



# Onondaga County Planning Board

August 23, 2017

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

## I. ATTENDANCE

### MEMBERS PRESENT

Douglas Morris  
Robert Antonacci  
James Corbett  
Bill Fisher

### STAFF PRESENT

Ilana Cantrell  
Allison Bodine  
Robin Coon

### GUESTS PRESENT

Terry Morgan

## II. CALL TO ORDER

The meeting was called to order at 11:00 AM on August 23, 2017.

## III. MINUTES & OTHER BUSINESS

Minutes from August 2, 2017 were submitted for approval. James Corbett made a motion to accept the minutes. Robert Antonacci seconded the motion. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Robert Antonacci - yes.

## IV. ACTIONS ON GML SECTION 239 REFERRALS

### Summary

S-17-60	CSyrPB	No Position	S-17-62	CSyrPB	No Position
S-17-63	TMarPB	No Position With Comment	S-17-64	TCicPB	No Position With Comment
S-17-65	TCamPB	Disapproval	S-17-66	TManPB	No Position With Comment
Z-17-256	TElbPB	Modification	Z-17-288	TClaPB	Modification
Z-17-304	CSyrPB	Modification	Z-17-305	VManPB	Modification
Z-17-306	CSyrZA	No Position With Comment	Z-17-307	VJorZBA	Modification
Z-17-308	VJorZBA	Modification	Z-17-310	CSyrPB	No Position
Z-17-311	CSyrZA	No Position With Comment	Z-17-312	CSyrZA	No Position With Comment
Z-17-313	TCamTB	No Position With Comment	Z-17-314	TMarPB	Modification
Z-17-315	VManVB	No Position	Z-17-316	TSkaPB	No Position With Comment
Z-17-317	TSkaPB	No Position With Comment	Z-17-318	TSkaPB	No Position With Comment
Z-17-319	TSkaZBA	No Position With Comment	Z-17-320	TSkaPB	No Position With Comment
Z-17-321	VFayPB	No Position	Z-17-322	TCicZBA	No Position With Comment
Z-17-323	TManPB	No Position	Z-17-324	TManTB	No Position
Z-17-325	TCicPB	Modification	Z-17-326	TManPB	No Position
Z-17-327	TManTB	No Position	Z-17-328	TCicPB	No Position With Comment
Z-17-329	TCicPB	Modification	Z-17-330	TOnoPB	No Position
Z-17-331	TOnoZBA	No Position	Z-17-332	TClaZBA	No Position With Comment
Z-17-333	TClaZBA	No Position	Z-17-334	TClaZBA	Modification
Z-17-335	TDewPB	Modification	Z-17-336	TDewZBA	No Position With Comment
Z-17-337	TDewZBA	No Position	Z-17-338	CSyrZA	No Position
Z-17-339	CSyrZA	No Position			



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 23, 2017

OCPB Case # S-17-60

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the City of Syracuse Planning Commission at the request of Brian Baglin, AKBK Management, LLC for the property located 1632 Erie Boulevard East & 219 Lombard Street & Columbus Avenue; 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 (Route 5), a state highway; and
- WHEREAS, the applicant is proposing to combine two parcels into one new 0.404-acre lot in an Industrial Class A (IA) zoning district; and
- WHEREAS, the Board recently recommended No Position with Comment on a Project Site Review referral (Z-17-133) proposing façade alterations as part of a building renovation project for a proposed salon and spa on one of the subject parcels; and
- WHEREAS, the site is located near the intersection of Erie Boulevard East, a state-owned portion of the road, and Teall Avenue/Columbus Avenue, a local road, in the City of Syracuse; Erie Boulevard East is a corridor of mixed roadside commercial and large retail establishments; south of the site is primarily residential neighborhoods; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; according to the ReZone Syracuse draft zoning map dated June 2017, the proposed zoning for this lot is Commercial (CM), which would act to "provide appropriate areas on or near major roadways that would permit the development and continued use of land for compatible commercial and service uses where access requires good vehicular circulation"; and
- WHEREAS, the submitted survey map dated January 8, 2017 shows that the site consists of two tax parcels, 031.-09-04.0 and 031.-09-06.0; parcel 031.-09-04.0 (0.253 acres) is an L-shaped lot fronting Erie Boulevard East to the north and Lombard Avenue, a local road, to the south; per the map, the parcel contains an existing concrete block building, the proposed location of the salon and spa reviewed in the aforementioned referral (Z-17-133); aerial imagery shows there is an existing parking area on the parcel along the eastern side of the rear half of the building; and
- WHEREAS, per the survey map, parcel 031.-09-06.0 (0.151 acres) abuts the rear portion of parcel 031.-09-04.0 and has frontage on Lombard Avenue and Columbus Avenue; aerial imagery shows that the parcel contains an existing parking lot; and
- WHEREAS, as indicated in the submitted Application for Resubdivision/Lot Alteration, the two parcels are under common ownership and combining the two parcels, as

proposed, will facilitate parking accommodations for the clientele of the existing building; and

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

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project is within 2,000 feet of sites in the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database (B00075, C734090, B00146, 734047); and

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

WHEREAS, the EAF Mapper indicates that the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; 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 James Corbett. The votes were recorded as follows: Douglas Morris - yes, Bill Fisher - yes; James Corbett - yes; Robert Antonacci - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 23, 2017

OCPB Case # S-17-62

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the City of Syracuse Planning Commission at the request of Plum Street Management Co., LLC & Greater Syracuse Property Development Corp. for the property located at 312 Plum Street & 514 West Genesee Street, Rear; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Route 690, a state highway, and West Street, a state-owned arterial; and
- WHEREAS, the applicant is proposing to combine two properties into one new lot totaling 3,216 square feet in a Commercial, Class A zoning district; and
- WHEREAS, the site is located at the intersection of West Belden Avenue and Plum Street, both city streets, in the Westside neighborhood of the City of Syracuse; the site abuts the I-690 East ramps for West Genesee Street and West Street to the north and a multi-family house to the south; surrounding land uses include several religious establishments and automotive shops; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; according to the ReZone Syracuse draft zoning map dated June 2017, the proposed zoning for these lots is Commercial (CM), which would act to "provide appropriate areas on or near major roadways that would permit the development and continued use of land for compatible commercial and service uses where access requires good vehicular circulation"; and
- WHEREAS, the submitted survey map dated June 13, 2017 shows the site consists of two tax parcels, 106.-05-06.0 and 106.-05-07.0; parcel 106.-05-06.0 (2,950 sf) consists of a portion of an existing asphalt parking lot that has existing access to Plum Street; parcel 106.-05-07.0 (266 sf) is a vacant, landlocked parcel at the rear of parcel 106.-05-06.0; and
- WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, several nearby parcels are under the same ownership as the front parcel and contain the City Electric Company Inc. and distribution facility; the existing parking lot is assumed to service that facility; and
- WHEREAS, per the survey map, the proposed resubdivision will create New Lot 312A; the submitted Application for Resubdivision/Lot Alteration indicates that the rear parcel is owned by the Greater Syracuse Property Development Corporation (GSPDC), also known as the Greater Syracuse Land Bank, whose mission is to put vacant properties back into productive use; per the application, proposed New Lot 312A will continue to be used as a parking lot; and
- WHEREAS, the site is vacant, but has access to public drinking water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; the

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

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project is within 2,000 feet of a site in the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database (734060, C734089, V00588, C734088, C734088A, C734143); and

WHEREAS, per the EAF Mapper, the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; 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 James Corbett. The votes were recorded as follows: Douglas Morris - yes, Bill Fisher - yes; James Corbett - yes; Robert Antonacci - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 23, 2017

