone Change (Z-11-189, Z-11-190) referrals as part of a development proposal to create 36 single-family residential lots and 38,000 sf of commercial space from three lots, including one of the subject parcels; a coordinated review meeting was held on May 15, 2018 at the request of the Town to discuss full build out potential for the site and surrounding area; during the meeting, access management strategies, stormwater management, and wastewater accommodations were discussed in consideration of the current Brooklyn Pickle project and the future needs of the site and surrounding area; and
- WHEREAS, the site consists of three parcels located along Buckley Road, a county road, in the Town of Clay, south of West Taft Road and adjacent to the North Medical Center; the site abuts several recently developed single-family residential lots to the south and has frontage on Red Barn Circle, a local road serving the residential neighborhood, all of which were created as part of the 2011 subdivision and zone change referrals; and
- WHEREAS, aerial imagery shows the site contains two existing vacant structures (formerly Hafner's Red Barn Country Store and Farm Market), a front asphalt parking lot, and a rear gravel drive, all to be demolished as part of the proposed redevelopment project; the site has four existing driveways onto Buckley

Road; and

WHEREAS, the submitted Final Plan dated July 10, 2018 shows Lots 1 (2.98 acres) and 2 (5.45 acres) to be created from the three existing parcels by a proposed lot line adjustment, with Lot 1 occurring at the northeast corner of the site and intended for the proposed Brooklyn Pickle restaurant (Z-18-73, Z-18-74, Z-18-91); a proposed full access roadway onto Buckley Road, to replace the four existing driveways on the site, is shown opposite Dolshire Road, a local road serving a residential neighborhood to the east; per the Final Plan, the Town approved an area variance (Z-18-91) in April 2018 to reduce lot width from 300' to 289.98' to allow for the proposed subdivision; and

WHEREAS, a submitted letter from GTS Consulting dated February 16, 2018, included with the referral materials for the proposed Brooklyn Pickle (Z-18-73, Z-18-74, Z-18-91), indicated that the overall concept plan for future redevelopment of the "remaining Hafner property" (presumably proposed Lot 2 and a nearby parcel under common ownership) includes a 6,400 sf building behind the proposed Brooklyn Pickle, a 5,000 sf building south of the proposed access roadway, a 3,000 sf bank building north of Red Barn Circle, and a 5,000 sf building south of Red Barn Circle; the Final Plan shows building footprints and parking lot outlines (dimensions not indicated) for three buildings on Lot 2, with one occurring at the rear of Lot 1 and two to the south; there is a 55' ingress/egress and utility easement along the proposed roadway and a 40' temporary easement (location may change for future development) and internal road perpendicular to the roadway which would serve the two southern buildings on Lot 2 and connect to Red Barn Circle to the south; and

WHEREAS, numerous potential developments adjacent to and near the site were also discussed at the coordinated review meeting, in the context of long term planning for increased traffic in the area, and the need for interconnected roadways, consolidated access points, turning lanes, and/or traffic signals, as well as long-term shared funding mechanisms; and

WHEREAS, the Syracuse Metropolitan Transportation Council (SMTC) has created a Sustainable Streets Guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would likely be beneficial to connect residents and businesses; this site is located within a priority zone; and

WHEREAS, the Final Plan shows an area at the rear of the site labeled "Drainage Easement for Stormwater Management Basin"; the project will share a stormwater management basin as part of the larger redevelopment project; no additional information regarding stormwater management was included in the referral materials; the location of the proposed detention basin would preclude extension of the proposed driveway further to the west to serve the rear landlocked parcel or possible local driveway/roadway extension configurations; the site is also located in the Bloody Brook Drainage Basin, requiring consultation with the Onondaga County Department of Water Environment Protection; and

WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and

WHEREAS, per discussion at the coordinated review meeting, wastewater service for Brooklyn Pickle and the proposed the 8-acre site, and possibly another parcel south of Red Barn Circle, would flow east through Pitcher Hill, subject to agreements allowing for 3,000 gpd maximum flowage through Town of Salina infrastructure; additional anticipated residential development (13-20 lots) just west of the site would feed south through Red Barn Acres residential, also subject to Town of Salina requirements; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper indicates that the project is within 2,000 feet of a site in the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database (734051); the site is located over, or immediately adjoining, a principal aquifer; the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 15, 2018

OCPB Case # Z-18-248

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Skaneateles Planning Board at the request of Christopher Graham for the property located at 4331 Jordan 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 Jordan Road and Vinegar Hill Road, both county roads; and
- WHEREAS, the applicant is requesting a special permit to construct 16 apartments on 6.39 acres that has an existing two-family dwelling and an approved office/storage building in a proposed Hamlet zoning district (currently Rural Residential); and
- WHEREAS, the Board is concurrently reviewing a local law referral (Z-18-237) to change the zoning of the parcels from Rural Residential to Hamlet as part of the proposed project; in 2017, the Board offered no position with comment for concurrent area variance (Z-17-196) and special permit (Z-17-219) referrals to reduce front yard setback requirements and allow a mixed-use development to include construction of a two-story office and storage building on the site, urging coordination with all applicable agencies to ensure wastewater and access accommodations prior to local approval as the lot is limited by size, roads on all sides, and a major water line easement; and
- WHEREAS, the site is located north of the Mottville hamlet area in the Town of Skaneateles; the submitted Site Plan dated May 4, 2018 shows the site consists of three tax parcels generally occurring between Jordan Road and Vinegar Hill Road, both county roads, and Sheldon Road and Railroad Street, both local roads; the submitted Narrative dated May 4, 2018 indicates two of the parcels are one deed split by Jordan Road; surrounding land uses include low density residential and tracts of forested and agricultural land, transitioning to higher density residential in the hamlet area; and
- WHEREAS, the Site Plan shows the site contains an existing two-story, two-family house, a detached garage, and an existing gravel driveway on Jordan Road, all occurring on the northern side of the largest parcel (6.17 acres); aerial imagery shows the remainder of the parcel to be roughly 5 acres of undeveloped, forest land; the existing house is across Jordan Road from a triangular-shaped parcel (2.11 acres) under the same deed and shown to contain an approved service building, the two-story office and storage building proposed as part of the previous area variance (Z-17-196) and special permit (Z-17-219) referrals; the southern parcel (1.29 acres) includes the Mottville Cemetery and abuts lots zoned HM to the south; and
- WHEREAS, per the Town zoning code, the purpose of the Rural Residential District (RR) is to allow low-density residential and compatible nonresidential uses in rural areas where agriculture is not the predominant use; the proposed Hamlet

District (HM), purporting to maintain the mixed-use traditional character of existing hamlets and to allow them to expand as an extension of their current configuration, would allow for construction of 16 dwellings units on the undeveloped portion of the largest parcel; and

