



Onondaga County Planning Board

August 19, 2015

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

I. ATTENDANCE MEMBERS

Douglas Morris
Daniel Cupoli
Robert Antonacci
Brian Donnelly
James Corbett

STAFF PRESENT

Megan Costa
Robin Coon

GUESTS PRESENT

Maureen Fatcheric Martin
Arleyn McIndoe
Ellen Suarez
Mark MacLachlan
Tim Toomey

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on August 19, 2015

III. MINUTES

Minutes from July 29, 2015 were submitted for approval. Daniel Cupoli made a motion to accept the minutes. Brian Donnelly seconded the motion. The votes were recorded as follows: Douglas Morris - yes; Brian Donnelly - yes; Daniel Cupoli - yes; Robert Antonacci - yes; James Corbett - yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-15-65	No Position	S-15-68	No Position With Comment	Z-15-289	No Position With Comment
Z-15-290	No Position With Comment	Z-15-291	Modification	Z-15-292	No Position With Comment
Z-15-293	No Position	Z-15-294	No Position With Comment	Z-15-295	No Position
Z-15-296	No Position	Z-15-297	No Position With Comment	Z-15-298	No Position With Comment
Z-15-299	Modification	Z-15-300	Informal Review	Z-15-301	No Position With Comment
Z-15-302	No Position With Comment	Z-15-303	Modification	Z-15-305	No Position With Comment
Z-15-306	No Position With Comment	Z-15-307	No Position	Z-15-308	No Position With Comment
Z-15-309	No Position	Z-15-310	No Position With Comment	Z-15-311	Modification
Z-15-312	Modification	Z-15-313	No Position	Z-15-314	Extension Granted
Z-15-315	No Position With Comment				



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 19, 2015

OCPB Case # S-15-65

- 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 City of Syracuse Planning Commission at the request of Syracuse Teall, LLC & Scannell Properties for the property located at 1605 & 1625 Erie Boulevard East; 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 Erie Boulevard East, a state highway; and
- WHEREAS, the applicant is proposing a lot line adjustment between two existing parcels totaling 6.41 acres in an Industrial Class A (IA) zoning district, in order for an existing grocery store sign (Price Rite) to be located on the same parcel as the store; and
- WHEREAS, the Board previously offered no position with comment on a final subdivision referral (S-13-29) to create the two existing parcels, discouraging the subdivision of the stormwater management area from the parent parcel and encouraging access arrangements; and
- WHEREAS, the Board also previously offered no position with comment on two subdivision referrals (S-11-47 and S-12-70) prohibiting additional access, and modification of a project site review referral (Z-12-38) for a proposed grocery store (Price Rite) and strip mall (Teall Centre), citing driveway and easement access permits and site character; and
- WHEREAS, the Resubdivision Plan dated July 22, 2015 shows proposed Lot 2A-1A (5.54 acres) to contain an existing one-story block building (Price Rite), a parking lot, and vacant property at the rear, previously proposed to house a retail building; proposed Lot 2B-1B (0.88 acres) is shown as vacant, largely containing a grass seeded berm; and
- WHEREAS, the plan shows all access to the site located on proposed Lot 2A-1A, with one existing driveway on Teall Avenue, a city street, and one existing driveway on Erie Boulevard East, which must meet the requirements of the New York State Department of Transportation; proposed Lot 2B-1B fronts Erie Boulevard East and would continue to have no direct public access; and
- WHEREAS, the plan shows a 20-foot wide Onondaga County sanitary sewer right-of-way crossing both proposed lots, and an existing 60-foot wide City of Syracuse sewer right-of-way crossing proposed Lot 2B-1B; and
- WHEREAS, an existing Price Rite sign is shown at the driveway exit onto Erie Boulevard East on the approximately 20' x 20' portion of land proposed to be added to Lot 2B-1B; aerial photography indicates the sign to be large two-post sign; and

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 19, 2015

OCPB Case # S-15-68

- 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 Kenneth J. Karlik for the property located at 1837 West Lake Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of West Lake Road (New York State Route 41A), a state highway, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing to subdivide a 98.41-acre parcel into a two-acre building lot and remaining lands in Rural and Farming and Lakefront Watershed Overlay (RF and LWOD) zoning districts; and
- WHEREAS, the Subdivision Map dated June 18, 2015 shows proposed Lot 1 (100.699 acres to centerline) to contain an existing house, six barns, and two sheds along the New York State Route 41A frontage, and proposed vacant Lot 2 (2 acres to centerline) along the Heifer Road frontage adjacent to another smaller building lot; and
- WHEREAS, the map shows proposed Lot 1 with an existing driveway on Route 41A serving the house, which must meet the requirements of the New York State Department of Transportation, and a gravel drive serving the barns which extends south to Heifer Road, a local road; and
- WHEREAS, no existing or proposed access to Heifer Road for proposed Lot 2 is shown; a copy of a town application for a driveway permit was submitted with the referral; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates the site is located in an archeological sensitive area and that the site may contain a tributary of Skaneateles Creek and federal wetlands, which aerial photography and wetland maps indicate are located on adjacent parcels; and
- WHEREAS, the site is located outside the Onondaga County Sanitary District; per the referral notice, the site is currently serviced by private water and septic, and the Environmental Assessment Form dated June 29, 2015 notes a private well will be required for proposed Lot 2; and
- WHEREAS, the plan states: "an engineering evaluation of the suitability for subsurface sewage disposal for Lot 2 is on file with the Onondaga County Health Department" and that "prior to issuance of a building permit, an individual sewage disposal plan must be approved in accordance with Onondaga County Health Department regulations"; and
- WHEREAS, the Onondaga County Agricultural Districts map shows the site is located in New York State Agricultural District 2; aerial photography shows the site

contains agricultural land and is adjacent to other farmed properties; and
WHEREAS, the Board recently recommended approval of the Town and Village of Skaneateles Joint Comprehensive Plan which describes several strategies to support agriculture, protect agricultural and other open land, and prevent sprawl, including taking actions to strictly regulate future development to eliminate strip subdivisions, establishing limits to non-farm growth within the watersheds, and targeting view sheds as additions to Town conservation holdings; and

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

1. Given the goals of the Town and Village Joint Comprehensive Plan and the number of properties in a New York State Agricultural District in this location (including the subject parcel), the Board encourages the Town to consider the potential long-term effects of subdivisions to create new residential lots in rural areas, as potential conflicts with agricultural operations, changes to the rural character, reduction of open space and farmland, and impacts to road safety and mobility may gradually occur.
2. The Town and applicant are advised that the Onondaga County Health Department must formally approve any existing or proposed septic system for proposed Lot 2 prior to Department endorsement of this subdivision plan.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 19, 2015

OCPB Case # Z-15-289

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of Tai Nguyen for the property located at 847 & 849 North Salina 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 81, a state highway; and
- WHEREAS, the applicant is requesting a special permit to convert the currently vacant first floor of an existing mixed-use building with second floor apartments into a take-out restaurant with limited seating on a 0.1-acre lot in a Commercial Class A (CA) zoning district; and
- WHEREAS, the Location Survey revised August 12, 2011 shows a 52' x 24' two-story masonry building fronting the sidewalk along North Salina Street, a city street; the site is located in the North Salina Street Historic District and the project will be referred to the Syracuse Landmark Preservation Board for review; and
- WHEREAS, the referral materials indicate a parking waiver is proposed, as only on-street parking is available; the survey shows hand-drawn angled parking spaces along North Salina Street; and
- WHEREAS, a copy of the survey with hand drawings shows a 4' alley way with a 6' high wood gate between the building and the adjacent building to the north; and
- WHEREAS, the referral materials indicate the applicant proposes to paint the front of the building an apricot color, remove existing window/door letter signage and replace it with one proposed 3' x 4' window sign (waiver requested); the city application indicates a sandwich-board style sign is also proposed; and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); unless it can be demonstrated that anticipated flows will not exceed previous flows, the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the

acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 19, 2015

OCPB Case # Z-15-290

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of Bank of America for the property located at 3782 New York State Route 31; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of New York State Route 31, a state highway; and
- WHEREAS, the applicant is proposing to construct a drive-thru ATM kiosk (Bank of America) on a vacant 1.07-acre lot in an Office (O-2) zoning district; and
- WHEREAS, the Board previously offered no position with comment on three prior referrals for this project (Z-15-23, 156, and 263): a zone change from Residential Agricultural (RA-100) to O-2, a special permit referral to allow a drive-in service, and an area variance for the highway overlay and number of wall signs; the Board noted highway permit, endangered species, and front yard landscaping considerations; and
- WHEREAS, the Existing Conditions Plan revised June 11, 2015 shows a triangular lot located along railroad tracks (Conrail) to the west/south and New York State Route 31 to the north; per aerial photography, surrounding properties are residential including a Planned Development (PDD) across the railroad tracks, vacant wooded land to the northwest and east, and commercial shopping plazas to the east and at the intersection with Oswego Road to the west; and
- WHEREAS, the Overall Site Plan revised on June 11, 2015 shows a proposed single ATM drive-thru with two lanes, one for the ATM queue and one for a bypass lane; the site plan shows the proposed project is located in the 35' front yard setback and outside the approximate location of a Niagara Mohawk Power Corporation Easement (as labeled on the existing conditions plan); and
- WHEREAS, the site plan shows the drive-thru ATM would be served by one enter-only driveway off Route 31 and one exit-only driveway onto Route 31, and the driveway is shown to accommodate approximately seven queuing vehicles outside the State right-of-way; any existing or proposed access to Route 31 must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that land adjoining the site contains wetlands or other regulated waterbodies, and the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and
- WHEREAS, the EAF Mapper further indicates site of the proposed action contains a species of animal, or associated habitats, listed by the state or federal

government as threatened or endangered; a permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and

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

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

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

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

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 19, 2015

OCPB Case # Z-15-291

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Village of Liverpool Village Board at the request of Village of Liverpool for the property located Village-wide; 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 to amend the Zoning Code of the Village of Liverpool to remove provisions relating to Professional Residential Offices in order to clarify that such uses will be treated as Home Occupations; and
- WHEREAS, per Local Law No. D-2015, Professional Residential Office will be removed from the Definitions and the Special Criteria for Specific Uses sections of village code, and removed as an allowed use in R-1, R-2, and R-3 zoning districts (currently allowed by special permit only); and
- WHEREAS, per village code, Home Occupations are an allowed use in the same districts (R-1, R-2, and R-3), also by special permit only; and
- WHEREAS, per village code, Professional Residential Office is defined as “a residential structure that may or may not be owner-occupied containing the office of a health-care practitioner, architect, engineer, accountant, attorney, or other similar profession”; and
- WHEREAS, per village code Home Occupation is defined as “a nonresidential activity constituting an accessory use within a dwelling unit in accordance with the provisions of § 380-88A”; and
- WHEREAS, per § 380-88A of village code, Home Occupation uses are subject to restrictions regarding the number of employees, types of occupations, maximum floor area, on-premises sales, hazards to neighbors, and exterior displays, including signage, parking, character, storage, and addition of paved areas; and
- WHEREAS, per § 380-88A(2)(d) of village code, "addition of paved area" shall not be visible to the general public; any existing or proposed access to state and county roads must meet the commercial requirement of the New York State and Onondaga County Departments of Transportation, respectively; 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:

Section 380-88A regarding special criteria for Home Occupation uses must be modified to indicate that all existing or proposed access to state or county roads for residences containing nonresidential uses must meet commercial requirements of the New York State and Onondaga County Departments of

Transportation, respectively. The DOTs note that current residential driveway access does not imply future commercial driveway approval.

The Board also offers the following comment:

The Board and Departments of Transportation further encourages the Village of Liverpool to explore opportunities for shared parking and access, including a shared parking strategy for the commercial district, in order to balance residential neighborhood and village character with safe and legal access for nonresidential uses.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 19, 2015

OCPB Case # Z-15-292

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Geddes Town Board at the request of Snowbirds Landing for the property located at 916 & 758 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 Interstate Route 690, a state highway, State Fair Boulevard and Armstrong Road, both county roads, and Onondaga Lake Park, a county-owned facility; and
- WHEREAS, the applicant is requesting an area variance to replace existing signage at a senior apartment complex with larger monument signs on two parcels totaling 21 acres in a Senior Citizen Residential Overlay (SCRD) zoning district; and
- WHEREAS, in 2004 and 2005, the Board reviewed a number of proposals for the Snowbirds Landing development on the subject parcels, with no information or recommendation regarding signage; and
- WHEREAS, a letter to the Town dated July 21, 2015 notes the proposed increase in size is to improve visibility for senior citizen tenants and their visitors in order to better find the apartment complex, since it is set far back from the street; and
- WHEREAS, per the referral notice, the proposed signs exceed the amount allowed by code; per town code, "for multiple-family dwellings with over six units in a Residential B District: one wall or freestanding sign for each street frontage which may either be nonilluminated or illuminated by indirect light only and may not exceed 16 square feet in area"; town code also notes that "no freestanding sign shall exceed a height of six feet measured to the top of the sign"; and
- WHEREAS, signage details and renderings indicate the proposed sign faces would be 3' x 12' white stucco with black metal/plastic lettering set on a stone monument totaling 6' x 16' (2' deep); per aerial photography, the existing signs appear to be smaller post signs with a canopy; and
- WHEREAS, per monument position diagrams and aerial photography, each sign would be located at the end of an existing driveway on State Fair Boulevard, one just south of the intersection with Conklin Street and the other at the intersection with Lakeland Drive; and
- WHEREAS, no proposed lighting for the signs is shown on the renderings, and a row of low plantings is shown; and
- WHEREAS, the State Fair Boulevard corridor includes a mix of commercial and residential properties in these locations; and

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

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

1. Per the Onondaga County Department of Transportation, the Town and applicant are advised that signage may not obstruct sight distance and must be located outside of the clear zone (10 feet from the edge of the road).
2. The Board encourages the Town and applicant to consider a reduction in the amount of the proposed variance in order to ensure proposed signage is more in keeping with the mix of uses along the corridor in these two locations.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 19, 2015
OCPB Case # Z-15-293

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of Park Outdoor Advertising of NY, Inc. for the property located at 2220 Park Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law the site is located within 500 feet of Interstate Route 81, a state highway, the CNY Regional Market and the William F. Walsh Regional Transportation Center, state-owned public facilities, and the municipal boundary between the City of Syracuse and the Town of Salina; and
- WHEREAS, the applicant is requesting a special permit to convert one side of an existing double-sided static sign to a digital messaging face on a vacant 0.175-acre lot in an Industrial Class A (IA) zoning district; and
- WHEREAS, the Board previously recommended disapproval of a prior proposal (Z-12-258) to convert both sides of the existing billboard into a digital display, citing that it would create a safety hazard by diverting driver attention from critical traffic signage in a complex interchange and violate state requirements; the Board further commented on the long-term environmental and energy impacts of digital billboards; and
- WHEREAS, a letter to the City dated June 2, 2015 notes the application was denied by the city on August 27, 2012 without prejudice, noting the concern regarding the south-facing side of the billboard distracting drivers heading to the Onondaga Lake Parkway, thus the current proposal is only for the north-facing side of the billboard; the letter further notes the proposed conversion would not violate state requirements and that the supplier offers digital boards that are 98% recyclable and have reduced power consumption by 50% since 2009; and
- WHEREAS, the site is located in an industrial area in the Syracuse Lakefront area; surrounding land uses are major highway corridors and industrial/commercial; and
- WHEREAS, the Survey Map revised July 14, 2015 shows an existing single-story masonry building fronting Park Street, a city street, and an existing north and south-facing billboard at the rear of the parcel west of Interstate Route 81; the referral materials indicate the proposed digital face would be 11' x 40'; and
- WHEREAS, per the New York State Department of Transportation, the existing sign location does not conflict with the prohibited locations criteria for permitting Commercial Electronic Variable Message Signs (CEVMS) and appears to qualify for conversion; and
- WHEREAS, the Environmental Assessment Form dated May 28, 2015 notes the site is

located in the 100 year flood plain and aerial photography indicates Ley Creek flows along the site; and