OCPB Case # S-17-63

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Marcellus Planning Board at the request of Mark Fenlon for the property located at 4971 Howlett Hill Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Howlett Hill Road (Route 40) and Lyons Road Extension (Route 225), both county highways, and the municipal boundary between the Town of Marcellus and the Town of Camillus; and
- WHEREAS, the applicant is proposing to combine two landlocked parcels with a third parcel to create a 5.44-acre parcel in a Residential (R1) zoning district; and
- WHEREAS, the site is located on Howlett Hill Road, a county road, in a rural area in the Town of Marcellus; the northern boundary of the site abuts the municipal boundary between the Town of Marcellus and the Town of Camillus; surrounding land uses include other residential lots; and
- WHEREAS, the submitted survey map dated July 27, 2017 shows the site consists of three tax parcels, parcels 010.-04-31.0 (3.06 acres) and 010.-04-32.0 (1.00 acre) are landlocked parcels and parcel 010.-04-01.1 (0.97 acres) has frontage on Howlett Hill Road; aerial imagery shows all three parcels are vacant and mostly forested; and
- WHEREAS, per the survey map, the proposed subdivision will create Lot 1 (5.03 acres); per the referral materials, the proposed lot is intended for residential use; and
- WHEREAS, per the submitted referral notice, a new connection to the existing public drinking water service is proposed and wastewater service will be provided by a proposed septic system; and
- WHEREAS, the survey map shows that Nine Mile Creek, a Class A stream, runs through the rear of parcel 010.-04-31.0; GIS mapping shows the presence of federal wetlands associated with the creek; it is unclear if the proposed development will be near the creek or wetland area; and
- WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the site is located over, or immediately adjoining, primary and principal aquifers; and
- WHEREAS, per the EAF Mapper, the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; 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. For any future development of the site, the Board encourages the applicant to consider preserving some of the existing forest to serve as a buffer to Nine Mile Creek and the federal wetlands at the rear of the site.
2. The applicant is advised to continue to coordinate proposed access to Howlett Hill Road with the Onondaga County Department of Transportation.
3. The applicant and municipality are advised to ensure the following county, state, and/or federal regulation has been met prior to approving this subdivision:
  - a. Notice of Public Hearing – Per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality. Such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing.

**The motion was made by Robert Antonacci and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes, Bill Fisher - yes; James Corbett - yes; Robert Antonacci - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 23, 2017

OCPB Case # S-17-64

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY & FINAL SUBDIVISION from the Town of Cicero Planning Board at the request of Edward Biel for the property located at 7275 & 7295 State Route 298; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Route 298 (Minoa Bridgeport Road), a state highway, and East Taft Road (Route 18), a county highway; and
- WHEREAS, the applicant is proposing to subdivide a 1.645-acre parcel into two separate parcels to separate a house and restaurant in a General Commercial zoning district; and
- WHEREAS, the site is located south of the Cicero Swamp Wildlife Management Area at the intersection of East Taft Road, a county road, and Minoa Bridgeport Road, a state road; surrounding land uses include several commercial and service businesses and residential lots; and
- WHEREAS, the submitted survey map dated April 11, 2016 shows the site contains an existing one-story building (formerly Williams Restaurant), an existing two-story frame house, an existing storage building, and an existing shed; the restaurant is surrounded by a large existing parking lot with approximately 230' of unrestricted access along Minoa Bridgeport Road and an existing driveway at the rear of the restaurant onto East Taft Road; the existing house has a wood deck, pool, and paved driveway on Minoa Bridgeport Road; and
- WHEREAS, the Environmental Assessment Form (EAF) indicates that the proposed subdivision is intended to separate the existing house and restaurant as the restaurant is under contract to be sold; the survey map shows the parcel will be subdivided into two lots, proposed Lot 1 and proposed Lot 2; Lot 1 (0.852 acres) will contain the existing restaurant and its associated parking area and access; Lot 2 (0.793 acres) will contain the existing house and its associated access and the existing storage and shed structures; an existing cedar tree line is shown on proposed Lot 2 that provides a buffer at the boundary between the existing house and restaurant; and
- WHEREAS, per the EAF, the existing house and restaurant are served by public drinking water and separate individual septic systems; no changes to the existing infrastructure are proposed; and
- WHEREAS, GIS mapping shows the site is adjacent to the 100-year floodplain and a large state wetland (8,175.6 acres); the floodplain and wetland areas do not appear to encroach on the site or existing development; and
- WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper indicates that the project site or a portion of it is located in or



adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; 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. For future development of the site, please contact the Onondaga County and New York State Departments of Transportation regarding access and stormwater requirements. All existing or proposed driveways for Lot 1 on East Taft Road and Minoa Bridgeport Road must meet Department commercial driveway standards. Driveway access will likely be required to be paved, delineated, and located away from the intersection.
2. The applicant and municipality are advised to ensure the following county, state, and/or federal regulation has been met prior to approving this subdivision:
  - a. Septic System Approval – The Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system(s) to service the proposed lots prior to Department endorsement of the subdivision.

**The motion was made by Robert Antonacci and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes, Bill Fisher - yes; James Corbett - yes; Robert Antonacci - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 23, 2017

OCPB Case # S-17-65

- 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 PRELIMINARY SUBDIVISION from the Town of Camillus Planning Board at the request of Anthony Komuda for the property located at 2986 Warners 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 Warners Road (Route 173), a county road, and a farm operation located in a New York State Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 38-acre parcel into three new lots, Lot 8A (29.7 acres), Lot 8B (2.2 acres) and Lot 8C (6.1 acres), in a Residential (R-1) zoning district; and
- WHEREAS, in 2006, the Board reviewed a Preliminary Subdivision referral (S-06-41) proposing to correct an existing non-conforming subdivision that created two lots, including the subject parcel; per the Board's recommendations for the Preliminary Subdivision referral (S-06-41), "No further subdivision shall be permitted for either proposed lot, which must be noted on the filed subdivision plan"; and
- WHEREAS, the site is located in a rural area in the Town of Camillus; adjacent lands south and east of the site are enrolled in the New York State Agricultural District 3 and contain active farmland; an Agricultural Data Statement was not included with the referral; per § 305-a of the New York State Agriculture and Markets Law, any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on property within a New York State Certified Agricultural District containing a farm operation or property with boundaries within 500 feet of a farm operation located in an Agricultural District shall include an Agricultural Data Statement; and
- WHEREAS, the submitted Final Plan dated June 20, 2017 shows existing Lot 8 is a flag lot with 60' of frontage on Warners Road, a county road, and existing Lot 9 is a landlocked parcel at the rear of Lot 8; an existing 60' right-of-way serves both parcels from the Warners Road frontage; Lot 8 is shown to have an existing 12' wide gravel driveway onto Warners Road centered on the 60' right-of-way; the existing driveway ends at an existing turnaround and there is a gravel drive extending from the turnaround to an existing barn, which are not shown in aerial imagery; all access to Warners Road must be coordinated with the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, per the Final Plan, the existing right-of-way includes a 60' easement for ingress and egress and utilities for all lots, which extends to the turnaround and the length of the 12' wide gravel drive; the Final Plan shows that the 12'

wide gravel drive will remain and a 24' wide turnout is proposed near the center of the right-of-way; and

WHEREAS, the proposed subdivision will create three new lots, proposed Lots 8A, 8B, and 8C; Lot 8A (29.7 acres) will contain the right-of-way and driveway, the existing barn, and a portion of the gravel drive and turnaround; Lot 8B (2.2 acres) will be a landlocked parcel surrounded by 8A to the east, west, and south and contain the remainder of the gravel drive and turnaround; Lot 8C (6.1 acres) will be a landlocked parcel and include the lands along the western property line; and

WHEREAS, per the Final Plan, there will be a 20' easement for ingress and egress to Lot 8C that will extend from the turnaround to the western boundary; along the western boundary of Lot 8C, a 30' easement for ingress and egress to Lot 9 is shown, which ultimately connects to the turnaround and right-of-way; access to Lot 8C must be reviewed to ensure appropriate access for emergency service providers; and

WHEREAS, per the Final Plan, the site's topography is fairly severe, dropping more than 150' from the top of the hill centered on Lot 9 to the turnaround at the front of Lot 8; and

WHEREAS, the site has an existing connection to public drinking water services and has an individual septic system; a new connection for public drinking water and individual septic system are proposed for Lot 8B; the Final Plan states "Lots 8A & 8C are not residential building lots under Onondaga County Health Department regulations and therefore are not approved for residential use. An individual sewage disposal plan must be approved by the Onondaga County Health Department prior to conversion to a residential building lot and issuance of a building permit"; the Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service Lot 8B prior to Department endorsement of the subdivision; and

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

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

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

The Board reiterates its recommendations from the Preliminary Subdivision referral reviewed in 2006 that no further subdivision shall be permitted for either Lot 8 or 9, as minimal access is provided for multiple proposed landlocked parcels which do not meet Town dimensional requirements. The Board further discourages buildout of hillside lands and encroachment of development into farmlands and forests.