WHEREAS, per the Site Plan, the proposed project will include three buildings (16 dwelling units, including 4 handicap accessible units), two of which will be set 30' back from Jordan Road and separated from the rear building by a drive aisle and parking; each apartment will have garage parking space; a proposed 20' wide driveway on Jordan Road is shown; per the Environmental Assessment Form (EAF) dated July 10, 2018, construction of the project will be broken into three phases;

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

WHEREAS, per the Narrative, the allowed density for multi-family uses is 4 dwelling units per acre of buildable land in the HM district and the parcel has 4.04 acres of buildable lot area; the existing two-family dwelling requires 0.5 acres per dwelling unit (1 additional acre) and is not restricted to buildable area; all setbacks and coverage for the proposed project would comply with the requirements of the HM district; per the Town zoning code, multi-family dwellings require a special permit; and

WHEREAS, the Site Plan also shows that there is an existing City of Syracuse water line easement that runs through the site with the existing house and proposed buildings falling on either side of it; the site slopes down as much as 50' from Jordan Road west to Railroad Street; the Site Plan shows 12% and 30% slopes in places; and

WHEREAS, the EAF indicates site lighting will include light fixtures for parking areas to be mounted on the building eaves at a height of 19' and directed inward; and

WHEREAS, per the EAF, 2.0 acres of the site will be disturbed by the proposed project; per the Site Plan, a proposed stormwater facility is shown to be located in a depressed area on the site along the west lot line and Railroad Street with swales directing runoff to the stormwater facility from the front of the site; ADVISORY NOTE: any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the existing house is served by public drinking water and an individual septic system shown in the Site Plan to be located on the north side of the house; the approved service building will also be served by public drinking water and an individual septic system; per the EAF, the proposed project will connect to public drinking water and a new septic system is proposed to accommodate wastewater; the Site Plan shows a 175' x 90' septic with expansion area south of the proposed buildings;

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

WHEREAS, the Town and Village Joint Comprehensive Plan includes a goal to encourage growth and investment in the northern hamlets, including Mottville, by encouraging mixed use, walkable communities and a diversity of housing

types; and

WHEREAS, GIS mapping shows that Skaneateles Creek is west of the site across from Railroad Street and corresponds to a small area of federal wetlands and 100-year floodplains; the site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper); the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

1. The Onondaga County Department of Transportation has determined that the municipality and applicant must contact the Department to discuss any required traffic data for the proposed project. Any modifications required by the Department must be reflected on the project plans prior to municipal approval of the site plan.
2. The municipality must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval of the site plan. Additional stormwater runoff into the county's right-of-way or drainage system will be prohibited.

The Board also offers the following comment(s):

1. Given the proximity of Skaneateles Creek and topography of the site, the applicant is advised to retain as much of the existing tree cover as is practical, particularly along Railroad Street, and to provide landscape screening for nearby residential uses.
2. In accordance with the Town's comprehensive plan, the applicant is encouraged to explore opportunities to support sustainable building initiatives and incorporate "Complete Streets" in the site planning for the project, which may include creating an active space along Jordan Street with windows and building entries visible from the road frontage, bicycle and pedestrian accommodations, and landscaping.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 15, 2018

OCPB Case # Z-18-249

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Skaneateles Planning Board at the request of Dennis Yost for the property located at 2111 Lakeview Lane; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of West Lake Road (Route 41A), a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing construction of a single family dwelling, septic system and shed on a 0.58-acre vacant parcel in Rural Farming (RF) and Lakefront Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, the site, a vacant 0.58-acre parcel, is located less than 300' from the western shore of Skaneateles Lake; the submitted survey map shows the site has frontage on Lakeview Lane (Fire Lane 41), a local road off West Lake Road (NYS Route 41A) serving lakefront residential properties; and
- WHEREAS, the submitted Narrative dated July 2, 2018 indicates the applicant is under contract to purchase the vacant parcel subject to receiving Town approval for the proposed single-family house; the property has a slope that is in the 10% to 15% range and is overgrown with a number of mature trees; and
- WHEREAS, the submitted Site Plan and elevation drawings dated July 2, 2018 show the proposed project to include a two-story, three-bedroom dwelling with walk-out cellar, a deck attached to the east side of the house, and a 8' x 12' shed on the west side of the house; a proposed 20' wide driveway on Lakeview Lane is shown with a walkway connecting to the house entrance; and
- WHEREAS, minimum setback and open space requirements and allowable impermeable surface coverage, floor space, and building footprint regulations are indicated on the Site Plan; the proposed project appears to meet all zoning requirements of the RF and LWOD districts; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated July 2, 2018, 0.3 acres of the site will be disturbed by the proposed project; the Site Plan shows a proposed bioswale off the corner of the house, along the Lakeview Lane frontage; and
- WHEREAS, per the Narrative, the site has a 1985-approved septic system, to be replaced; a new individual well and septic system are proposed as part of the project; a septic system is shown on the east side of the proposed house with an adjacent 50% expansion area;
- ADVISORY NOTE: the Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property; and
- WHEREAS, the site is located in the Skaneateles Lake watershed; Skaneateles Lake is the

primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; impermeable surface coverage will increase to 9.0% with the proposed project; and

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

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 15, 2018

OCPB Case # Z-18-250

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Luanne Martin for the property located at 5576 Mud Mill 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 Mud Mill Road (Route 16 / Route 17), a county highway, and Brewerton Road (Route 11), a state highway; and

WHEREAS, the applicant is proposing to operate a small used car sales operation from a residence on a 0.47-acre parcel in a General Commercial zoning district; and

WHEREAS, the site is located along a county-owned portion of Mud Mill Road between Brewerton Road (NYS Route 11) and I-81; surrounding land uses are low-density, roadside commercial along Route 11 and large tracts of vacant, forested and agricultural lands; and

WHEREAS, the submitted plan dated October 1, 2017 shows the site contains an existing two-story house with an attached one-story office and a 14.1' x 15' shed on the west side of the building; aerial imagery shows an existing gravel driveway onto Mud Mill Road and a gravel parking area along the Mud Mill Road frontage; there is a concrete sidewalk from the front parking area to the building and along the front of the building;

ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Mud Mill Road must meet Department requirements; commercial uses are subject to commercial driveway standards; and

WHEREAS, per the local application, the site will be used for a small used car dealership with parking for a small number of vehicles on site; no mechanical work will take place on site; test driving vehicles will be scheduled by appointment only; hours of operation will be 8am to 5pm, seven days a week with one employee on site at one time; and

WHEREAS, the plan shows a paved driveway and display area with diagonal parking spaces for 5 vehicles and one employee parking space in front of the shed; it is not clear if the driveway and display area will expand and replace the existing driveway; additional parking on-site is shown to provide 6 spaces in the existing gravel area at the front of the site and include tenant parking and handicap-accessible parking;

ADVISORY NOTE: per the Onondaga County Department of Transportation, no parking, loading, or servicing of vehicles in the right-of-way, or backing of vehicles into the right-of-way, is permitted; and