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 19, 2015

OCPB Case # Z-15-294

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Planning Commission at the request of Saban Zahirovic for the property located at 1217 Burnet Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law and the site is located within 500 feet of Interstate Route 690, a state highway; and
- WHEREAS, the applicant is requesting a project site review to replace the existing second floor porch and install a concrete patio at an existing mixed-use building with a first floor restaurant and second floor apartments on a 0.234-acre lot in a Local Business Class A (BA) zoning district; and
- WHEREAS, the Board previously offered no position with comment on two special permit referrals for this site, one to operate a convenience grocery store and deli (Z-09-407) and another to add outdoor seating (Z-11-175); the Board encouraged the addition of landscaping, particularly to separate the proposed parking from the sidewalk, and the consideration of a corridor plan for Burnet Avenue; and
- WHEREAS, the Location Survey dated August 31, 1995 shows an existing 2 1/2-story block and frame building with porch and steps fronting the sidewalk along Burnet Avenue near the intersection with Teall Avenue; and
- WHEREAS, the New Site Plan dated April 8, 2010 shows an existing concrete pad behind the building, a proposed dumpster with 6' high wooden screen, and an existing asphalt parking lot with 10 spaces adjacent to the building and an existing driveway on Burnet Avenue; and
- WHEREAS, aerial photography shows the front of the building currently contains a raised landscaping bed with shrubs and plantings, with no additional landscaping or buffering of the parking lot from the street; and
- WHEREAS, the site is located on an urban commercial corridor near the interstate ramps, with surrounding retail and service businesses and residential properties in the adjacent neighborhood to the north; and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; and

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

Every municipal review provides the opportunity to improve community appearance, and the applicant is advised to work with the City to replace any landscaping to be removed for the proposed patio installation, and to incorporate additional landscaping to better separate/delineate the parking lot from the sidewalk.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 19, 2015

OCPB Case # Z-15-295

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Zoning Administration at the request of Wayne LaFrance, AIA (CommonSpace, LLC) for the property located at 201 East Jefferson Street (aka 357-59 South Warren Street); and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law and the site is located within 500 feet of the Carnegie Building, Onondaga County Court House, and the Onondaga County Public Library, all county-owned properties/facilities; and
- WHEREAS, the applicant is requesting a project site review to make alterations to the façade and signage at an existing mixed-use building on a 0.14-acre lot in a Central Business-Office and Service (CBD-OS) zoning district; and
- WHEREAS, the pre-development meeting summary dated June 5, 2015 notes the overall project is to convert the second floor to residential micro units to complement the existing Syracuse CoWorks space on the same floor, and maintain retail and office uses on the first and third floors, respectively; and
- WHEREAS, the Land Survey dated February 12, 1988 shows a five-story masonry building at the corner of South Warren Street and East Jefferson Street, both city streets; and
- WHEREAS, Exterior Elevations & Materials plans indicate proposed fiber cement paneling, a rooftop patio, proposed signage for tenants along the first floor sign band (approximately 15 square feet each), and proposed building signage along the top floor sign band (2' illuminated channel letters and 6' illuminated logo); and
- WHEREAS, per the meeting summary, the building is a noncontributing building in a National Register District (South Salina Street Historic District) and the application will be referred to the Syracuse Landmark Preservation Board for review; and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 19, 2015

OCPB Case # Z-15-296

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of DeWitt Zoning Board of Appeals at the request of Michael Moore / Environmental Solutions of America for the property located at 6705 Pickard Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Interstate Route 90 (New York State Thruway), a state highway; and
- WHEREAS, the applicant is requesting a specific use permit to operate a medical waste processing facility in an existing vacant building on a 0.67-acre lot in an Industrial zoning district; and
- WHEREAS, the Environmental Assessment Form dated July 21, 2015 notes regulated medical waste will come into the facility, be processed and sanitized in steam autoclave, and be transported to OCRRA's waste collection facilities as municipal solid waste; and
- WHEREAS, the Topographic Survey dated September 23, 2014 shows an existing one-story concrete block building with asphalt in the front and on the north side of the building, each corresponding to an existing driveway on Pickard Drive, a local road; the town application notes the adjacent property to the north shares contiguous pavement but notes minimal loading dock access on that side of the subject building; and
- WHEREAS, the Parking, Access & Landscaping Site Plan revised July 21, 2015 shows 8 proposed parking spaces within existing asphalt areas and a proposed reserve parking on an expanded lot made of permeable pavement which would add 3 more spaces; and
- WHEREAS, the town application estimates truck traffic is 8 collection runs per day and one treated waste transport per week; and
- WHEREAS, aerial photography and wetland maps show the rear of the site abuts the New York State Thruway right-of-way land containing a state wetland; the survey indicates the site topography leads back to Thruway land and to the adjacent parcel to the east, and the town application notes ditches separate the subject parcel from those properties; and
- WHEREAS, the EAF notes no new storm water discharge will be created, and that existing discharge flows to drainage ditches on the west and south sides of the property; and
- WHEREAS, the plan shows two proposed street trees, new granite curbs delineating the driveways, a concrete walk replacing the asphalt walk to the building entrance, a front awning to be repaired, and complementary plantings to be added to existing shrubbery in the front of the building; and

WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek service areas; and

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

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 19, 2015

OCPB Case # Z-15-297

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Clay Planning Board at the request of Nichols LD, LLC for the property located at 7286 Oswego 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 Oswego Road (Route 57), a county road, and the municipal boundary between the Town of Clay and the Town of Salina; and
- WHEREAS, the applicant is requesting a zone change to Recreation (Rec-1) on four parcels totaling 8.47 acres currently zoned Highway Commercial (HC-1), Residential Agricultural (RA-100), and Residential Townhouse (R-TH), in order to construct a new sports complex adjacent to an existing sports bar with outdoor recreation area (Sharkey's Sports Bar & Restaurant); and
- WHEREAS, the Board previously recommended modification of concurrent referrals from the Town of Clay and the Town of Salina (Z-12-132, 139, and 140) to establish outdoor volleyball courts and parking areas at the existing restaurant, with traffic and drainage requirements and comments encouraging shared access, parking, interconnections, and reduced impermeable surfaces; the Board previously offered no position with comment on a use variance referral (Z-11-169) which was withdrawn locally by the applicant; and
- WHEREAS, per aerial photography and the Proposed Zone Change Plan dated June 8, 2015, the overall Sharkey's complex occupies parcels located in both the Town of Clay and the Town of Salina between a golf course (Liverpool Golf Club) and retail, office, and several residential buildings along Oswego Road (Mazzye's Meats and insurance, dental, and other residential-style office buildings); and
- WHEREAS, the plan shows the proposed zone change area to contain existing volleyball courts and a proposed 84,000 square foot building, with the existing Sharkey's Restaurant & Bar on the adjacent parcel to the south which is zoned Limited Use for Restaurants (LuC-2); and
- WHEREAS, the plan shows existing and proposed parking for the restaurant (96 spaces) and for the new sports complex (279 spaces proposed including 72 in reserve); the plan shows some existing parking and facilities by the volleyball courts and restaurant are located on adjacent parcels in the Town of Salina; connections are shown between the various parking lots on the site; and
- WHEREAS, the plan shows the site currently utilizes an existing median separated driveway and an additional driveway on Oswego Road located on and shared with the adjacent road-frontage commercial parcels in the Town of Salina; the plan further shows a proposed driveway on Oswego Road at the northern end of the proposed zone change area, which appears could be located directly across from Old Cove Road, a local road in the Town of Salina; any existing or proposed access to Oswego Road must meet the requirements of the

Onondaga County Department of Transportation; and

WHEREAS, the plan labels easements for ingress and egress, sanitary sewers, and paving on one of the Town of Salina parcels, with no further existing or proposed easements indicated; and

WHEREAS, the plan shows proposed drainage facilities located on both the subject parcels and adjacent parcels, including within the Town of Salina; the Environmental Assessment Form dated July 13, 2015 notes 4.2 acres of impervious surface will be added, and on-site stormwater management facilities will be created with size and dimensions determined during site plan development; and

WHEREAS, the proposed project may disturb one acre or more of land and must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the DEC Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality, and the applicant must consult with the municipal engineer to ensure conformance of construction plans with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the New York State Department of Environmental Conservation Bureau of Water Permits; the proposed project is located within the Onondaga Lake watershed and the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual as specified in the SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001); and