**The motion was made by James Corbett and seconded by Robert Antonacci. The votes were recorded as follows: Douglas Morris - yes, Bill Fisher - yes; James Corbett - yes; Robert Antonacci - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 23, 2017

OCPB Case # S-17-66

- 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 Manlius Planning Board at the request of W. James Camperlino for the property located at Sweet 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 Sweet Road (Route 109), a county highway, and the municipal boundary between the Town of Manlius and the Village of Manlius; and
- WHEREAS, the applicant is proposing to subdivide an 87.1-acre parcel into two new lots, Lot 1 (19.461 acres) and Lot 2 (67.662 acres), in a Residential (R-1) zoning district; and
- WHEREAS, the parcel is located on Sweet Road, a county road in the Town of Manlius, adjacent to a manufacturing site owned by Hanson Aggregates New York Inc. across Sweet Road; aerial imagery shows that the parcel is a vacant, forested lot with no existing driveway access to Sweet Road; lands (13.6 acres) just south of the site, known as Glencliffe Falls, are owned by the Village of Manlius and have the land use classification of "Flood Control"; other surrounding land uses include several residential neighborhoods and other vacant, forested areas; and
- WHEREAS, the project site or a portion of it is located in or adjacent to areas designated as critical environment area (including Sweet Road, the Onondaga Escarpment Nature Corridor, Sweet Road and Limberlost Lane, Troop Road) which have been identified for their environmental sensitivity and unique environmental characteristics, karst topography, and inherent hydrological, geological, ecological, and unique scenic quality; and
- WHEREAS, the submitted Sketch Plan dated August 2, 2017 shows the proposed subdivision will divide the parcel into two lots, Lot 1 and Lot 2; proposed Lot 1 will contain 19.461 acres of the land in the southern portion of the parcel; proposed Lot 2 will contain the remaining 67.662 acres; and
- WHEREAS, the Environmental Assessment Form indicates that Lot 1 will be sold for conversion into a non-development conservation easement and Lot 2 will remain under its current ownership; and
- WHEREAS, as the site is vacant, there are no existing drinking water or wastewater services and no new services are proposed; per the Sketch Plan, the lots "are not building lots under Onondaga County Health regulations. Construction permits will not be issued until individual lot sewage disposal plans are submitted to and approved by the Onondaga County Health Department"; and
- WHEREAS, the Sketch Plan shows a stream and pond area, tributary to Limestone Creek, along the escarpment on proposed Lot 1; and
- WHEREAS, the New York State Department of Environmental Conservation (NYS DEC)

Environmental Assessment Form (EAF) Mapper indicates that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; and

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

1. The Board commends the applicant and municipality on the conservation of lands including and adjacent to critical environmental areas.
2. For future development of Lot 2, access to Sweet Road must be coordinated with the Onondaga County Department of Transportation and will be determined by the availability of sight distance.
3. The applicant and municipality are advised to ensure the following county, state, and/or federal regulation has been met prior to approving this subdivision:
  - a. Notice of Public Hearing – Per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality. Such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing.

**The motion was made by Robert Antonacci and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes, Bill Fisher - yes; James Corbett - yes; Robert Antonacci - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 23, 2017

OCPB Case # Z-17-256

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Elbridge Planning Board at the request of Jay Meyer for the property located at 1161 Old 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 Old Route 31 (Route 84), Plainville Road (Route 32) and River Road (Route 158), all county highways, the municipal boundaries between the Town of Elbridge and the Towns of Van Buren and Lysander, and a farm operation located in a New York State Agricultural District; and
- WHEREAS, the applicant is proposing to renovate an existing building for a proposed restaurant and bar, Riverside Grill, on a 2.4-acre parcel in a Business (B-1) zoning district; and
- WHEREAS, the Site Plan referral for the proposed action was received on June 20, 2017 and a Coordinated Review Meeting was held by the Syracuse-Onondaga County Planning Agency on July 13, 2017 at the request of the Town of Elbridge; representatives for the applicant, municipality, planning boards, and relevant agencies attended the meeting to discuss issues and requirements related to the proposed project; an extension of the County Planning Board's 30-day review period was granted to allow for the Coordinated Review Meeting; as discussed in the Coordinated Review Meeting, only Site Plan approval is being contemplated by the Town at this time, though the project may require additional authorizations, including area variances for setbacks; and
- WHEREAS, the site is located in the Jack's Reef hamlet on the eastern shore of the Seneca River in the Town of Elbridge; GIS mapping shows that the western shore of the river, in the neighboring Town of Lysander, consists of mostly residential lots and lands to the south and east of the site, primarily in the neighboring Town of Van Buren, are enrolled in the New York State Agricultural District 3 and contain active farmland, including the neighboring Hourigan Farm; and
- WHEREAS, the site consists of one tax parcel divided into three segments by the intersection of Plainville Road and Old Route 31, both county roads; the submitted Site Layout Plan dated June 6, 2017 shows the proposed project is restricted to the northern portion of the parcel which has frontage on Plainville Road, Old Route 31, and River Road, a county road; per the plan, this portion of the parcel contains an existing building, formerly the Jack's Reef Hotel, and has an existing asphalt area that spans from the building to the road with unrestricted access along roughly 150 feet of road frontage; the plan also shows a large grass area northeast of the building, along River Road, and a gravel area with access to the river west of the building; and
- WHEREAS, aerial imagery shows the southeastern portion of the parcel has frontage on

Old Route 31 and contains an existing u-shaped gravel driveway with two access points onto Old Route 31; as discussed in the Coordinated Review Meeting, this portion of the parcel is being considered for overflow parking, though it is not shown on the Site Layout Plan; aerial imagery shows the southwestern portion of the parcel has frontage on Plainville Road and Old Route 31 and contains an existing gravel area at the intersection of the two roads; as discussed in the Coordinated Review Meeting, the entirety of the southwestern portion of the parcel is not included in the survey, though this portion of the parcel is not being considered for any development; and

WHEREAS, this portion of the Seneca River is a sovereign-owned body of water held in trust for the People of the State of New York under the jurisdiction of the New York State Office of General Services (NYS OGS); per the NYS OGS, the creation of the Erie Canal lowered the water level of the river and left dry land that is still state-owned and, as the Site Layout Plan shows, a significant portion of the parcel parallel to the shoreline falls in this category; the Site Layout Plan shows a boundary labeled “Top of Bank by Others Original Location is Unknown” bisecting the northern and southwestern portions of the parcel; aerial imagery shows the state-owned land on the southwestern portion of the parcel contains an existing house and private drive onto Plainville Road and the state-owned land on the northern portion of the parcel contains a portion of the existing gravel area, a dock, and a boat launch area; as discussed in the Coordinated Review Meeting, the dock has already been removed; and

WHEREAS, per the NYS OGS, the state-owned lands along the Seneca River may be used “as is” or the applicant can pursue a Lands Under Water Grant pursuant to Section 75(7) of the Public Lands Law to gain title to the lands; as discussed with the applicant, the required information has been submitted to NYS OGS to obtain title to the state-owned dry lands; per the applicant, if title is obtained, additional parking may be provided on the state-owned lands on the northern portion of the parcel; and

WHEREAS, the Site Layout Plan shows the proposed project consists of renovating the existing building on the northern portion of the parcel to allow for a new restaurant and bar, Riverside Grill; as discussed in the Coordinated Review Meeting, the second floor of the building is intended for use as an event space; per the Site Layout Plan, parking on site will be provided by a proposed gravel parking lot with 51 parking spaces which will be located north of the building and replace an area that is primarily grass; an area of asphalt pavement is proposed along the eastern side of the building that will provide a delivery zone and 3 handicap accessible parking spaces; per the Site Layout Plan, access to the site will be provided by a proposed gravel driveway onto River Road at the northern end of the proposed gravel parking lot; as discussed in the Coordinated Review Meeting, the applicant intends to remove the existing asphalt area on the southern side of the building, eliminating the unrestricted access; and