WHEREAS, per the local application, proposed signage for the site will include two wall-mounted signs (20" x 30", 26" x 36") on the building, which are shown in the plan to occur on either side of the office entrance; a proposed 20" x 42" sign is

also shown, to be located along the front gravel parking area;
ADVISORY NOTES: per the Onondaga County Department of Transportation, signage is not permitted in the county right-of-way; any existing or proposed signage must not obstruct sight distance; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated July 20, 2018, stormwater discharges will be conveyed to existing drainage on the site; the plan notes that the car display area, driveway and parking lot will drain into the grass area at the front of the building; and

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

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

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

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

The applicant must contact the Onondaga County Department of Transportation to coordinate requirements for the existing driveway on Mud Mill Road, in order to satisfy commercial driveway standards. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 15, 2018

OCPB Case # Z-18-253

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Lysander Planning Board at the request of Winds of Cold Springs for the property located at 3642 Hayes 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 Hayes Road (Route 157), a county highway; and
- WHEREAS, the applicant is requesting a retroactive controlled site review for an existing marina and restaurant on a 4.89-acre parcel in a Neighborhood Residential Business (NR-BD) zoning district; and
- WHEREAS, the site is located at the northern end of Onondaga Lake, along Hayes Road, a county road, and north across the Seneca River from Klein Island; the site includes land on the Seneca River which is part of the historic Erie Canalway National Heritage Corridor; the surrounding area includes county parklands (Long Branch Park and Onondaga Lake Park) and a mix of residential and commercial uses along Hayes Road; and
- WHEREAS, the submitted Site Plan dated April 18, 2018 shows the site contains an existing two-story building with an attached outside bar/pavilion, shed, walk-in cooler, and deck, a stage/pavilion, two large metal shed/storage structures, a fuel station, and docks surrounding an open water area that accesses the Seneca River, all contributing to the Winds of Cold Springs Marina and restaurant; aerial imagery shows the remainder of the site is a mix of grass and gravel and generally appears to be used for boat parking/storage; there are two gravel driveways and a span of roughly 400' of unrestricted access to Hayes Road;
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Hayes Road must meet Department requirements; and
- WHEREAS, per a phone conversation with the Town, the site's existing marina and restaurant uses were approved in the 1960s; the site recently switched ownership and the attached outside bar/pavilion was constructed for the restaurant use; the retroactive controlled site review is intended to address the modifications to the site (i.e., the outside bar/pavilion) that have occurred with the new ownership; and
- WHEREAS, the site is served by public drinking water and an individual septic system (approved in 1961 by the Town); no changes to the existing infrastructure are proposed;
ADVISORY NOTE: the Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to municipal approval of the site plan; and

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that the entirety of the site is located within the 100-year floodplain, which may require elevation of structures and other mitigation; a portion of the site along the river is within the floodway; 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 site may contain state and federal wetlands, which do not appear to encroach on the existing buildings though the house may partially fall in the 100' state wetland buffer; the state wetland is part of a much larger wetland area (BAL-29, 170.3 acres) that appears to generally occur along the north side of the Seneca River;

ADVISORY NOTE: the applicant is advised to 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; and

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

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

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 applicant must contact the Onondaga County Department of Transportation to coordinate requirements for the existing access on Hayes Road, in order to satisfy commercial driveway standards, which may require delineating the existing commercial driveways. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval.

The Board also offers the following comment(s):

Prior to municipal approval, the Town is advised to ensure all necessary permits and approvals have been obtained from the U.S. Army Corps of Engineers (USACE) and/or NYS Department of Environmental Conservation (DEC) for any work on, in or above the Seneca River, which is a navigable waterway regulated by both agencies.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 15, 2018

OCPB Case # Z-18-254

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Manlius Planning Board at the request of Gale, Gale & Hunt, LLC for the property located at 7136 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Genesee Street (Route 5), a state highway; and
- WHEREAS, the applicant is proposing the addition of 13 new asphalt parking spaces on a 1.672-acre parcel in a Residential Multiple Use (R-M) zoning district; and
- WHEREAS, the site is located in a residential area in the Town of Manlius, situated along the mile stretch of East Genesee Street (NYS Route 5) between the Village of Fayetteville and Town of DeWitt; the site is just east of the Onondaga Golf & Country Club and Lyndon Golf Course; other residential lots along the East Genesee Street corridor have also been converted to commercial/service uses; and
- WHEREAS, the submitted survey map dated July 2, 2018 shows the site contains an existing two-story building for Gale, Gale and Hunt Law Office; an 8" water line and 20' water easement are shown along the eastern lot line; the site has an existing frame sign along the Route 5 frontage that appears to be partially located in the state right-of-way;
ADVISORY NOTE: per the NYS Department of Transportation, signage is not permitted in the state right-of-way; and
- WHEREAS, per the survey map, the site has an existing u-shaped, curbed driveway with one access point on Route 5 near the western lot line; the driveway extends to the rear of the site and around the building, ending before the property boundary and state right-of-way on the east side of the building; the rear and east portions of the driveway are delineated by a retaining wall occurring on the interior edge of the driveway; there are two turn around/parking spaces along the western leg of the driveway, one of which is located on the interior side of the driveway and the other appears to fall on the adjacent residential parcel to the west;
ADVISORY NOTE: per the NYS Department of Transportation, all existing or proposed driveways on Route 5 must meet Department requirements; and
- WHEREAS, per the survey map, there is an existing concrete sidewalk at the front of the building, extending toward the frontage, and another existing sidewalk from the interior parking space to the building; there are no existing sidewalks along Route 5 at this location; and
- WHEREAS, the submitted Proposed Parking Addition Layout dated August 1, 2018 shows there are 17 existing parking spaces along the driveway on the east side of the building; the proposed parking expansion (13 spaces) is to be located along the driveway on the west side of the building, replacing the existing interior

parking space; accessible parking signs and a new concrete sidewalk to meet the existing sidewalk are also proposed as part of the project; the plan indicates areas of existing retaining wall under failure will be repaired under separate contract; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; no changes to the existing infrastructure are 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 may contain the Northern long-eared bat or Indiana Bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 15, 2018