WHEREAS, the EAF notes trees and brush will be cleared as part of the project, and that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; the EAF further notes the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, the town engineer is exploring the possibility of a new sewer connection through the adjacent golf course property; the existing restaurant is served by public water and sewers, possibly through a private connection; and

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

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

days prior to any such hearing; and

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

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

1. The Onondaga County Department of Transportation has determined that the applicant is required to complete a traffic study, including a gap analysis at AM/PM peak hours, for full build-out relating to the proposed action to meet Department requirements and is required to first contact the Department to determine the scope of the study; the applicant must submit the traffic study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.
2. The municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department.
3. The Onondaga County Department of Transportation has determined that the municipality and applicant are required to coordinate all existing, proposed, and future access to Oswego Road with the Department by contacting the Department at (315) 435-3205.
4. Per the New York State Department of Environmental Conservation (NYS DEC), if a proposed project is in an area containing threatened or endangered species and/or associated habitats, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional NYS DEC Division of Environmental Permits office.
5. Prior to Town approval, the Town must ensure the applicant provides a legal and adequate wastewater disposal plan for the proposed facility, and that the appropriate approvals are obtained from the Onondaga County Department of Water Environment Protection.
6. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.
7. The site plan for this project must show how stormwater will be managed on site per New York State stormwater requirements.
8. The Board strongly encourages the Town and applicant to work to limit the addition of pavement and to incorporate green infrastructure where possible, in order to minimize stormwater runoff from such an intensely impervious

surface.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 19, 2015

OCPB Case # Z-15-298

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Clay Planning Board at the request of Stewart's Shops Corp. for the property located at the southeast corner of Buckley Road & Bear 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 Bear Road and Buckley Road, both county roads; and
- WHEREAS, the applicant is requesting a zone change from Residential Apartment (R-APT) to Limited Use for Gasoline Services (LuC-1) on a 3.126-acre portion of an 8.929-acre lot, in order to construct a convenience store (Stewart's Shops) and self-service gas station; and
- WHEREAS, the Board previously offered no position with comment on a prior zone change referral to RC-1 for the entire parcel (Z-15-53), encouraging a plan for full buildout including alternative potential mixed use zoning options which would maximize the use and value of the remaining vacant land, and noting considerations for the next phase of development regarding water, sewer, drainage, access, traffic, stream protection, landscaping, mixed uses, and bicycle and pedestrian accommodations; the zone change was denied by the Town, primarily due to neighboring resident concerns regarding the intensity of potential commercial development; and
- WHEREAS, in 2006 the Board recommended disapproval of a zone change referral to Highway Commercial (HC-1) on 2.96 acres of this site (Z-06-74), in order to construct a 9,914 square foot building for a Family Video Movie Club and two lease tenants, citing a lack of a logical long-term plan with respect to proposed land use, road access, and on-site circulation; and
- WHEREAS, per aerial photography, the site is located on the only remaining vacant corner of the commercial intersection between Buckley Road and Bear Road, which is surrounded by residential subdivisions (mainly small lots); and
- WHEREAS, the Zone Change Plan dated July 21, 2015 shows the 3.126-acre proposed zone change area occupying the land at the corner of Buckley and Bear Roads, with the remaining 5.803 acres of R-APT land behind it, mostly along Buckley Road and the adjacent subdivision to the east, with 42.14' of frontage retained on Bear Road; and
- WHEREAS, the plan shows two cleared areas on either side of a small creek which bisects the parcel, with trees along both sides of the creek and near the intersection to be removed and trees along the rear overall site boundaries to remain; the plan further shows an 880.1 square foot "Permanent NYSDOT drainage easement" along the Buckley Road frontage of the proposed LuC-1 lands which spans the creek, and a 50' wide Niagara Mohawk Power Corporation

utility easement which crosses a small portion at the rear of the R-APT lands;
and

WHEREAS, the Site Plan dated July 21, 2015 shows a large paved area containing two canopied fueling islands at the corner, a proposed shop (3,976 square feet) set back approximately 170' from the right-of-way lines, 25 parking spaces around the front and sides of the building, 5 additional parking spaces along an island towards Bear Road, and 14 parking spaces in a small lot over the apparent creek; and

WHEREAS, the site plan shows a proposed slip lane and full access driveway off Bear Road, a right-in only driveway off Buckley Road, and a full access driveway on Buckley road directly across from Coffee Tree Lane, a local road serving the Mahogany Ridge subdivision; in the prior zone change referral, the Onondaga County Department of Transportation determined that a single access would be permitted to serve the entire site which would be located on Buckley Road directly across from Coffee Tree Lane; any existing or proposed access to Bear Road and Buckley Road must meet the requirements of the Onondaga County Department of Transportation; and

WHEREAS, the proposed project may disturb one acre or more of land and must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity, and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality and the applicant must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water Permits; and

WHEREAS, the Environmental Assessment Form dated February 4, 2015 notes the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and

WHEREAS, per the referral notice, the site proposes to extend public water service off Buckley Road, and has access to public sewers; the site is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and

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

WHEREAS, the Onondaga County Settlement Plan encourages the creation of traditional

mixed-use communities that promote nodal development and density of development that supports transit, and walkable neighborhoods with access to community facilities such as schools, parks and libraries; 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 endorses commercial zoning at this intersection, however encourages the Town and applicant to consider modifying the proposed site plan, lot arrangement, and related zone change boundary in order to optimize access to the site and to maximize the use, density, and potential value of the developable land in this heavily-traveled location. The Board particularly encourages the Town and applicant to decrease the proposed project footprint along the lines of other gas station and convenience store projects in the area, including other Stewart's Shops.

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

1. The Board strongly encourages the Town and applicant to consider alternative site planning for the proposed Stewart's Shops in order to limit the amount of proposed pavement and ensure orderly mixed-use development of the remaining land, including locating the proposed building closer and parallel to the road, increasing the density of the structures and parking on site, installing vertical landscape buffering behind the site, utilizing green infrastructure where possible, adding landscaping along the road frontages, and incorporating pedestrian and bicycle accommodations to nearby residential neighborhoods and adjacent commercial properties.
2. The Onondaga County Department of Transportation has determined that the municipality and applicant are required to coordinate all existing, proposed, and future access to Bear Road and Buckley Road with the Department by contacting the Department at (315) 435-3205.
3. The Town and applicant must continue to coordinate with the Onondaga County Department of Transportation regarding the submitted Traffic Impact Study (TIS) and complete any appropriate mitigation as may be determined by the Department.
4. The municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department.
5. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
6. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater

management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 19, 2015

OCPB Case # Z-15-299

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of Preston Harris (Allied Signs) for the property located at 2743 Erie Boulevard East; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Erie Boulevard East, a state highway; and
- WHEREAS, the applicant is requesting to modify an existing special permit to install two new illuminated channel-letter building signs and a new panel on an existing non-permitted pylon sign at an existing multi-tenant building (Geico Insurance, Palace Karaoke Studio, Tous les Jours) on a 0.863-acre lot in an Industrial A (IA) zoning district; and
- WHEREAS, the Board previously recommended modification of a special permit referral to operate a café/bakery in the building (Tous les Jours), requiring access agreements and permits and commenting on wastewater, green infrastructure, landscaping, and pedestrian accommodations; and
- WHEREAS, the Board also previously recommended modification of a special permit referral (Z-14-319) to establish a billiard hall and restaurant in the building, offered no position on two special permit referrals to construct (Z-06-201) and enclose (Z-09-121) a patio at an existing restaurant (Secret Garden) on the adjacent parcel to the west, offered no position with comment on two special permit referrals to establish (Z-10-408) and add a mural to (Z-11-250) a karaoke studio (Palace Karaoke Studio) in the subject building, and recommended modification of a subdivision referral (S-11-14) to adjust lot lines between the subject parcel and the adjacent parcel with a requirement to remove a billboard (subsequently waived); and
- WHEREAS, the Resubdivision Map dated December 10, 2010 shows the applicant owns three parcels near the site: the adjacent parcel to the west which contains an existing building (grocery/restaurant), the subject parcel, which includes a narrow strip of land extending east from the rear of the parcel and contains an existing one-story block building, and a landlocked vacant parcel situated to the north of the strip of land; and
- WHEREAS, per aerial photography and a site plan submitted with the prior referral (Z-15-80), the site has parking along the front and side of the building with 28 spaces, and has open access to the adjacent grocery/restaurant parcel; and
- WHEREAS, the prior referral indicated the two existing driveways on Erie Boulevard East would be reduced to one 24' driveway; the site also has access to two driveways on the adjacent parcel, one onto the internal access road serving Sam's Club, and another onto Erie Boulevard East; any existing or proposed access to Erie Boulevard East must meet the requirements of the New York