WHEREAS, per the Site Layout Plan, additional site improvements include a proposed sign at the front of the building near the intersection of Plainville Road and Old Route 31, a proposed entrance patio at the front entrance to the building with a 3’ high wall on the side of the patio along Old Route 31, a proposed concrete walk along the northern sides of the building, a proposed gutter system to direct rain from the building to the rear of the site, and the removal of an existing utility pole from the proposed asphalt pavement area and an

existing light pole from the proposed gravel parking lot; as discussed in the Coordinated Review Meeting, there are safety concerns regarding the proximity of the building and proposed patio and wall to the county right-of-way, though the proposed structure appears to be out of the county right-of-way; options for realignment of the intersection were discussed in the meeting and the Onondaga County Department of Transportation advised that no capital funds are currently programmed for this intersection; and

WHEREAS, per the Site Layout Plan, there are two existing easements on the northern portion of the parcel, a 20' water easement along River Road and a 15' water easement along Plainville Road; per the Onondaga County Water Authority (OCWA), there is an existing water line along the road frontage of the northern portion of the parcel that is located very close to the footprint of the existing building; as discussed in the Coordinated Review Meeting, recent site work exposed a possible existing culvert under Old Route 31 that leads to the site and appears to carry stormwater from the neighboring farmlands to the site; the Onondaga County Department of Transportation investigated and determined the culvert is a permitted, county-owned structure within the right-of-way; and

WHEREAS, the existing building is served by public drinking water and an individual septic system; as discussed in the Coordinated Review Meeting, the Onondaga County Health Department found no existing septic system plans on file, though recent site work exposed two broken laterals along the rear deck of the building which presumably led to an existing leach field at the northwestern corner of the building; a new septic system is proposed for the project and the applicant is working in coordination with the Onondaga County Health Department on design and siting; per the Onondaga County Health Department, design flow will be based on anticipated occupancy; anticipated wastewater flow exceeding 1,000 gallons per day will require a State Pollutant Discharge Elimination System (SPDES) permit; and

WHEREAS, GIS mapping shows the site is within the 100-year floodplain and more restrictive floodway occurs on the site; based on the location of the proposed project, as shown in the Site Layout Plan, the existing and proposed development does not appear to encroach on the floodplain area; per the New York State Department of Environmental Conservation (NYS DEC), the Seneca River is a classification B protected stream; GIS mapping shows another regulated waterbody, a stream on the northerly, adjacent lot, that cuts through the northwestern corner of the site and flows into the Seneca River; GIS mapping shows the site contains federal wetlands, primarily in the areas along the Seneca River; based on the location of the proposed project, as shown in the Site Layout Plan, the existing and proposed development does not appear to encroach on the wetland area; and

WHEREAS, the NYS DEC Environmental Assessment Form (EAF) Mapper indicates that the site is located over, or immediately adjoining, primary and principal aquifers; per the EAF Mapper, the project site or a portion of it is also located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site registry; and

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

1. Per the Onondaga County Department of Transportation, the existing



unrestricted access at the intersection of Plainville Road and Old Route 31 must be closed. Any proposed landscaping may not obstruct sight distance and trees and shrubs will not be permitted in the county right-of-way.

2. Per the Onondaga County Department of Transportation, the completed Traffic Impact Study (TIS) must be approved, and any modifications to the Site Plan required by the Department must be received and be reflected on a revised Site Plan prior to municipal approval, and the applicant must subsequently complete any appropriate mitigation as may be determined by the Onondaga County Department of Transportation.

3. Per the Onondaga County Department of Transportation, 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. The applicant must submit the drainage study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.

4. The applicant must contact the Onondaga County Department of Transportation to coordinate use of the southeastern portion of the parcel for overflow parking. Any proposed or existing access to this portion of the parcel must meet Department commercial driveway standards and will be subject to the availability of sight distance. Any modifications required by the Department must be reflected on a revised site plan prior to municipal approval.

5. The Onondaga County Water Authority (OCWA) has determined that the applicant must submit a site plan to the Engineering Department. Construction and site work must be reviewed to ensure the protection of OCWA's on-site water main. Any modifications required by the Department must be reflected on a revised site plan prior to municipal approval. As part of the planning process, OCWA's Engineering Department will also determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or conduct hydrant flow testing to assess fire flow availability.

6. The applicant must continue to coordinate with the Onondaga County Health Department regarding the proposed septic system. Of particular note, the applicant must demonstrate that all lands containing the proposed septic system are owned or controlled by the owner, and that any proposed or future parking will not encroach onto or negatively impact the septic area or regulated wetland or floodplain areas.

7. All parking access on the northern portion of the parcel must occur from the proposed northern driveway onto River Road, including any overflow parking not shown on the site plan. No front yard parking in front of the building will be allowed.

The Board also offers the following comment(s):

1. Given the number of outstanding project details, the Board encourages the Town to require a revised site plan showing all required changes prior to Town

consideration.

2. Regarding the proposed patio adjacent to the county right-of-way, the Onondaga County Department of Transportation prohibits structures in the right-of-way, and further advises that any structures beyond the right-of-way should be designed to maximize safety for patrons as well as drivers. Any proposed structures may not obstruct sight distance, particularly at a corner location with potentially speeding traffic. The applicant is encouraged to submit details to the Onondaga County Department of Transportation for consultation.
3. The applicant is advised to continue to coordinate with the Onondaga County Department of Transportation regarding the existing culvert under Old Route 31 that leads to the site and any possible remedies.
4. The municipality is encouraged to minimize exposure to damage from natural hazards and uphold local flood ordinance requirements, as required for good standing in the National Flood Insurance Program, by ensuring that any proposed development would not negatively affect drainage patterns in or near the floodplain. The applicant is advised that flood insurance may be required.
5. The Town is advised to ensure the proposed second story use of the building complies with the ADA Standards for Accessible Design.
6. The Board advises the applicant to obtain a complete survey showing the entirety of the parcel, including the areas of the site across Plainville Road and Old Route 31, particularly to determine whether the existing house and driveway on or near the southwestern portion of the parcel affects the nature of current zoning reviews.
7. The applicant is advised to consider subdividing the northern portion of the parcel, which contains the proposed restaurant, from the other lands to ease zoning review and possibly sell unused lands to neighboring landowners.
8. The applicant is encouraged to provide an additional landscape buffer for lands bordering residentially zoned parcels.
9. The applicant and municipality are advised to ensure the following county, state, and/or federal regulations have been met prior to site plan approval:
  - a. County Highway Access and/or Work Permit – Any new or modified driveways and work within the county right-of-way require a highway access and/or work permit from the Onondaga County Department of Transportation.
  - b. State Highway Access and/or Work Permit – Any new or modified driveways and work within the state right-of-way require a highway access and/or work permit from the New York State Department of Transportation.
  - c. Septic System Approval – The Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to approving the site plan.

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

e. Federal Wetlands Approval – The applicant is advised to conduct a formal wetland delineation to determine the presence and location of any federal wetlands on the site. Any delineated wetlands must be confirmed by the U.S. Army Corps of Engineers and shown on the plans for the site. The applicant is also advised to contact the Corps to determine whether permits are necessary for the proposed project and obtain any applicable permits.

f. Lands Under Water – Per the New York State Office of General Services, lands, now or formerly, under water are regulated under the Public Lands Law. The applicant is advised to contact the Bureau of Land Management to ensure all necessary authorizations are obtained from the appropriate agencies for any structures, including fill, in, on, or above state-owned lands under water.

g. Protection of Waters Permit – Any construction, reconstruction, or expansion of docking or mooring facilities is subject to the provisions of the New York State Department of Environmental Conservation's Protection of Waters Program. The municipality is advised to ensure all necessary permits and approvals are obtained from the NYS DEC for projects located on, in or above navigable waters.