OCPB Case # Z-18-255

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of Niagara Mohawk Power Corp. dba National Grid for the property located at 300-324 West Willow Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Interstate Route 690, a state highway, and West Street, a state-owned arterial; and
- WHEREAS, the applicant is requesting a special permit to waive screening and landscaping requirements to allow for parking lot improvements on a 1.54-acre parcel in a Central Business District - General Service (CBD-GS) zoning district; and
- WHEREAS, in 2017, the Board offered no position with comment for a special permit referral (Z-17-396) to waive screening and landscaping requirements to allow for parking lot improvements on the subject parcel; the application was subsequently withdrawn by the applicant; the special permit referral currently under review appears to be a modification to the previous application, now eliminating 12 existing parking spaces in an effort to comply with the City's planting and screening requirements to an extent that is practical; and
- WHEREAS, the site is located in Downtown Syracuse and bound to the north by Herald Place, to the south by West Willow Street, and to the east by North Franklin Street, all of which are city streets; the site is west across North Franklin Street from a restaurant, Dinosaur Bar-B-Que, and abuts an office building to the rear; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; according to the ReZone Syracuse draft zoning map dated March 2018, the proposed zoning for this lot is Mixed Used Central Business District (MX-5), which would act to "provide for areas of highest-density residential development, maximum building height, minimal parking, and the greatest range and mix of uses"; and
- WHEREAS, the submitted Existing Site Plan dated May 15, 2018 shows the entirety of the site consists of a paved parking lot that is enclosed by a chain link fence; there are concrete sidewalks along each road front and two paved entrances with gates, one onto West Willow Street and one onto North Franklin Street; parallel metal guide rails are shown, separating a small western portion of the parking lot from the adjacent office building and the remainder of the parking lot; and
- WHEREAS, per the City of Syracuse zoning ordinance, parking lots and parking garages are special uses permitted in the CBD-GS zoning district and the maximum permitted parking surface coverage shall be 100%; per the City zoning

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ordinance, there are planting and screening requirements for parking lots that include providing space for landscaping and/or screening along street lines and side and rear yards that are adjacent to specific uses; and

WHEREAS, per the local application, the proposed parking lot improvements include resurfacing and restriping the existing parking lot; a waiver of the screening and landscaping requirements is also requested for the proposed improvements; the parking lot is utilized by National Grid employees during weekdays and the Downtown Committee during evenings and weekends; and

WHEREAS, the submitted Justification of Waiver indicates that the requested waiver is intended to allow National Grid to retain as many parking spaces as possible, which will help to address a shortage of parking in downtown Syracuse, while trying to conform with the City's landscape requirements; per the Justification of Waiver, 12 parking spaces will be eliminated to allow for enhancements to the current street scape; the project will also include electrical vehicle charging stations along North Franklin Street; and

WHEREAS, the submitted Paving, Planting and Striping Site Plan dated May 15, 2018 shows a curbed landscape strip along West Willow Street, which fully complies with City requirements, 5 planting islands with trees along North Franklin Street for partial compliance, and a curbed landscape island at the North Franklin Street/Herald Place intersection; no additional landscaping along Herald Street is shown; and

WHEREAS, the site does not have existing drinking water or wastewater services and no new services are proposed; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the site is near the Syracuse Post Office and Court House, Niagara Mohawk Building, which includes offices for National Grid, and C.W. Snow & Company Warehouse which are all listed on, or have been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

WHEREAS, the EAF Mapper indicates that the project is within 2,000 feet of three sites in the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database (734060, C734089, V00588); per the EAF, National Grid has completed remediation of their 300 Erie Boulevard West property (734060) and there will be no impact to that property from the proposed project; and

WHEREAS, per the EAF Mapper, the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; per the EAF Mapper, the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and

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

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

The applicant is encouraged to contact the Onondaga County "Save the Rain Program" for creative ways to preserve stormwater and improve stormwater quality on the site.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 15, 2018

OCPB Case # Z-18-256

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Onondaga Town Board at the request of Town of Onondaga Town Board for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing Local Law B-2018 titled "A Local Law Amending the Zoning Map of the Town of Onondaga to Change the Zoning Designation for Certain Property from Being Zoned Professional Commercial Office (PCO) to Light Industrial (LI) in the Town of Onondaga"; and
- WHEREAS, the site consists of two parcels totaling 19.3 acres with frontage on Rock Cut Road, a county road, in the Town of Onondaga; the site abuts forested and agricultural lands and the surrounding area includes additional industrial and mining uses; the site is south across Rock Cut Road from an Onondaga County Resource Recovery Agency (OCRRA) facility that abuts I-481; and
- WHEREAS, aerial imagery shows the western parcel to contain a large existing building surrounded by asphalt, another existing building, and four driveways on Rock Cut Road, all part of an OCRRA trash and recycling drop-off facility; the remainder of the parcel (over 14 acres) appears to be vacant, forested land; the eastern parcel is shown to contain a vehicle repair/storage facility at the front of the parcel, including an existing building, gravel area, and driveway on Rock Cut Road, and forestland at the rear of the parcel;
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Rock Cut Road must meet Department requirements; any future or proposed driveways onto Rock Cut Road will require highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, per the referral notice, the purpose of the proposed zone change is to conform the zoning to the actual uses on the site; per the Town zoning code, the proposed LI district permits business uses, industrial uses, such as light industry, research laboratory, warehousing and distribution, and highway vehicle repair shops, parking facilities, facilities for the delivery of natural gas, facilities for the provision of electrical service, facilities (other than towers) for the provision of telephone or cable television service; alternatively, the current PCO district permits office building, banks without drive-in windows, religious uses, and public or private institutions of higher education; and
- WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, the OCRRA parcel is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; the vehicle repair/storage parcel is served by an individual well and septic system;

and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 15, 2018

OCPB Case # Z-18-257

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of DeWitt Zoning Board of Appeals at the request of Brixmor Property Group, Inc. for the property located at 3469 Erie Boulevard East; 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 Erie Boulevard East (Route 5), a state highway; and
- WHEREAS, the applicant is requesting area variances to reduce the number of parking spaces from 533 (required) to 468, parking space dimensions from 9.5' x 19' to 9' x 18', and drive-thru stacking requirements (to order box) from 6 to 4 as part of a proposed project at the existing Erie Canal Centre shopping plaza located on an 11.15-acre parcel in a Business (B) zoning district; and
- WHEREAS, in 2014, the Board recommended modification of a site plan referral (Z-14-392) to renovate the existing retail building, demolish a portion of it and construct an end cap addition in its place, and construct an outparcel retail and restaurant building, citing sidewalk requirements and wastewater service coordination; the local board approved the project in 2015 and approved an amended site plan in 2017; Phases 1 and 2A of the approved project have been completed; and
- WHEREAS, the Board recently recommended modification of a site plan referral (Z-18-130) as part of the proposed project, which was seeking to amend Phase 2B of the previously approved site plan, and includes construction of the endcap addition and outparcel building; the Master Site Plan included with this review appears to be modified from the recent site plan referral (Z-18-130) and now shows three tenants in the endcap addition instead of one, the drive-thru lane situated at the rear of the outparcel building rather than at the front, and the retail and restaurant uses having swapped locations in the outparcel building; and
- WHEREAS, the site is located north of Shoppingtown Mall in the Erie Boulevard East (NYS Route 5) corridor of mixed roadside commercial and large retail establishments; the submitted survey map dated September 29, 2014 shows that the site contains an existing one-story building and a large front parking lot for the Erie Canal Centre shopping plaza which currently includes Dick's Sporting Goods, Michael's and Burlington Coat Factory stores; and
- WHEREAS, aerial imagery shows the site has two existing driveways onto Erie Boulevard East; turning movements at this section of Erie Boulevard are restricted to right-in and right-out by a concrete median; the site has two additional connections to Fietta Road, a local road at the rear of the site that serves the rear Marshalls shopping plaza; Fietta Road ultimately accesses Erie Boulevard East at a signalized intersection, as well as Widewaters Parkway, a local road

east of the site;

ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on Erie Boulevard East must meet Department requirements; and

- WHEREAS, the submitted Master Site Plan dated July 27, 2018 illustrates the three phases of the project with the approximate limits of previously completed work for Phase 1 and Phase 2A generally consisting of the lands north and south of the site's northerly driveway, respectively; work for these completed phases has provided a total of 376 parking spaces and appears to include renovation of the existing building, parking lot improvements, consisting of curbed landscape islands at the ends of each parking aisle, crosswalks throughout the site, and a concrete sidewalk along Erie Boulevard East and from the existing building to the road front; and
- WHEREAS, the submitted Phase 2B Pad Site Plans dated July 27, 2018 show the proposed outparcel building with retail (2,800 sf) and restaurant (2,200 sf) space, a drive-thru lane at the rear of the building, and parking areas providing 55 total spaces at the front and both sides of the building; the outparcel building will be located at the front of the site and set back 68.9' from Erie Boulevard East; per the plans, the recently installed concrete sidewalk is located in the state right-of-way and there are street trees at the front of the site; new curbed landscape islands are proposed and will be located at the end of the rear parking aisles and surrounding the outparcel building and immediate parking area; and
- WHEREAS, the submitted Phase 2B End Cap Addition Plans dated July 27, 2018 show the proposed end cap addition (7,000 sf retail space) will be located adjacent to the existing Dick's Sporting Goods and include three tenant spaces; additional site improvements are shown to include a concrete sidewalk at the front, side, and rear of the addition, a rear refuse enclosure, and minimal new asphalt pavement, concrete curbing, and pavement striping for the side parking lot which will provide 37 total spaces; and
- WHEREAS, per the Master Site Plan, available parking on-site will decrease from 486 spaces (previously approved during Phase 2A) to 468 spaces; a letter from SRF Associates to the applicant dated December 21, 2017, included with the referral materials, indicates that a Parking Space Occupancy Survey was conducted for the site; the study evaluated existing parking utilization during peak Tuesday and Saturday periods during the holiday and non-holiday season; per the letter, the survey indicates that occupancy rates ranged from 28.9% (non-holiday, peak Tuesday period) to 46.8% (holiday, peak Saturday period) during the days of study; and
- WHEREAS, a letter to the Town Zoning Board of Appeals dated July 30, 2018 indicates that the proposed 486 parking spaces on the site is based on prior Planning Board approval and the reduced size of the parking spaces is intended to maximize the number of available parking spaces on the site; additionally, Town regulations for drive-thru lane stacking requires 10 vehicle spaces from the start of the lane to the pickup window, with 6 spaces to the order box and 4 from the order box to the pickup window; the proposed drive-thru configuration provides 10 vehicle spaces though the placement of the order box results in 4 spaces to the order box and 6 spaces from the order box to the pickup window; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated July 30, 2018, 1.8 acres of the site will be disturbed by the proposed project;

stormwater discharges will be directed to established conveyance systems; no additional information regarding stormwater management was included in the referral materials;

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

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

ADVISORY NOTES: the applicant is advised to contact OCWA's Engineering Department to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; per the Onondaga County Department of Water Environment Protection, the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper indicates that the project is within 2,000 feet of a site in the NYS DEC Environmental Site Remediation database (C734108); 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 area variances, the following comments are reiterated for the project as a whole:

1. The New York State Department of Transportation has determined that the applicant must complete an updated Traffic Impact Study (TIS) for full build out to meet Department requirements and is required to contact the Department to determine the scope of the study; the applicant must submit the traffic study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.

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

3. The applicant is advised to contact the New York State Department of Transportation for any work within the right-of-way which will be subject to

the issuance of a highway work permit.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 15, 2018

OCPB Case # Z-18-258

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Dale & Beth Hudson for the property located at 7176 East Seneca Turnpike; 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 Seneca Turnpike (Route 173), a state highway, and the municipal boundaries between the Town of DeWitt, the Town of Manlius, and the Town of Pompey; and
- WHEREAS, the applicant is proposing construction of a 6,000 sf covered equestrian riding arena on a 46.524-acre parcel in a Residential (R-0) zoning district; and
- WHEREAS, in 2008, the Board recommended modification of a site plan referral (Z-08-475), which was tabled by the local board, to install a 65' x 60' coverall stable on the subject parcel, citing requirements to close an existing driveway and show stormwater runoff management and existing or proposed manure storage on the site plan; and
- WHEREAS, the site is located along East Seneca Turnpike (NYS Route 173) in a rural area in the Town of DeWitt near the shared municipal boundaries with the Towns of Manlius and Pompey; the site is south across Route 173 from a large industrial site that appears to include mining activities; other surrounding land uses are low density residential and forestland; and
- WHEREAS, aerial imagery shows the site has an existing two-story house, a detached, one-story garage, and a barn structure, all occurring towards the front of the site along an existing u-shaped gravel driveway with two access points on Route 173; the structures are located in a 5-acre portion of the site that otherwise contains several sheds, a swimming pool, a circular, corralled area, and maintained lawn; the remainder of the site (over 40 acres) appears to be forested; and
ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on Route 173 must meet Department requirements; and
- WHEREAS, the submitted plan dated June 18, 2018 shows a 60' x 100' wood frame, equestrian open air pavilion with 6" x 6" structural posts, all wood exterior, and standing seam metal roof, to be located towards the front of the site set 58.2' back from the streetline at the rear of the existing barn structure; the pavilion appears to replace the existing corralled area on the site; and
- WHEREAS, the site is served by an individual well and septic system; no changes to the existing infrastructure are proposed;
ADVISORY NOTE: the Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to municipal approval of the project; and

WHEREAS, GIS mapping shows the site may contain federal wetlands in the rear, forested portion of the site, which appears to follow a creek that crosses the site; and

WHEREAS, the site may contain the Indiana bat or Northern long-eared bat, or their associated habitat, which have been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the plan it appears no trees will be cleared for the proposed project; 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 consult with the New York State Department of Transportation regarding any access, traffic, or drainage data requirements. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval.
2. The site plan must show any existing or proposed location for any on-site manure storage in relation to the entire site to include streams, wetlands, wells, or other water sources.