State Department of Transportation; and

WHEREAS, Scaled Drawings dated June 22, 2015 show an existing 40' x 10' tenant sign on the side of the building (for the karaoke studio), a proposed 2.25' x 17.25' Tous les Jours sign and a proposed 3.34' x 11.09' Geico Local Office sign along the front of the building, a proposed new 5' x 15' pylon panel for Tous les Jours Authentic Bakery (formerly a Pella windows sign), and an existing 4' x 16' Geico pylon panel to remain; and

WHEREAS, the referral materials indicate the existing pylon sign does not have a permit and encroaches in the State right-of-way; and

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

Per the New York State Department, signs encroaching in the State right-of-way are illegal and subject to removal. The City and applicant must contact the New York State Department of Transportation in order to discuss relocating the existing non-permitted pylon sign and show an approved location on proposed plans for this site.

The Board also offers the following comment:

The City and applicant are encouraged to reduce the number and scale of all new signage on site, to better reflect design standards found in urban environments.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 19, 2015

OCPB Case # Z-15-300

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a TEXT AMENDMENT from the Town of Geddes Town Board at the request of Town of Geddes for the property located on West Genesee Street between the New York State Route 5 ramp and Fay Road; and

WHEREAS, General Municipal Law Section 239-1-3 allows municipalities to refer applications to the County Planning Board for informal review or technical assistance; and

WHEREAS, the Town of Geddes is seeking an informal review of a proposed Professional and Office Overlay District to apply to specified properties fronting the West Genesee Street corridor; a formal referral, including required SEQR, is anticipated at a later date upon further Town consideration; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board offers the following comments regarding the said referral submitted informally by the municipality:

The Board declines the opportunity for informal review of the draft regulations so as not to prejudice any future formal referrals for this project.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 19, 2015

OCPB Case # Z-15-301

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Geddes Town Board at the request of 4 Dwight Park, LLC / Keplinger Freeman Associates for the property located at 4 Dwight Park Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Onondaga Lake Park, a county-owned facility; and
- WHEREAS, the applicant is proposing to expand an existing parking area by 17,300 square feet to accommodate additional car and truck parking at an existing warehouse/office on a 3.2-acre lot in an Industrial B (IB) zoning district; and
- WHEREAS, the Board previously offered no position on a site plan referral (Z-04-42) to construct an addition to the existing warehouse and office building; and
- WHEREAS, the Site Concept Plan dated July 31, 2015 shows an existing one-story metal warehouse with attached one-story concrete block building, front yard tarvia parking area (no delineated spaces shown), an existing car and truck parking area west of the building to be expanded for a total of 28 car spaces and 12 truck spaces, and an existing gravel lot northeast of the building part of which is proposed to be paved for 16 proposed car spaces; and
- WHEREAS, the plan shows the site with frontage and three existing driveways on Dwight Park Drive, a local road which leads to Van Vleck Road; per aerial photography, the rear of the site abuts a power line easement; and
- WHEREAS, the plan shows an existing detention basin to be expanded; the Environmental Assessment Form dated July 20, 2015 notes 0.7 acres will be physically disturbed by the project; and
- WHEREAS, the EAF states that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and
- WHEREAS, the New York State Department of Environmental Conservation EAF Mapper further notes the site is located in an archeological sensitive area and is within 2,000 feet of a site in the New York State Department of Environmental Conservation Environmental Site Remediation database (#734030); and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; and

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

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

The Board strongly encourages the Town and applicant to work to minimize the addition of paved surfaces and to incorporate green infrastructure where possible, in order to minimize stormwater runoff and improve stormwater quality.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 19, 2015

OCPB Case # Z-15-302

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Geddes Town Board at the request of Peter Crissey for Vision Development, Inc. for the property located on Westlind 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 West Genesee Street, a state highway east of Westlind Road and a county road west of Westlind Road, and the municipal boundary between the Town of Geddes and the Town of Camillus; and
- WHEREAS, the applicant is requesting a zone change from Residential A (RA) to Commercial A (CA) on a 3.19-acre outparcel of an existing health club (Aspen Athletic Club), in order to construct a 60' x 60' retail building; and
- WHEREAS, the Topographic Survey dated February 12, 2013 shows the subject parcel located along Westlind Road, a local road which leads to West Genesee Street, behind a Hess station in the Town of Geddes and adjacent to Aspen Athletic Club in the Town of Camillus; and
- WHEREAS, the Site Plan dated January 30, 2015 shows a proposed 60' x 60' retail building with 38 parking spaces which would directly abut existing parking spaces on the Aspen Athletic Club parcel; the plan notes only 18 parking spaces are required; and
- WHEREAS, the plan and referral materials indicate all access would occur through the Aspen Athletic Club parking lot, which has an existing median-separated driveway on West Genesee Street which also serves other commercial properties (Taco Bell, Monroe Muffler Brake); any existing or proposed access to West Genesee Street must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the plan and survey show an existing detention basin north of the proposed building, and the survey shows Geddes Brook running along the Westlind Road frontage of the site; the Environmental Assessment Form dated July 24, 2015 notes 0.75 acres will be physically disturbed by the project; and
- WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that the eastern half of this parcel is in a Special Flood Hazard Area (SFHA); preliminary updated FIRM data released in June 2008 shows that additional lands on the northern portion of the parcel are anticipated to be added to the SFHA and a portion of the lands on the southern portion will no longer be in the SFHA, once maps are finalized; and
- WHEREAS, the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building

within a floodplain is therefore discouraged; and

WHEREAS, the plan shows the northern portion of the site as an existing buffer for the surrounding residential area; and

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

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

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

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

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

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

1. The Onondaga County Department of Transportation has determined that the applicant is required to submit ITE Trip Generation Figures and a gap analysis at AM/PM peak hours for full build-out relating to the proposed action to meet Department requirements and to submit it to the Department for approval; the applicant must complete any appropriate mitigation as may be determined by the Onondaga County Department of Transportation.
2. The Onondaga County Department of Transportation has determined that the applicant must complete a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to meet Department requirements verifying that the proposed development would not create additional stormwater runoff into the County's drainage system and is required to first contact the Department to determine the scope of the study; the applicant must submit the drainage study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.

3. Per the Onondaga County Department of Transportation, the Town and applicant are required to contact the Department at (315) 435-3205 to coordinate all existing and proposed access to West Genesee Street.
4. The Town is advised to ensure the existing stormwater detention area will adequately serve the proposed site and any other existing runoff given FEMA Flood Insurance Rate Maps (FIRM) data indicating that the entire northern portion of the parcel will soon be added to the 100-year flood plain.
5. The Town and applicant are strongly advised to eliminate the proposed parking on the east side of the building and to install landscape buffering in its place in order to protect Geddes Brook from runoff and to enhance aesthetics along the brook and the residential-facing side of the site.
6. The Town and applicant are further encouraged to reduce the amount of parking proposed by providing only the minimum required by code and by utilizing shared parking agreements with neighboring commercial properties, including the directly adjacent Aspen Athletic Club parking lot.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 19, 2015