**The motion was made by Robert Antonacci and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes, Bill Fisher - yes; James Corbett - yes; Robert Antonacci - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 23, 2017

OCPB Case # Z-17-288

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of J. Lou Sotherden / Side Track Enterprises, LLC for the property located at 4975 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 State Route 31, a state highway; and
- WHEREAS, the applicant is proposing renovation of an existing building to allow for a tap room on a 1.47-acre parcel in a Neighborhood Commercial (NC-1) zoning district; and
- WHEREAS, in 2016, the Board recommended Disapproval of a Zone Change referral (Z-16-447) proposing to rezone the subject parcel from Industrial (I-2) to Highway Commercial (HC-1) to allow for a tap room/beer garden and cited concerns with introducing such permissive highway oriented commercial zoning, particularly in an area without existing wastewater infrastructure; meeting minutes from recent Town Board and Planning Board meetings for the Town of Clay indicate that the proposed zone change from I-2 to HC-1 was recommended for disapproval; the applicant modified the application by requesting a zone change to Neighborhood Commercial (NC-1) instead, which was approved; and
- WHEREAS, in 2017, the Board recommended Disapproval of an Area Variance referral (Z-17-32) requesting six area variances for the proposed tap room/beer garden and cited the initial concerns with the proposed zone change, including an inherent inconsistency of the project and site with the proposed zoning district (HC-1) and its dimensional and use regulations; and
- WHEREAS, per the Minutes of Meeting from the Zoning Board of Appeals meeting on February 13, 2017, the six requested area variances were granted for the project and include: a reduction in lot area from 80,000 sf to 64,198 sf, a reduction in front yard setback from 75' to 13.3', a reduction in lot requirement in the highway overlay from 160,000 sf to 64,198 sf, a reduction in lot frontage in the highway overlay from 400' to 284.5', an increase in allowable number of freestanding signs from one to two, and a reduction in front yard setback for freestanding signs from 25' to 13.3'; the granted area variances are based on the initial zone change proposed (I-2 to HC-1); per the Town of Clay zoning ordinance, with the approved zone change to NC-1, a reduction in lot area is no longer needed as the minimum required 40,000 sf in the NC-1 district is satisfied and the front yard setback (now a reduction from 50' to 13.3'), lot requirement in the highway overlay (now a reduction from 80,000 sf to 64,198 sf), and lot frontage in the highway overlay (now a reduction from 300' to 284.5') variances are now required; per the Town, the

area variances previously approved stay with the land and are now in excess of what is needed; and

WHEREAS, the site is located at the intersection of New York State Route 31 and Weller Canning Road, a local road, in a small hamlet of older structures, and an adjacent rail line; the site contains an existing building, gravel parking area, and a railroad spur easement which is labeled “terminated due to discontinuance”; the site is located within a large industrial zoning district area, which includes the White Pines Industrial Park and additional vacant land designated for industrial development; and

WHEREAS, per the Proposal Summary from the submitted Side Track Enterprises Application for Site Plan Approval, the proposed project includes parking area upgrades, driveway upgrades, and renovations of commercial tenant rental areas in the existing building; the proposed renovations to the existing building, which formerly contained a veterinary hospital, are intended to provide 1,717 sf of retail space for Freight Yard Brewing LLC at the front of the first floor and two smaller retail spaces totaling 1,416 sf (tenants to be determined) at the rear of the first floor; the second floor of the building will provide an additional 1,948 sf of office space; and

WHEREAS, per the Proposal Summary, Freight Yard Brewing LLC intends to operate a taproom at this location, with product primarily manufactured off site, and to operate a small exterior space on the property as a beer garden seasonally, with “finger food” items available; an evaluation of the expected volume of business and traffic associated with the proposed taproom was included with the referral materials; and

WHEREAS, per the submitted Site Layout Plan dated July 17, 2017, there is a triangular-shaped parcel along Weller Canning Road that is bound to the north, west, and south by the site and restricts the site’s frontage on Weller Canning Road to approximately 65’; the site has relatively unrestricted access onto State Route 31; there are existing gravel areas on the eastern side of the building that are situated on both the site and the adjacent parcel which provide relatively unrestricted access along Weller Canning Road; and

WHEREAS, per the submitted Site Layout Plan, the unrestricted access along State Route 31 is shown to be replaced by grass and concrete sidewalks between the front of the building and the intersection of State Route 31 and Weller Canning Road; the proposed grass and concrete sidewalks will also serve to minimize access at Weller Canning Road close to the intersection, though the existing gravel areas on the adjacent parcel appear to remain and will ultimately still provide unrestricted access to the site; a forked asphalt driveway with two access points onto State Route 31, one entrance only and one exit only, is proposed just west of the building; there appears to be additional access to the site from Weller Canning Road just north of the intersection; and

WHEREAS, the Side Track Enterprises Application for Site Plan Approval indicates that an application has been submitted to the New York State Department of Transportation regarding proposed work in the State right-of-way; per the New York State Department of Transportation, a detailed review of the proposed access and right-of-way work is still required and must meet Department standard specifications before any applicable permits will be issued; and

WHEREAS, the Site Layout Plan shows an outdoor grass area with picnic tables and corn toss to the west and north of the building, an asphalt and gravel parking area (19 parking spaces plus 2 handicapped) on the west side of the building, an

asphalt and gravel parking area (10 parking spaces) on the east side of the building, and a gravel drive to a dumpster area at the rear of the building; a lighting plan was included with the referral materials; and

WHEREAS, the site is served by public drinking water and on-site wastewater facilities; the site is located in the Oak Orchard Wastewater Treatment Plant service area, however, no public wastewater facilities are located in this area; per the Environmental Assessment Form, no changes to the existing infrastructure are proposed; per the Onondaga County Health Department, an area must be held in reserve for a new septic system should the need arise in the future; a new Site Layout Plan dated July 17, 2017 and revised August 21, 2017 was submitted and shows the reserve septic system area (70' x 82') to be located at the northwestern corner of the lot; and

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

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

1. The municipality and the applicant must continue to coordinate State Route 31 access and right-of-way plans with the New York State Department of Transportation and any modifications required by the Department must be reflected on the site plan prior to local approval.
2. The municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the New York State Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department.
3. The applicant must submit a lighting plan to be approved by the New York State Department of Transportation to ensure there is no glare or spillover onto adjacent properties or the State right-of-way.
4. The New York State Department of Transportation has determined that the applicant must provide the Department with ITE Trip Generation traffic figures.

The Board also offers the following comment(s):

1. The Town is encouraged to require screening along the shared boundary with the triangular-shaped parcel to restrict access to and from the adjacent lot.
2. 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.

3. The applicant and Town are also advised to ensure the following county, state, and/or federal regulation has been met prior to approving this project:

a. State Highway Access and/or Work Permit – any new or modified driveways and work within the State right-of-way require a Highway Access and/or Work Permit from the New York State Department of Transportation

**The motion was made by James Corbett and seconded by Bill Fisher. The votes were recorded as follows: Douglas Morris - yes, Bill Fisher - yes; James Corbett - yes; Robert Antonacci - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 23, 2017