The Board also offers the following comment(s):

The Town may wish to require the applicant to consult with the New York State Department of Environmental Conservation to insure Best Management Practices for manure storage are incorporated as appropriate.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 15, 2018

OCPB Case # Z-18-259

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of DeWitt Zoning Board of Appeals at the request of Adrian Dunuwila for the property located at 6883 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of New York State Route 5 and New York State Route 92, both state highways; and
- WHEREAS, the applicant is requesting an area variance to reduce the number of parking spaces to 9 where 23 are required as part of a redevelopment project on a 0.298-acre parcel in a Special Business Transitional (SBT) zoning district; and
- WHEREAS, the Board is concurrently reviewing an area variance referral (Z-18-260) to reduce requirements for rear yard setback, building height, and number of parking spaces on the adjacent parcel (6881 East Genesee St.) as part of the proposed project; in 2016, the Board recommended modification of concurrent site plan referrals (Z-16-190, Z-16-191) to add new façade to an existing office building (6883 East Genesee St.) and construct a 392 sf addition to an existing office building (6881 East Genesee St.) on two adjacent parcels, citing required coordination with the New York State Department of Transportation on site access and drainage; and
- WHEREAS, the site is located along the heavily traveled East Genesee Street (NYS Route 5/Route 92) near the five-way intersection of Route 5/Route 92 and two local roads, Lyndon and Bridgepath Roads; aerial imagery shows the site (6883 East Genesee St.) contains an existing two-story building, that appears to be a house that has been converted to offices, an existing asphalt driveway onto Route 5, and a rear parking area; the adjacent parcel (6881 East Genesee St.) is under common ownership and contains an existing one-and-a-half story office building, asphalt parking lot on the side of the building, and asphalt driveway onto Route 5; and
- WHEREAS, the submitted Lot Line Adjustment dated April 12, 2018 indicates the subject parcel and adjacent parcel are intended for a lot line adjustment as part of the proposed project; per the plan, the lot line adjustment would create Lot 1 (0.242 acres), to include 6881 East Genesee St. and a rear strip of land conveyed from the subject parcel, and Lot 2 (0.298 acres), to include 6883 East Genesee St.; the lot line adjustment also appears to realign the existing lot line between the parcels to be perpendicular to the road boundary; the Board has not received a subdivision referral for the proposed project; and
- WHEREAS, per the submitted Demolition and Erosion and Sediment Control Plan dated May 17, 2018, all existing features on the two parcels are to be removed, except the existing buildings; the submitted Site Plan dated May 17, 2018 shows the proposed project to include a large shared parking lot (19 spaces

total) between the two buildings, partially occurring on both parcels, with a 24' wide proposed, full access driveway onto Route 5; per the Lot Line Adjustment plan, there will be a 24' access easement for the shared driveway; and

WHEREAS, an email from the New York State Department of Transportation dated June 14, 2018, included with the referral materials, indicates that a revised site plan dated June 7, 2018 has been approved by the Department for both parcels; a work zone traffic control plan still requires revision, but will not affect the site plan;

ADVISORY NOTE: per the NYS Department of Transportation, all proposed driveways on Route 5 must meet Department requirements and require high access and work permits; and

WHEREAS, per the Site Plan, additional site improvements include a building addition (27' x 18') at the rear of 6881 East Genesee St., landscaping at the front of both buildings and along the parking lot, rear concrete sidewalks and bike racks, front brick paver sidewalks connecting the buildings, parking lot and sidewalk along Route 5, a rear retaining wall, retaining walls along the side and front of 6883 East Genesee St., and new concrete sidewalk where the existing sidewalk will be disturbed for driveway removal and reconstruction; signage is shown to include a new post sign (not to exceed 20 sf) at the front of 6883 East Genesee St. and an existing sign, to be relocated from its previous location, at the front of 6881 East Genesee St.; both signs are shown to be located outside the state right-of-way; and

WHEREAS, a photometric plan was included with the referral materials which indicates all lighting will be building-mounted, with 5 fixtures to be recessed at the front and rear entrances of the buildings and 6 fixtures to be wall-mounted on the sides of the buildings facing the parking lot; and

WHEREAS, the submitted Environmental Assessment Form (EAF) dated July 24, 2018 indicates a new catch basin will be installed to direct surface stormwater to an underground stormwater detention system (128 cubic yards);

ADVISORY NOTE: per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; the applicant and municipality are encouraged to consider the use of green infrastructure, such as permeable pavement, to further reduce stormwater runoff and improve stormwater quality; and

WHEREAS, per the Site Plan, there is a 20.50' sanitary easement along the front of both parcels; the site is served by public drinking water and sewers and is located Meadowbrook-Limestone Wastewater Treatment Plant service area; per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO);

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

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

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

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

While the Board offers no position with regard to the requested area variances, the following comments are to be considered for the project as a whole:

The applicant must continue to coordinate work zone traffic control requirements with the New York State Department of Transportation.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 15, 2018

OCPB Case # Z-18-260

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of DeWitt Zoning Board of Appeals at the request of Adrian Dunuwila for the property located at 6881 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of New York State Route 5 and New York State Route 92, both state highways; and
- WHEREAS, the applicant is requesting area variances to reduce the rear yard setback from the required 20' to 17.76', increase the building height from the required 20' to 21.5', and decrease the required number of parking spaces from 11 to 10 as part of a redevelopment project on a 0.242-acre parcel in a Special Business Transitional (SBT) zoning district; and
- WHEREAS, the Board is concurrently reviewing an area variance referral (Z-18-259) to reduce requirements for number of parking spaces on the adjacent parcel (6883 East Genesee St.) as part of the proposed project; in 2016, the Board recommended modification of concurrent site plan referrals (Z-16-190, Z-16-191) to add new façade to an existing office building (6883 East Genesee St.) and construct a 392 sf addition to an existing office building (6881 East Genesee St.) on two adjacent parcels, citing required coordination with NYSDOT on site access and drainage; and
- WHEREAS, the site is located along the heavily traveled East Genesee Street (NYS Route 5/Route 92) near the five-way intersection of Route 5/Route 92 and two local roads, Lyndon and Bridgepath Roads; aerial imagery shows the site (6881 East Genesee St.) contains an existing one-and-a-half story office building, asphalt parking lot on the side of the building, and asphalt driveway onto Route 5; the adjacent parcel (6883 East Genesee St.) is under common ownership and contains an existing two-story building, that appears to be a house that has been converted to offices, an existing asphalt driveway onto Route 5, and a rear parking area; and
- WHEREAS, the submitted Lot Line Adjustment dated April 12, 2018 indicates the subject parcel and adjacent parcel are intended for a lot line adjustment as part of the proposed project; per the plan, the lot line adjustment would create Lot 1 (0.242 acres), to include 6881 East Genesee St. and a rear strip of land conveyed from the adjacent parcel, and Lot 2 (0.298 acres), to include 6883 East Genesee St.; the lot line adjustment also appears to realign the existing lot line between the parcels to be perpendicular to the road boundary; the Board has not received a subdivision referral for the proposed project; and
- WHEREAS, per the submitted Demolition and Erosion and Sediment Control Plan dated May 17, 2018, all existing features on the two parcels are to be removed, except the existing buildings; the submitted Site Plan dated May 17, 2018

shows the proposed project to include a large shared parking lot (19 spaces total) between the two buildings, partially occurring on both parcels, with a 24' wide proposed, full access driveway onto Route 5; per the Lot Line Adjustment plan, there will be a 24' access easement for the shared driveway; and