OCPB Case # Z-15-303

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Geddes Town Board at the request of Redwood, LLC for the property located at 320 Bridge Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Bridge Street (New York State Route 297), a state highway, and the municipal boundary between the Town of Geddes and the Village of Solway; and
- WHEREAS, the applicant is proposing to construct a 1,867 square foot addition to an existing 2,364 square foot office building at an existing construction company site (Ballard Construction) on a 4.14-acre lot in an Industrial A (IA) zoning district; and
- WHEREAS, the Site Plan dated July 28, 2015 shows an existing shop building, existing office with proposed rear addition, a tank, a parking lot with 12 spaces between the buildings, and a parking lot with 12 spaces in front of the office; the remaining site is shown to be primarily lawn and gravel; and
- WHEREAS, the plan shows the southern portion of the site contains an existing foundation and abandoned power lines on a permanent right-of-way to the Onondaga County Industrial Development Agency, Town of Geddes (for sewer), and the Onondaga County Water Authority; an additional small permanent right-of-way to Niagara Mohawk Power Corporation is also shown in the southeastern corner; and
- WHEREAS, per aerial photography and the plan, the right-of-way contains a driveway on Bridge Street which leads through the adjacent parcel (part of land owned by Niagara Mohawk) to the vacant commercial land to the east; the plan shows the parking lot between the Ballard Construction buildings utilizes this shared driveway; and
- WHEREAS, the plan also shows two additional driveways on Bridge Street which serve the other parking lot and paved/gravel areas on site; aerial photography shows the northern driveway may currently be blocked off; any existing or proposed access to Bridge Street must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the Environmental Assessment Form (EAF) dated July 30, 2015 notes 0.10 acres will be physically disturbed by the project; and
- WHEREAS, the New York State Department of Environmental Conservation EAF Mapper indicates that the project is within 2,000 feet of sites in the New York State Department of Environmental Conservation Environmental Site Remediation database (C734073, 734008, 734049, 734066, C734116, C734102); and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant and Westside Pump Station service areas; and

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

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

WHEREAS, per aerial photography, there is no on-site screening along Bridge Street; and

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

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

The Town and applicant must contact the New York State Department of Transportation to formally close and remove the northernmost driveway and reflect all Department requirements on plans for the site.

The Board also offers the following comment:

The applicant is encouraged to install vertical landscape screening along Bridge Street, including in the location of the driveway to be closed, in order to complement investments being made to Bridge Street and to improve the aesthetic appeal of the Village of Solvay gateway area.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 19, 2015

OCPB Case # Z-15-305

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of North Syracuse Planning Board at the request of Full Boar Craft Brewery for the property located at 628 South Main Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of South Main Street (U.S. Route 11), a state highway, Taft Road and South Bay Road, both county roads, and the municipal boundary between the Village of North Syracuse and the Town of Clay; and
- WHEREAS, the applicant is proposing to renovate a vacant tenant space for a microbrewery/pub in an existing retail plaza building on an 11.18-acre lot in a Commercial (C-2) zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral for this project (Z-15-306); a special permit is required for restaurants and bars in this district; and
- WHEREAS, the Survey revised on October 26, 2011 shows an large existing one-story L-shaped block building (retail strip) set behind a large tarvia parking lot, a smaller one-story block building (Solvay Bank) and parking lot along the U.S. Route 11 frontage, and two smaller one-story brick buildings (Allstate, Applebee's) near the corner of U.S. Route 11 and West Taft Road with additional parking; and
- WHEREAS, per a conversation with the Village on August 6, 2015, the proposed pub will be located in the front tenant space (facing the plaza) of the Allstate building; the Floor Plan dated July 27, 2015 indicates interior renovations and no exterior changes; and
- WHEREAS, the survey shows the plaza has two existing driveways on U.S. Route 11, one at the northern end of the plaza and another at a signalized intersection at the southern end of the plaza; and
- WHEREAS, the site is served by public water and sewer and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant

must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

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

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 19, 2015

OCPB Case # Z-15-306

- 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 Village of North Syracuse Planning Board at the request of Full Boar Craft Brewery for the property located at 628 South Main 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 South Main Street (U.S. Route 11), a state highway, Taft Road and South Bay Road, both county roads, and the municipal boundary between the Village of North Syracuse and the Town of Clay; and
- WHEREAS, the applicant is requesting a special permit to renovate a vacant tenant space for a microbrewery/pub in an existing retail plaza building on an 11.18-acre lot in a Commercial (C-2) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral for this project (Z-15-305); a special permit is required for restaurants and bars in this district; and
- WHEREAS, the Survey revised on October 26, 2011 shows an large existing one-story L-shaped block building (retail strip) set behind a large tarvia parking lot, a smaller one-story block building (Solvay Bank) and parking lot along the U.S. Route 11 frontage, and two smaller one-story brick buildings (Allstate, Applebee's) near the corner of U.S. Route 11 and West Taft Road with additional parking; and
- WHEREAS, per a conversation with the Village on August 6, 2015, the proposed pub will be located in the front tenant space (facing the plaza) of the Allstate building; the Floor Plan dated July 27, 2015 indicates interior renovations and no exterior changes; and
- WHEREAS, the survey shows the plaza has two existing driveways on U.S. Route 11, one at the northern end of the plaza and another at a signalized intersection at the southern end of the plaza; and
- WHEREAS, the site is served by public water and sewer and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant

must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

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

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 19, 2015

OCPB Case # Z-15-307

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Onondaga Zoning Board of Appeals at the request of Cicroc LLC for the property located at 4015 Split Rock Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Split Rock Road, a county road; and
- WHEREAS, the applicant is requesting an area variance to demolish an existing residence on a 1.96-acre lot in a One-Family Residential (R-1), which will leave a non-conforming sized building lot for future single-family development; and
- WHEREAS, per town code, minimum size for lots on septic in the R-1 district is two acres; the town application notes the lot is presently a legal non-conforming lot but proposing to demolish the existing structure requires a variance; and
- WHEREAS, a partial survey (date cutoff) shows an existing two-story frame house with deck and detached two-car frame garage, with the remainder of the lot not shown; and
- WHEREAS, the town application notes the existing home is in extremely poor condition; and
- WHEREAS, the survey shows the approximate location of an existing broken tarvia driveway on Split Rock Road; any existing or proposed access to Split Rock Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the site is served by public water and private septic, and a septic cover and vent are shown on the survey; and
- WHEREAS, the site is located in the Metropolitan Wastewater Treatment Plant service area in a location with no access to sewers and with soils which are generally not suitable for conventional septic systems; 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 Robert Antonacci and seconded by Brian Donnelly. The votes were recorded as follows: Douglas Morris - yes; Brian Donnelly - yes; Daniel Cupoli - yes; Robert Antonacci - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 19, 2015

OCPB Case # Z-15-308

- 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 COR Solar Street Company IV, LLC for the property located at 451 Solar 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 Inner Harbor Barge Canal Terminal, a part of the New York State Barge Canal System and Bear Street, a state highway; and
- WHEREAS, the applicant is requesting a special permit to relocate a 6,000 square foot freight house, construct a 4,000 square foot boat storage building, and construct a 34,000 square foot SUNY ESF Onondaga Lake Science Center with associated parking, landscaping, lighting, boat launch and shore line improvements on a 3.97-acre lot in a Lakefront Urban Center-Waterfront (T5-1) zoning district; and
- WHEREAS, the Board has reviewed a number of referrals for projects on the western and southern shores of the Inner Harbor as part of the Inner Harbor Master Plan; and
- WHEREAS, the Layout Plan dated July 27, 2015 shows the proposed Science Center along the northernmost pier within the Inner Harbor with a row of 49 parking spaces behind it, the relocated Freight Building located further west along the shoreline with a 65-space parking lot behind it, and the proposed Boat House west of the parking lot set back from the shoreline adjacent to a proposed additional 38-space seasonal gravel parking lot; and
- WHEREAS, per City Zoning, public access will be maintained along the shoreline and the facilities will generally be available for public field trips; and
- WHEREAS, the plan shows vehicular access to the site will occur via one proposed driveway on Solar Street, a city street; and
- WHEREAS, zoning, regulating, and master plans for the Lakefront show a public right-of-way (Harborside Drive) connecting Solar Street with Bear Street which, if constructed, would be fronted by the Boat House and the parking areas; and
- WHEREAS, Lakefront plans further indicate that retail frontage is required along Solar Street, and that parking is not permitted in the second and third layer or along the shoreline; and
- WHEREAS, Elevations dated July 27, 2015 show the proposed two-story Science Center façade materials include brick, metal, and glass, and the proposed Boat House appears to be a metal garage-like structure with a pitched roof and sliding barn-style door; the referral materials note three ground signs are proposed: one at the entrance off Solar Street and one at the building entrance (2' x 15' each) and one near the Freight House (2' x 7'); and