OCPB Case # Z-17-304

- 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 Michael Leroy & Michael Paetow for the property located at 1153-1169 West Fayette 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 Harbor Brook, a county-owned drainage channel; and
- WHEREAS, the applicant is requesting a special permit to operate a restaurant (brewery with retail and tasting area) on a 2.9-acre parcel in an Industrial, Class A zoning district; and
- WHEREAS, the site is located near the intersection of West Fayette Street and South Geddes Street, both local roads in the Westside neighborhood of the City of Syracuse; the site has frontage on West Fayette Street and is located in a mixed use area that includes George W. Fowler High School, the recently renovated Gear Factory building, and other commercial and residential lots; parcels north across the street from the site are owned by the Onondaga County Industrial Development Agency and contain rail lines operated by the New York State Susquehanna and Western Railway Corp and the Finger Lakes Railway Corp; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; according to the ReZone Syracuse draft zoning map dated June 2017, the proposed zoning for this lot is Mixed Used Office (MX-3), which would act to “provide for pedestrian friendly areas of medium- to higher-density residential development and compatible nonresidential uses, such as offices and supporting secondary commercial uses”; and
- WHEREAS, the submitted Existing Site Plan dated June 28, 2017 shows the site contains an existing six-story masonry building, the Cosmopolitan Building, at the western side of the parcel and the remainder of the site east of the building is covered by a large tarvia area lined for 91 parking spaces; per the Existing Site Plan, there is a second smaller parking area at the rear of the building that consists of broken tarvia and crushed stone and provides 8 additional parking spaces and an area for deliveries; there are two existing full access driveways onto West Fayette Street that provide access to the large parking lot and a third existing full access driveway onto West Fayette Street that provides access to the smaller rear parking lot; and
- WHEREAS, the Environmental Assessment Form (EAF) indicates that the project includes minor interior alterations to the existing building for a proposed brewery and retail tasting area (Stout Beard Brewing Company) and no additional improvements are proposed for exterior improvements, on- or off-street



parking, or signage; and

WHEREAS, the submitted First Floor Tenant Diagram dated June 20, 2017 shows the first floor of the existing building includes two vacant tenant spaces, one space with an existing retail tenant, and a space labeled the "Annex" that has an existing manufacturing tenant; in addition to these, the diagram shows a temporary location for Stout Beard Brewing and a larger, permanent location; and

WHEREAS, the submitted Application for Special Permit Review by the Planning Commission indicates that the "tenant will manufacture beer that will be distributed to local food service businesses" and "have their beer and other NYS packaged food items for sale and tastings on premises"; and

WHEREAS, per the City of Syracuse zoning ordinance, restaurants are a permitted use in the Industrial District, Class A; however, the proposed restaurant is subject to a special permit as it is within 500 feet of the Residential District, Class B in which restaurants are a prohibited use; and

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

WHEREAS, per the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper, the site contains waterbodies listed as water-quality impaired (Harbor Brook lower and tributaries); the Existing Site Plan shows a 30' permanent right-of-way for Harbor Brook, which is channelized at the site and crosses the existing parking lot below ground; and

WHEREAS, the EAF Mapper indicates that the project is within 2,000 feet of a site in the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database (734022); 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:

If the proposed brewery includes any additional activities that will increase the concentration of biochemical oxygen demand (BOD) in the facility's wastewater, the applicant must contact the Onondaga County Department of Water Environment Protection to coordinate appropriate disposal plans.

The Board also offers the following comment(s):

1. Given the presence of Harbor Brook and the large expanse of impermeable surface on the site, the applicant is encouraged to consider ways to minimize stormwater runoff and improve stormwater quality as much as practical, including installing planting islands in the existing parking lot, utilizing permeable asphalt, reducing the amount of impermeable surface area, or utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.

2. The applicant is encouraged to consider providing additional screening along the shared boundary with George W. Fowler High School.
3. The applicant and municipality are advised to ensure the following county, state, and/or federal regulation has been met prior to approving this special permit request:
  - a. Offset Plan - Per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 ([www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html)) where applicable. Unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer to offset new sanitary flow by the removal of extraneous flow and submit a letter confirming the acceptance of the offset plan to the Onondaga County Department of Water Environment Protection.

**Bill Fisher disclosed that he is familiar with both the developer and the project. It was determined by the Chair that Mr. Fisher has no direct financial stake in the project and as such would not be required to recuse himself from voting. The motion was made by Robert Antonacci and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes, Bill Fisher - yes; James Corbett - yes; Robert Antonacci - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 23, 2017

OCPB Case # Z-17-305

- 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 Manlius Planning Board at the request of John Freightenburgh for the property located at 604 East Seneca Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Seneca Street (Route 173), a state highway, and the municipal boundary between the Village of Manlius and the Town of Manlius; and
- WHEREAS, the applicant is proposing to change the use of nine existing buildings on two parcels totaling 3.8 acres to retail, banquet hall and farmers market in an Industrial zoning district; and
- WHEREAS, the site is located in the Village of Manlius and abuts a cemetery to the rear and several residential lots to the east and west; and
- WHEREAS, the site consists of two tax parcels, 027.-01-04.1 and 027.-01-07.0, that have frontage on East Seneca Street, a state road; aerial imagery shows parcel 027.-01-04.1 (3.53 acres) has a small amount of frontage (approximately 15') on Military Drive, a local road, and contains an area collectively known as "The Yard," which includes nine existing structures and some paved and gravel areas around the buildings, formerly Hale Lumber Yard; parcel 027.-01-07.0 (0.35 acres) is a vacant, forested parcel; and
- WHEREAS, the submitted Conceptual Site Plan dated March 1, 2016 shows that all of the existing buildings will remain; three of the buildings are labeled and shown to be used for a coffee shop, a bike shop, and a proposed brewery; additional site improvements appear to include the construction of two outdoor eating areas, one to be located at the front of the proposed brewery, the addition of a deck to the proposed coffee shop structure, and the installation of sidewalks throughout the site to connect the buildings and parking areas; and
- WHEREAS, the site has an existing driveway onto East Seneca Street; there are no proposed changes to the existing site access, however, the driveway will be extended to run along the northern side of the structures and will have 29 parking spaces along it and end at a proposed parking lot (65 parking spaces) at the eastern side of the property; the Conceptual Site Plan shows that the existing sidewalk along East Seneca Street will be extended across the driveway; and
- WHEREAS, the proposed additional use of the site is space for retail, a banquet hall, and a farmers market; the Conceptual Site Plan indicates that a buffer area of existing forest will remain along the eastern boundary that is shared with several neighboring residential properties; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; 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); and

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

WHEREAS, per the EAF Mapper, the site is substantially contiguous to the Manlius Village and Christ Church Cemeteries which are listed on, or have been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

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

1. The applicant must contact the New York State Department of Transportation to coordinate requirements for the existing driveway on East Seneca Street, in order to satisfy commercial driveway standards.
2. The New York State Department of Transportation has determined that the applicant must provide the Department with ITE Trip Generation traffic figures.
3. The New York State 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 State's drainage system and is required to first contact the Department to determine the scope of the study; the applicant must submit the drainage study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.

The Board also offers the following comment(s):

1. The Town is encouraged to require a full buildout plan to examine the potential impacts of the proposed project and to require additional information regarding the proposed banquet space, including noise impacts to neighboring land uses.
2. The applicant is encouraged to consider installing sidewalks to connect the existing sidewalk along East Seneca Street with the proposed interior sidewalks to allow for better pedestrian access and safety.
3. The applicant and municipality are advised to ensure the following county, state, and/or federal regulations have been met prior to site plan approval:
  - a. Offset Plan - Per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 ([www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html)) where applicable. Unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in

excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer to offset new sanitary flow by the removal of extraneous flow and submit a letter confirming the acceptance of the offset plan to the Onondaga County Department of Water Environment Protection.

b. State Highway Access and/or Work Permit – Any new or modified driveways and work within the state right-of-way require a highway access and/or work permit from the New York State Department of Transportation.