WHEREAS, an email from the New York State Department of Transportation dated June 14, 2018, included with the referral materials, indicates that a revised site plan dated June 7, 2018 has been approved by the Department for both parcels; a work zone traffic control plan still requires revision, but will not affect the site plan;

ADVISORY NOTE: per the NYS Department of Transportation, all proposed driveways on Route 5 must meet Department requirements and require high access and work permits; and

WHEREAS, per the Site Plan, additional site improvements include a building addition (27' x 18') at the rear of 6881 East Genesee St., landscaping at the front of both buildings and along the parking lot, rear concrete sidewalks and bike racks, front brick paver sidewalks connecting the buildings, parking lot and sidewalk along Route 5, a rear retaining wall, retaining walls along the side and front of 6883 East Genesee St., and new concrete sidewalk where the existing sidewalk will be disturbed for driveway removal and reconstruction; signage is shown to include a new post sign (not to exceed 20 sf) at the front of 6883 East Genesee St. and an existing sign, to be relocated from its previous location, at the front of 6881 East Genesee St.; both signs are shown to be located outside the state right-of-way; and

WHEREAS, a photometric plan was included with the referral materials which indicates all lighting will be building-mounted, with 5 fixtures to be recessed at the front and rear entrances of the buildings and 6 fixtures to be wall-mounted on the sides of the buildings facing the parking lot; and

WHEREAS, the submitted Environmental Assessment Form (EAF) dated July 24, 2018 indicates a new catch basin will be installed to direct surface stormwater to an underground stormwater detention system (128 cubic yards);

ADVISORY NOTE: per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; the applicant and municipality are encouraged to consider the use of green infrastructure, such as permeable pavement, to further reduce stormwater runoff and improve stormwater quality; and

WHEREAS, per the Site Plan, there is a 20.50' sanitary easement along the front of both parcels; the site is served by public drinking water and sewers and is located Meadowbrook-Limestone Wastewater Treatment Plant service area; per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO);

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

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

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

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

While the Board offers no position with regard to the requested area variances, the following comments are to be considered for the project as a whole:

The applicant must continue to coordinate work zone traffic control requirements with the New York State Department of Transportation.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 15, 2018

OCPB Case # Z-18-261

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Kentucky Fried Chicken of California for the property located at 3406 Erie Boulevard East; 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 Erie Boulevard (Route 5), a state highway; and
- WHEREAS, the applicant is proposing interior and exterior renovations to an existing Kentucky Fried Chicken restaurant on a 1.74-acre parcel in a Business zoning district; and
- WHEREAS, the site has frontage, an existing asphalt sidewalk and street trees along Erie Boulevard East, a state road; Erie Boulevard East is a corridor of mixed roadside commercial and large retail establishments; and
- WHEREAS, aerial imagery shows the site has additional frontage on Sutton Place, a local road to the north, and contains three existing buildings, all contributing to the Econo Lodge hotel on the site; the hotel generally occurs around a parking area and is situated at the rear and north side of the site; the site has three existing driveways on Sutton Place, two of which primarily serve the hotel; access to Erie Boulevard from Sutton Place is restricted to right-in and right-out movements by the existing median along Erie Boulevard; and
- WHEREAS, per the submitted survey map dated May 23, 2018, the Kentucky Fried Chicken (KFC) restaurant includes an existing one-story outparcel building at the southeast corner of the site that is separated from the Econo Lodge hotel by a concrete block wall; a curbed parking lot is shown of the north side of KFC and at the front of the site; the front yard parking is presumably shared with Econo Lodge; KFC's drive-thru is shown at the rear and along the south side of the building; there is an existing full access driveway to the site that occurs at a signalized intersection with Erie Boulevard East and aligns with the driveway for Marshall's Plaza across the street;
ADVISORY NOTE: per the NYS Department of Transportation, all existing or proposed driveways on Erie Boulevard East must meet Department requirements; and
- WHEREAS, the submitted Exterior Elevations dated April 23, 2018 show exterior improvements to include new paint, new exterior wall-mounted light fixtures, new metal panel system, new awnings and new signage, including 2 "KFC" channel letter signs (21 sf each) wall-mounted on the drive-thru and entry elevations and 1 vinyl logo/graphic (30 sf) mounted on the front elevation; and
- WHEREAS, per the General Information plan, additional site work will include repairing the existing dumpster enclosure, providing new ADA signage and wheel stops for existing ADA parking spaces, patching, re-sealing and re-stripping the

existing parking lot, new crosswalk striping from ADA parking spaces to building, and parking lot directional signage, to include new stop bar and re-facing existing signage; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated July 13, 2018, proposed interior improvements will include renovation of the dining room area; the kitchen and drive-thru will remain open during remodeling; and

WHEREAS, a letter dated May 4, 2018, included with the referral materials, indicates the proposed remodel is part of KFC's national campaign to update its brand image; and

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

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

WHEREAS, the site is located just south of a stretch of Erie Boulevard which will undergo a large New York State Department of Transportation (NYSDOT) project to install bicycle, pedestrian, and roadway enhancements to accommodate the Empire State Trail; and

WHEREAS, the project is within 2,000 feet of a site (ID: C734108) in the NYS Department of Environmental Conservation Environmental Site Remediation database (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:

In accordance with the bicycle, pedestrian, and roadway enhancements planned for a nearby portion of Erie Boulevard East, the applicant is encouraged to consider installing concrete sidewalks along Erie Boulevard and providing bicycle accommodations, such as bike racks, on the site. Per the NYS Department of Transportation, sidewalks in the state right-of-way must be five feet wide and continue through the driveway and are subject to a work permit from the Department.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 15, 2018