WHEREAS, the Environmental Assessment Form dated July 27, 2015 notes SEQR review has been completed for the Inner Harbor Development as documented by the City of Syracuse Industrial Development Agency's adoption of the "COR Syracuse Inner Harbor Development Project" Findings Statement issued December 17, 2013; the findings statement addresses air and water quality, stormwater, groundwater, drainage, water body modification, floodplains/floodway, threatened and endangered species, solid waste management and hazardous materials, historic and archeological preservation, environmental justice, aesthetic resources, land use, traffic (including mitigation measures), parking, public transportation, open space and recreation and neighborhood character, construction impacts, and cumulative and secondary impacts; and

WHEREAS, the EAF further notes permits will be required for shoreline improvements from the New York State Department of Environmental Conservation and the United States Army Corps of Engineers, and a SPDES permit will also be required (3.5 acres to be physically disturbed); and

WHEREAS, the plan shows the majority of the site is located within the 100-year flood plain, per data scanned from FEMA Flood Insurance Rate Maps (FIRM); 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 has access to public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; and

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

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 City and applicant are encouraged to continue coordinating on the proposed design details for this project, including parking, retail frontage, landscaping and buffering, and potential future public roads, in order to balance practical site layout considerations with Lakefront Zoning requirements and master plans. The Board specifically encourages the City and applicant to consider alternative locations and/or designs for the proposed Boat House and related parking which would better integrate with the shoreline and existing and future structures and roads.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 19, 2015

OCPB Case # Z-15-309

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Planning Commission at the request of Charlie Breuer for the property located at 324 West Water Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law and the site is located within 500 feet of South West Street, a state-owned arterial; and
- WHEREAS, the applicant is requesting a project site review for exterior renovations at an existing mixed-use building (Creekwalk Commons) on a 0.01-acre lot in a Central Business-General Service (CBD-GS) zoning district; and
- WHEREAS, the Survey dated April 19, 2013 shows an existing three-story masonry building located between Erie Boulevard West and West Water Street, both city streets, set behind a small state-owned parcel on South Franklin Street, also a city street; and
- WHEREAS, the city application notes the project is to install new windows and a storefront system along the Water Street frontage of the building, utilizing in-place lintels, with finishes to match the existing building; and
- WHEREAS, the site is located at an intersection which faces two buildings on the National Register of Historic Places, the Niagara Hudson (Niagara Mohawk) Building and the Syracuse Post Office and Court House; and
- WHEREAS, the Environmental Assessment Form dated July 27, 2015 notes the site is in close proximity to Onondaga Creek, however will not encroach or alter it in any way; and
- WHEREAS, per aerial photography, the site building is connected via pedestrian bridge to a parking garage, and has sidewalks on both road frontages; 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 Robert Antonacci and seconded by Brian Donnelly. The votes were recorded as follows: Douglas Morris - yes; Brian Donnelly - yes; Daniel Cupoli - yes; Robert Antonacci - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 19, 2015

OCPB Case # Z-15-310

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a USE VARIANCE from the Town of Onondaga Zoning Board of Appeals at the request of Syracuse SMSA dba Verizon for the property located on Kasson Road near the intersection with Howlett Hill Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Kasson Road and Howlett Hill Road, both county roads, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is requesting a use variance to construct a 144-foot monopole tower and wireless communications facility on a 0.23-acre lease parcel on a vacant 16.05-acre lot in a One-Family Residential (R-1) zoning district; and
- WHEREAS, the Environmental Assessment Form dated June 4, 2015 notes the project is to install a 144' (148' with lightning rod), three antenna arrays with five antennas each at a height of 140', and a 12' x 30' equipment shelter on a concrete pad, all located within a 41' x 70' fenced gravel compound; and
- WHEREAS, the Schematic Total Holdings Map dated May 28, 2015 shows the proposed lease parcel located at the northern end of a lot behind a row of residential parcels on Kasson Road, with at least 178' between the lease parcel and any adjacent parcel; and
- WHEREAS, the map shows the site with southern frontage on Howlett Hill Road and approximately 30' of frontage on Kasson Road, which would contain a driveway on an ingress/egress and utilities easement serving the facility; any existing or proposed access to Kasson Road must meet the commercial requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the EAF notes 0.7 acres will be physically disturbed by the project, and an unnamed stream is located on land near the site; and
- WHEREAS, the EAF notes two LED lights with photocell will be located on the proposed building, one in front and one on the rear of the shelter; and
- WHEREAS, the Onondaga County Agricultural Districts map shows the site is located near farmed properties in New York State Agricultural District 1; and

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

1. The applicant is advised that access to Kasson Road will be determined by the availability of sight distance, and a permit is required from the Onondaga County Department of Transportation for any proposed driveways and prior to

any proposed work within a county road right-of-way.

2. The Town and applicant are advised that the subject parcel appears to be located within 500 feet of a farm operation in agricultural district, and the Town should require an Agricultural Data Statement prior to approval of this use variance application.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 19, 2015

OCPB Case # Z-15-311

- 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 Salina Planning Board at the request of Michael Mintier for the property located at 3703 Brewerton Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Brewerton Road (U.S. Route 11), a state highway, South Bay Road, a county road; and
- WHEREAS, the applicant is proposing to open a microbrewery in an existing vacant building on a 1.21-acre lot in a Highway Commercial (C-2) zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral for this project (Z-15-312); per town code, a special permit is required for restaurant uses in this district; and
- WHEREAS, the Site Plan – Proposed Features dated August 5, 2015 shows the microbrewery would be located in an existing 3,959 square foot masonry and frame building (formerly a printing business) behind an existing 6,968 square foot masonry building at the front of the parcel (Kost Tire & Auto Care); the plan further shows an additional masonry building on the adjacent parcel (part of Kost Tire & Auto Care); 8 parking spaces are shown in front of Kost Tire and 14 proposed parking spaces for the brewery are shown along the southern parcel boundary; and
- WHEREAS, per the plan and aerial photography, the site is located along U.S. Route 11 behind a row of residential (R-1) lots along Elbow Road, in front of the Pitcher Hill apartment complex (R-4), and adjacent to Fusion Lounge; trees and brush are shown between the proposed parking area and the existing homes along Elbow Road, a chain-link fence is located along the rear parcel boundary behind a lawn and dirt area, and there is contiguous asphalt and power lines between the subject parcel and the Fusion Lounge parcel; and
- WHEREAS, the plan shows the site with open access to U.S. Route 11 with a 19.7' wide drive lane leading back to the subject building; any existing or proposed access to U.S. Route 11 must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the plan states existing grades and drainage patterns are to be maintained; and
- WHEREAS, the plan states there will be no outdoor uses, loading, equipment, new signage, new utilities, new lighting, or modification to the existing building; and
- WHEREAS, the plan states that, per the owner, utilities in the subject building connect from the front building on the parcel; and

WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; and

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

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

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

The Town and applicant must coordinate with the New York State Department of Transportation to improve the existing driveway access on U.S. Route 11 in order to ensure it is safe and well-delineated, and all Department requirements must be reflected on the proposed plans for this site.