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

**The motion was made by Robert Antonacci and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes, Bill Fisher - yes; James Corbett - yes; Robert Antonacci - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 23, 2017

OCPB Case # Z-17-306

- 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 PROJECT SITE REVIEW from the City of Syracuse Zoning Administration at the request of Naresh M. Patel for the property located at 2711-2731 South Salina Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Route 81, a state highway; and
- WHEREAS, the applicant is proposing to demolish an existing building to allow for expansion of an existing parking lot for a retail store on the same 3.45-acre parcel in a Business, Class A zoning district; and
- WHEREAS, the site is located in the City of Syracuse's Southside neighborhood at the intersection of South Salina Street and West Brighton Avenue and is bound to the north by McClure Avenue, all city streets; the site is across South Salina Street from Dunk & Bright Furniture and abuts several residential lots to the rear; and
- WHEREAS, the submitted Demolition Plan dated January 30, 2017 shows the site contains an existing one-story, concrete block, vacant building (1,400 sf), formerly the China Kitchen restaurant, and an existing one-story, concrete block building, the Factory Direct Furniture & Mattress store; the remainder of the site is shown to be primarily asphalt for on-site parking; and
- WHEREAS, per the Demolition Plan, the China Kitchen building and the existing concrete walk and planters, guardrails, fence, and curb around the restaurant will be demolished as part of the proposed project; the proposed project also includes removing all of the existing asphalt on the site; and
- WHEREAS, per the submitted Application for Project Site Review, the proposed demolition is intended to allow for expansion of the existing parking lot utilized by Factory Direct Furniture & Mattress; the proposed parking lot will be constructed of porous asphalt with funding from the Onondaga County "Save the Rain" program; the submitted Site Plan dated January 30, 2017 shows the proposed porous parking lot (31,600 sf) will cover the remainder of the site, excluding the existing building for Factory Direct Furniture & Mattress, and be lined for 63 parking spaces; and
- WHEREAS, per the Site Plan, the proposed project will include retrofitting two internal roof drains and connecting them to a roof sump via 4" and 6" pipes to collect stormwater from the roof of the Factory Direct Furniture & Mattress building and distribute it to the porous pavement; a proposed dumpster enclosure is shown at the frontage on McClure Avenue just west of the curb cut; and
- WHEREAS, the Site Plan shows proposed site access to include a curb cut at South Salina Street, a curb cut at McClure Avenue located near the front of the Factory

Direct Furniture & Mattress building, and a curb cut at East Brighton Avenue at the rear property line; these proposed curb cuts appear to be in the location of existing curb cuts for the site, while two existing curb cuts for the China Kitchen restaurant will be closed; and

WHEREAS, per the Site Plan, planting strips will be installed at the edges of the proposed parking lot, adjacent to the road fronts; existing sidewalks are shown along each road except at a portion of the site along South Salina Street in front of the China Kitchen restaurant; per the Site Plan, new sidewalk is proposed for this portion of the site; and

WHEREAS, the submitted Details drawing dated January 30, 2017 shows there is an existing, two-sided pole sign (116" x 56", 173" tall) for the China Kitchen that will be replaced by a new proposed sign; the existing sign is located just south of the intersection of McClure Avenue and South Salina Street; the proposed post sign will be 97" x 89" and 19' tall and located in the same location as the existing sign; and

WHEREAS, a letter dated May 19, 2017 from Churchill Environmental Inc. to the applicant, included in the referral materials, indicates that the existing China Kitchen building was previously inspected for asbestos, which was handled and disposed of at that time, and inspected again in 2017 during which time it was determined that the building is asbestos free; and

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

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

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

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

1. The applicant is encouraged to consider siting the dumpster enclosure in a less conspicuous location and to consider incorporating interior landscape beds into the parking lot to avoid any heat island effect.

2. The Board discourages the installation of signage that is larger than the existing sign.

3. The Board encourages the applicant to ensure that the driveway on McClure Avenue is appropriately delineated to make sure the sidewalk extends through the driveway.

4. The applicant and municipality are advised to ensure the following county, state, and/or federal regulation has been met prior to project approval:

- a. Permitting for Demolition - Per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer and water disconnects.

**The motion was made by Robert Antonacci and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes, Bill Fisher - yes; James Corbett - yes; Robert Antonacci - yes.**





JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 23, 2017

OCPB Case # Z-17-307

- 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 USE VARIANCE from the Village of Jordan Zoning Board of Appeals at the request of Kevin Wilcken for the property located at 10 Mechanic Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Mechanic Street (Route 60), a county highway, and Elbridge Street (Route 317), a state highway; and
- WHEREAS, the applicant is requesting a use variance to convert an existing one-family dwelling to a two-family dwelling in a Residential (R-C) zoning district; and
- WHEREAS, the Board is concurrently reviewing an Area Variance referral (Z-17-308) for the proposed action; and
- WHEREAS, the site is located on Mechanic Street, a county road, in the Village of Jordan; surrounding land uses include Tops, the post office, and the library north of the site across Mechanic Street and residential lots to the east, west, and south; the site is just east of Skaneateles Creek and southeast of the Jordan Aqueduct; and
- WHEREAS, the submitted survey map dated January 11, 2000 shows the site contains an existing two-story frame house and a detached garage and has an existing gravel driveway at Mechanic Street; per the survey map, the gravel driveway is located on both the site and the easterly adjacent parcel and is shared by both dwellings; and
- WHEREAS, the Environmental Assessment Form (EAF) indicates that the proposed project will convert the existing one-family dwelling into a two-family dwelling, including remodeling the interior of the house, adding a full bath to the first floor, and building temporary walls to create separate spaces for the home owner and the rental unit; and
- WHEREAS, the submitted Contract to Purchase dated June 16, 2017 indicates that the property is for sale and currently under contract, in which the offer is contingent upon approval by the Village of Jordan to allow for the proposed conversion of the dwelling from a one-family to a two-family use; and
- WHEREAS, per the Village of Jordan zoning ordinance, one and two-family dwellings are permitted uses in the Residential (R-C) zoning district and each use has separate lot and area requirements; the existing lot width is 88', satisfying the required lot width (75') for a one-family use, however, the proposed change to a two-family use requires a minimum lot width of 150'; an area variance is sought for the minimum lot width requirement of the proposed two-family use; a conversation with the Village indicated that a use variance is also sought to allow for the change in use, though, one and two-family dwellings both appear to be permitted uses in the district; and

WHEREAS, the submitted Zoning Board of Appeals Application indicates that the conversion to a two-family dwelling is intended to “increase the value of the home and offset living expenses”; and

WHEREAS, the existing house is served by public drinking water and sewer; no changes to the existing infrastructure are proposed; and

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

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

WHEREAS, per the EAF Mapper, the site is substantially contiguous to the Jordan Village Historic District which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

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

Per the New York State Department of Transportation, any existing or proposed shared driveways must have maintenance responsibilities added to the deeds.

**The motion was made by Robert Antonacci and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes, Bill Fisher - yes; James Corbett - yes; Robert Antonacci - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 23, 2017

OCPB Case # Z-17-308

- 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 AREA VARIANCE from the Village of Jordan Zoning Board of Appeals at the request of Kevin Wilcken for the property located at 10 Mechanic Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Mechanic Street (Route 60), a county highway, and Elbridge Street (Route 317), a state highway; and
- WHEREAS, the applicant is requesting an area variance to decrease the required lot width from 150 feet to 88 feet to allow for the conversion of an existing one-family dwelling to a two-family dwelling in a Residential (R-C) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Use Variance referral (Z-17-307) for the proposed action; and
- WHEREAS, the site is located on Mechanic Street, a county road, in the Village of Jordan; surrounding land uses include Tops, the post office, and the library north of the site across Mechanic Street and residential lots to the east, west, and south; the site is just east of Skaneateles Creek and southeast of the Jordan Aqueduct; and
- WHEREAS, the submitted survey map dated January 11, 2000 shows the site contains an existing two-story frame house and a detached garage and has an existing gravel driveway at Mechanic Street; per the survey map, the gravel driveway is located on both the site and the easterly adjacent parcel and is shared by both dwellings; and
- WHEREAS, the Environmental Assessment Form (EAF) indicates that the proposed project will convert the existing one-family dwelling into a two-family dwelling, including remodeling the interior of the house, adding a full bath to the first floor, and building temporary walls to create separate spaces for the home owner and the rental unit; and
- WHEREAS, the submitted Contract to Purchase dated June 16, 2017 indicates that the property is for sale and currently under contract, in which the offer is contingent upon approval by the Village of Jordan to allow for the proposed conversion of the dwelling from a one-family to a two-family use; and
- WHEREAS, per the Village of Jordan zoning ordinance, one and two-family dwellings are permitted uses in the Residential (R-C) zoning district and each use has separate lot and area requirements; the existing lot width is 88', satisfying the required lot width (75') for a one-family use, however, the proposed change to a two-family use requires a minimum lot width of 150'; an area variance is sought for the minimum lot width requirement of the proposed two-family use; a conversation with the Village indicated that a use variance is also sought to allow for the change in use, though, one and two-family dwellings both appear

to be permitted uses in the district; and

WHEREAS, the submitted Zoning Board of Appeals Application indicates that the conversion to a two-family dwelling is intended to “increase the value of the home and offset living expenses”; and

WHEREAS, the existing house is served by public drinking water and sewer; no changes to the existing infrastructure are proposed; and

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

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

WHEREAS, per the EAF Mapper, the site is substantially contiguous to the Jordan Village Historic District which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

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

Per the New York State Department of Transportation, any existing or proposed shared driveways must have maintenance responsibilities added to the deeds.