OCPB Case # Z-18-262

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Woodbine Group for the property located at 5840 Bridge Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Bridge Street, a state highway; and
- WHEREAS, the applicant is proposing to redevelop an existing property to include partial demolition of an existing building and construction of a proposed mixed use building consisting of first floor retail and upper floor apartments, along with site improvements on a 2.14-acre parcel in a Business with a Mixed Use Overlay zoning district; and
- WHEREAS, in 2008, the Board reviewed three-mile limit (Z-08-406), site plan (Z-08-32), and subdivision (S-08-32, S-08-68) referrals to subdivide a 6.789-acre parcel into three lots for construction of a four-story hotel on one of the proposed parcels; the subdivision ultimately created the subject parcel and the hotel (Holiday Inn Express) was constructed on an adjacent parcel; and
- WHEREAS, the site is located along Bridget Street, a state road, and just northeast of the highly commercialized Erie Boulevard corridor; surrounding land uses are mixed roadside commercial and large retail establishments; and
- WHEREAS, the submitted Boundary and Topographic Survey dated February 28, 2018 shows the site has additional frontage on Enterprise Parkway, a local road, and contains an existing one-story building (formerly a restaurant) and parking at the front and both sides of the building; there are two existing driveways, one on Bridge Street and one on Enterprise Parkway; ADVISORY NOTE: per the NYS Department of Transportation, all existing or proposed driveways on Bridge Street must meet Department requirements; and
- WHEREAS, per the Boundary and Topographic Survey, the site also contains a 20' easement to Niagara Mohawk Power Corp. that runs north-south along the west side of the building and there is a portion of a steel tower and overhead wires located near the Enterprise Parkway frontage; and
- WHEREAS, per the submitted Site Layout Plan dated July 10, 2018, the proposed project will include a mixed-use, five-story building, which appears to replace the existing building, concrete sidewalks on all four sides on the building, a decorative, concrete patio between the building and Bridge Street frontage, two detached garage buildings (7 and 9 parking spaces), and a dumpster enclosure; the remainder of the site is almost entirely covered by parking (103 spaces); the submitted floor plans show 15,250 sf of retail on the first floor of the proposed building, 1,500 sf of office space on the second floor, and apartments (27 one-bedroom units, 12 two-bedroom units, and 8 three-

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bedroom units) on the four upper floors; and

WHEREAS, the Site Layout Plan indicates that the proposed building height (5 stories, 66 feet) exceeds the zoning requirements (4 stories, 50 feet), as does the floor area ratio (0.78 proposed where 1.0-1.5 is required), and these regulations will require area variances prior to site plan approval; additionally, the proposed number of parking spaces (103 spaces) does not satisfy zoning regulations which dictates 146 spaces and will require Planning Board waiver and justification; the Board has not received an area variance referral for the proposed project; and

WHEREAS, per the Site Layout Plan, access to the site will come from a proposed full access driveway on Enterprise Parkway and a proposed right-in, right-out driveway on Bridge Street, both of which appear to replace the existing driveways; a proposed concrete sidewalk is also shown along the Bridge Street frontage;

ADVISORY NOTES: the proposed driveway onto Bridge Street requires highway access and work permits from the NYS Department of Transportation; per the NYS Department of Transportation, sidewalks in the state right-of-way must be five feet wide and continue through the driveway and are subject to a work permit from the Department; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated February 27, 2018, 0.9 acres of the site will be disturbed by the proposed project; stormwater will be discharged to the existing drainage system on Bridge Street; ADVISORY NOTE: per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; the applicant and municipality are encouraged to consider the use of green infrastructure, such as permeable pavement and landscape islands in the parking areas, to further reduce stormwater runoff and improve stormwater quality; and

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

ADVISORY NOTES: the applicant is advised to contact OCWA's Engineering Department to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; per the Onondaga County Department of Water Environment Protection, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; and

WHEREAS, the site is located less than half a mile northeast of a stretch of Erie Boulevard which will undergo a large New York State Department of Transportation (NYSDOT) project to install bicycle, pedestrian, and roadway enhancements to accommodate the Empire State Trail; and

WHEREAS, the project is within 2,000 feet of a site (ID: C734108) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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

1. The New York State Department of Transportation has determined that the municipality and the applicant are required to coordinate Bridge Street access plans with the Department. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval.
2. The New York State Department of Transportation has determined that the applicant must complete a Traffic Impact Study (TIS) for full build out to meet Department requirements and is required to contact the Department to determine the scope of the study. The applicant must submit the traffic study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.
3. Per the New York State Department of Transportation, a drainage study or Stormwater Pollution Prevention Plan (SWPPP) is required to show that the proposed development would not create additional stormwater runoff into the state's drainage system. The applicant must contact the Department to determine the scope of the study, submit the drainage study to the Department for approval, and reflect any appropriate mitigation as may be determined by the Department on the project plans prior to municipal approval. Per the New York State Department of Transportation, any direct connection to the state's drainage system will require treatment prior to connection.
4. The applicant must submit a lighting plan to the New York State Department of Transportation and reflect any mitigation as may be determined by the Department on the project plans prior to municipal approval. No glare or spillover onto adjacent properties or the state right-of-way will be permitted.

The Board also offers the following comment(s):

1. Given the proximity of the site to the planned node for the Empire State Trail, the applicant is encouraged to consider additional accommodations for pedestrians and bicyclists, such as sidewalks and crosswalk connections to adjacent or nearby uses and bike racks on-site.
2. An interconnection to the adjacent Holiday Inn parcel is encouraged, as required in the Town's approval of the hotel project.
3. The Town is advised to ensure appropriate permissions are obtained for any proposed work in the Niagara Mohawk Power Corp. easements.
4. Additional landscaping on the site is encouraged to provide parking screening from the road fronts, establish a high quality right-of-way for pedestrians along Bridge Street, and aid in stormwater management.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 15, 2018

OCPB Case # Z-18-263

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Village of Fayetteville Planning Board at the request of Douglas Jarvis for the property located at 138 North Burdick 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 North Burdick Street (Route 94), a county highway, and the municipal boundary between the Village of Fayetteville and the Town of Manlius; and
- WHEREAS, the applicant is requesting an area variance to increase the permitted driveway coverage from 25% to 26% to allow for a driveway expansion at an existing home occupation (travel agency) residence on a 0.35-acre parcel in a Residential (R-2) zoning district; and
- WHEREAS, the site is located along North Burdick Street, a county road, and east across North Burdick Street from the Fayetteville Towne Center shopping plaza; adjacent land uses are residential lots on all three sides; and
- WHEREAS, the submitted survey map dated December 1, 2018 shows the site to contain an existing one-story frame house, currently used for a travel agency home occupation, a detached two-car garage, and a frame shed; the site has an existing tarvia driveway on North Burdick Street along the south side of the house and serving a small parking area in front of the garage;
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on North Burdick Street must meet Department requirements; and
- WHEREAS, the survey map shows the proposed driveway expansion at the front of the site; it is not clear from the survey map if the existing curb cut will also be expanded, though a phone conversation with the Village indicated that it would not; per the local application, the proposed expansion will allow for one parking space in front of the house;
ADVISORY NOTE: per the Onondaga County Department of Transportation, no parking, loading, or servicing of vehicles in the right-of-way, or backing of vehicles into the right-of-way, is permitted; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; no changes to the existing infrastructure are 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, current FEMA Flood Insurance Rate Maps (FIRM) indicate that entirety of the site is located within the 100-year floodplain, which may require elevation of

structures and other mitigation, and a small portion at the rear of the parcel is in the floodway; 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 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); 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 Onondaga County Department of Transportation to coordinate requirements for the existing driveway on North Burdick Street, in order to satisfy commercial driveway standards, which may require widening the driveway. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval.

The Board also offers the following comment(s):

The applicant is encouraged to locate all parking at the rear of the house to maintain the residential streetscape and ensure safe access to parking areas and North Burdick Street.

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