The Board also offers the following comments:

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 19, 2015

OCPB Case # Z-15-312

- 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 Salina Planning Board at the request of Michael Mintier for the property located at 3703 Brewerton Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Brewerton Road (Route 11), a state highway; and
- WHEREAS, the applicant is requesting a special permit to open a microbrewery in an existing vacant building on a 1.21-acre lot in a Highway Commercial (C-2) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral for this project (Z-15-311); per town code, a special permit is required for restaurant uses in this district; and
- WHEREAS, the Site Plan – Proposed Features dated August 5, 2015 shows the microbrewery would be located in an existing 3,959 square foot masonry and frame building (formerly a printing business) behind an existing 6,968 square foot masonry building at the front of the parcel (Kost Tire & Auto Care); the plan further shows an additional masonry building on the adjacent parcel (part of Kost Tire & Auto Care); 8 parking spaces are shown in front of Kost Tire and 14 proposed parking spaces for the brewery are shown along the southern parcel boundary; and
- WHEREAS, per the plan and aerial photography, the site is located along U.S. Route 11 behind a row of residential (R-1) lots along Elbow Road, in front of the Pitcher Hill apartment complex (R-4), and adjacent to Fusion Lounge; trees and brush are shown between the proposed parking area and the existing homes along Elbow Road, a chain-link fence is located along the rear parcel boundary behind a lawn and dirt area, and there is contiguous asphalt and power lines between the subject parcel and the Fusion Lounge parcel; and
- WHEREAS, the plan shows the site with open access to U.S. Route 11 with a 19.7' wide drive lane leading back to the subject building; any existing or proposed access to U.S. Route 11 must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the plan states existing grades and drainage patterns are to be maintained; and
- WHEREAS, the plan states there will be no outdoor uses, loading, equipment, new signage, new utilities, new lighting, or modification to the existing building; and
- WHEREAS, the plan states that, per the owner, utilities in the subject building connect from the front building on the parcel; and

WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; and

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

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

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

The Town and applicant must coordinate with the New York State Department of Transportation to improve the existing driveway access on U.S. Route 11 in order to ensure it is safe and well-delineated, and all Department requirements must be reflected on the proposed plans for this site.

The Board also offers the following comments:

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 19, 2015

OCPB Case # Z-15-313

- 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 JDC Property Group, LLC for the property located at 6600 New Venture Gear Drive - Town of DeWitt; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law the site is located within 500 feet of the New York State Thruway (Interstate Route 90), and New Venture Gear Drive and Fly Road, both county roads; and
- WHEREAS, the applicant is proposing to subdivide a 126.649-acre parcel containing a vacant manufacturing site (formerly Magna) into three new lots, Lot 1 (109.025 acres), Lot 2 (14.567 acres) and Lot 3 (3.057 acres), in an Industrial zoning district, in order to construct a 150,547 square foot warehouse and distribution facility (FedEx) on Lot 2; and
- WHEREAS, the Board previously recommended modification of a special permit referral (Z-15-251), a preliminary subdivision referral (S-15-47), and a site plan referral (Z-15-179) for this project, requiring a drainage study and an approved sewer connection plan, and offering comments regarding access permits, signage near the Thruway, water and wastewater service, green infrastructure, site lighting, and a parking strategy for the overall site as to not compromise future redevelopment of the existing manufacturing space; the Board previously recommended modification of a site plan referral (Z-13-131) to construct a larger stormwater detention pond on the overall site in order to relieve the hydrologic load on the existing pond, which was in the process of being cleaned by the previous owner and the New York State Department of Environmental Conservation; and
- WHEREAS, the Final Plan revised June 26, 2015 shows Proposed Lot 1 contains an existing manufacturing building (Magna), associated structures, and parking lot along New Venture Gear Drive; Proposed Lot 2 contains an existing parking lot at the corner of New Venture Gear Drive and Fly Road; and vacant land between New Venture Gear Drive and the New York State Thruway occupying Proposed Lot 3; and
- WHEREAS, prior referrals indicated the proposed FedEx facility would be located in the middle of the existing parking lot on Proposed Lot 2, with 247 parking spaces in a lot along New Venture Gear Drive, 42 parking spaces in an overflow parking lot between the FedEx and Magna buildings, and trailer parking around the FedEx building; and
- WHEREAS, the plan shows 440,000 square feet of the 1,642,050 square foot Magna building as demolished, with the portion of the building closest to New Venture Gear Drive and the "East Building" closest to Fly Road remaining;

prior referrals included potential future parking areas which could serve the remainder of the site; notes from the Town of DeWitt Planning Board Meeting dated July 23, 2015 indicate approval is contingent on an Easement Agreement for the remainder of the property for access and utilities; and

WHEREAS, the plan shows the existing driveway on New Venture Gear Drive would be relocated slightly east with reconfigured connections to the parking lots and to the existing facility; the plan shows the existing parking area with two driveways on Fly Road, however plans included with prior referrals indicated lawn and a proposed fence separating the existing asphalt from Fly Road; any existing or proposed access to either road must meet the requirements of the Onondaga County Department of Transportation; and

WHEREAS, the Environmental Assessment Form (EAF) dated July 30, 2015 notes 11.43 acres will be physically disturbed by the project and that stormwater runoff will be directed to a closed drainage system on site; an EAF submitted with the prior referral indicated a decrease of 3.15 acres of impervious surface after project completion; and

WHEREAS, the proposed project may disturb one acre or more of land and must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the DEC Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality, and the applicant must consult with the municipal engineer to ensure conformance of construction plans with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the New York State Department of Environmental Conservation Bureau of Water Permits; the proposed project is located within the Onondaga Lake watershed and the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual as specified in the SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001); and

WHEREAS, the plan shows an existing wetland boundary along the northern boundary of the site in the location of the relocated driveway; per the EAF, "the proposed project will impact less than 0.10 acres of wetland adjacent to New Venture Gear Drive in order to reconstruct the entrance to the site"; wetland maps do not indicate the presence of any wetlands on site; the applicant must obtain appropriate permits from the New York State Department of Environmental Conservation and/or the U.S. Army Corps of Engineers for any proposed development or drainage in state and/or federal wetlands, respectively, and/or state wetland buffers on site; and

WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; prior referrals indicated a proposed connection to an existing sanitary sewer manhole at the Magna building, which constitutes an illegal connection, per the Onondaga County Health Department; per a conversation with the Health Department on June 11, 2015, the Town is exploring a connection to town sewers on Myers Road, a local road off Fly Road opposite New Venture Gear Drive; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the

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

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

WHEREAS, plans submitted with prior referrals indicated some asphalt along the borders of the existing parking lot will be restored to lawn, trees are proposed along the New Venture Gear Avenue frontage and part of the Fly Road frontage; trees are also proposed along part of the proposed parking area, which also includes a number of green islands; 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 Robert Antonacci and seconded by Brian Donnelly. The votes were recorded as follows: Douglas Morris - yes; Brian Donnelly - yes; Daniel Cupoli - yes; Robert Antonacci - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 19, 2015

OCPB Case # Z-15-314

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 Fabius Town Board at the request of Town of Fabius for the property located Town-wide; 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 comprehensive amendments to the Town of Fabius Zoning Laws of 2007; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has obtained an EXTENSION from the referring municipality as commented below.

Per an email from the Town Attorney dated August 11, 2015, the Board has been granted an extension to act on this referral at the meeting scheduled on September 9, 2015.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 19, 2015

OCPB Case # Z-15-315

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Cicero Zoning Board of Appeals at the request of Ryan J. Beckley for the property located on Snowshoe Trail; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Lakeshore Road, a county road; and
- WHEREAS, the applicant is requesting an area variance to construct a 40' x 60' metal storage building on a vacant 1.81-acre lot in an Agricultural (AG) zoning district; and
- WHEREAS, the Board previously recommended modification of a preliminary subdivision referral (S-14-2) to adjust lot lines between four existing parcels, including the subject parcel, requiring that the applicant consult with the Onondaga County Health Department and commenting on permits and wastewater service; and
- WHEREAS, per the referral notice, a minimum of two acres in lot area is required for non-residential use in this district; and
- WHEREAS, the Environmental Assessment Form dated December 10, 2014 notes the proposed building is to be used for personal/private storage only, and that the applicant's home is located directly across Snowshoe Trail from this location; and
- WHEREAS, the Site Plan dated July 6, 2015 shows the proposed garage set 50' from neighboring lots to the west and south with an adjacent 60' x 100' gravel pad; and
- WHEREAS, the plan shows the site with 29.85' of frontage and a 12' wide drive on Snowshoe Trail South, a local road, leading back to the gravel pad; and
- WHEREAS, the EAF notes the site will connect to public water but not public sewers; the site is located in the Brewerton Wastewater Treatment Plant service area; water lines and a proposed sanitary sewer lateral (on a 10' easement) are shown entering the site from Snowshoe Trail South, but no direct connections to the proposed building are shown; and

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

The Town and applicant are advised that if the proposed building will connect to public water, a viable wastewater treatment plan must be in place prior to approving this variance request.

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