**The motion was made by Robert Antonacci and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes, Bill Fisher - yes; James Corbett - yes; Robert Antonacci - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 23, 2017

OCPB Case # Z-17-310

- 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 SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of Mary S. Germain / SEFCU for the property located at 704 South Crouse Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of SUNY Upstate Medical Center, a state-owned facility; and
- WHEREAS, the applicant is requesting a special permit to establish a credit union branch (SEFCU) in an existing building (CVS and Harry's Bar) in a Local Business Class A (BA) zoning district; and
- WHEREAS, in 2015, the Board recommended No Position with Comment for a Special Permit referral (Z-15-214) requesting a special permit to open a spin-cycling studio in the existing building on the subject site; the Board also reviewed a Project Site Review referral (Z-16-443) recently in which the applicant proposed to demolish two commercial structures and construct an 8-story, 160,000 square foot mixed-use building with 168 dwelling units and 6 storefronts just south of the subject site in the current Campus Plaza; and
- WHEREAS, the site is located north of the 100 block of Marshall Street at the intersection of East Adams Street and South Crouse Avenue, both city streets, in the University Hill neighborhood of Syracuse; surrounding land uses include various retail shops and bars/restaurants, the Syracuse University campus, and several local hospitals; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; according to the ReZone Syracuse draft zoning map dated June 2017, the proposed zoning for this lot is Mixed Use Urban Core (MX-4), which would act to "provide for pedestrian-friendly areas of higher-density residential development and a well-integrated mix of nonresidential uses"; and
- WHEREAS, the submitted survey map dated May 29, 1991 shows the site contains an existing one-story concrete block building; per the submitted Application for Special Permit Review by the Planning Commission, the existing building has space for three tenants; two of the tenant spaces are occupied by CVS Drugs and Harry's Bar, and the third space was formerly used by Pizza Jerks; and
- WHEREAS, the Special Permit application states the proposed project will renovate the tenant space (547 sf) formerly used by Pizza Jerks to allow for a new tenant, a federal credit union (SEFCU); the proposed renovations will include replacing the existing atrium along South Crouse Avenue with new storefront glazing which will be extended to the existing soffit, removing the existing ramp in the entrance area, constructing a new ramp adjacent to the new storefront, and other minor improvements to make the tenant space suitable for use by

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

E-mail Address: [countyplanning@ongov.net](mailto:countyplanning@ongov.net)

SEFCU; and

WHEREAS, proposed signage for the credit union includes installing (2) wall-mounted signs (126" x 32.75" each), one at South Crouse Avenue and the other at East Adams Street, and modifying the existing corner wall-mounted sign (73" x 96") to reinstall the sign panel for Harry's Bar and add a sign panel for SEFCU; and

WHEREAS, the submitted SEFCU Tenant Renovations plans dated July 25, 2017 show a 2,090 sf garage in the western portion of the existing building's lower level; there is no other parking available on-site, however, the site is located in a high pedestrian traffic area due to its proximity to college campuses and local hospitals and has access to on-street parking and other parking garages nearby; and

WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; 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); 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 James Corbett. The votes were recorded as follows: Douglas Morris - yes, Bill Fisher - yes; James Corbett - yes; Robert Antonacci - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 23, 2017

OCPB Case # Z-17-311

- 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 PROJECT SITE REVIEW from the City of Syracuse Zoning Administration at the request of Robert Molta for the property located at 124-140 Swansea 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 the municipal boundary between the City of Syracuse and the Town of Salina; and
- WHEREAS, the applicant is proposing to renovate a vacant church into an apartment building with additional site improvements on a 0.76-acre parcel in a Residential, Class A-1 (RA-1) zoning district; and
- WHEREAS, the site is located at the intersection of Swansea Drive and Lea Lane, both city roads, in the Eastwood neighborhood of the City of Syracuse; the site is near the municipal boundary with the Town of Salina, situated between the Shop City shopping center and Grant Village Apartments and in close proximity to many residential properties; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; according to the ReZone Syracuse draft zoning map dated June 2017, the proposed zoning for the lot is Residential (R-1), which would act to "provide for neighborhoods made up of primarily single-family detached homes" where "complimentary uses such as parks, open space, schools, assemblies, minor utilities, and accessory structures may also be allowed"; and
- WHEREAS, per the City of Syracuse zoning ordinance, multi-family dwellings are not a permitted use in the Residential (RA-1) district; the ReZone Syracuse Module 1 Draft dated November 2016 indicates that multi-family dwellings are also prohibited in the proposed Residential (R-1) zoning for this lot; a use variance has been granted to allow for the proposed use; and
- WHEREAS, the submitted survey map dated May 13, 2017 shows that the site contains an existing one-and-a-half-story masonry building (formerly Trinity Evangelical Lutheran Church); the survey map also shows that there is an existing driveway onto Swansea Drive that accesses a small parking area along the southern side of the building, which is buffered from the adjacent residential lot by wood and chain link fencing; a small section of additional chain link fencing runs diagonally from the northeastern corner of the building to the eastern property line; and
- WHEREAS, per the submitted Application for Project Site Review, the proposed project consists of converting the existing vacant church into a small apartment building with two management offices; proposed future work for the site includes constructing a new five-car garage; per the application, exterior work to the existing building will only include new window openings for the

proposed apartments; and

WHEREAS, the submitted floor plans show that there will be 2 three-bedroom apartments and 2 offices on the first floor, 2 three-bedroom apartments on the second floor, and a maintenance room, mechanical room, kitchen, 2 storage rooms, and tenant storage space in the basement; and

WHEREAS, the submitted Site Plan shows the existing access on Swansea Drive will remain and the parking lot south of the building will be lined for 6 parking spaces, including one handicapped-accessible space; additional access is proposed at Lea Lane which will access a proposed parking lot (5 parking spaces) and the proposed future five-car garage on the northern side of the building; the proposed future garage does not appear to meet the rear yard setback line requirements, as shown in the plan, and will likely require an area variance; and

WHEREAS, the existing building is served by public drinking water and wastewater and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; 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) and the project applicant may be required to offset any additional sanitary flow in excess of the most recent land use; and

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

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 early in the planning process to determine sewer availability and capacity.
2. As the Rezone Syracuse project is currently revising the City's zoning ordinance and zoning map, the Board encourages the City to consider alternative new zoning for this particular site, given its recent and proposed uses, which may not be allowable in the proposed R-1 zone.
3. The applicant and municipality are advised to ensure the following county, state, and/or federal regulation has been met prior to project approval:
  - a. Offset Plan - Per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 ([www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html)) where applicable. Unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer to offset new sanitary flow by the removal of extraneous flow and submit a letter confirming the acceptance of the offset plan to the Onondaga County Department of Water Environment Protection.
  - B. Notice of Public Hearing – Per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to



an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality. Such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing.

**The motion was made by Robert Antonacci and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes, Bill Fisher - yes; James Corbett - yes; Robert Antonacci - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 23, 2017

OCPB Case # Z-17-312

- 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 PROJECT SITE REVIEW from the City of Syracuse Zoning Administration at the request of 751 North Salina, LLC for the property located at 751 North Salina Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Interstate Route 81, a state highway; and
- WHEREAS, the applicant is proposing renovations of a vacant historic structure into 3 residential rental units and one commercial storefront on a 0.08-acre parcel in a Commercial Class A zoning district; and
- WHEREAS, in 2014, the Board recommended No Position for a Project Site Review referral (Z-14-247) proposing to demolish the vacant commercial building on the site, which ultimately does not appear to have happened; and
- WHEREAS, the site is located among a zero-lot-line row of attached buildings in the 700 block of North Salina Street in the Northside neighborhood of the City of Syracuse; the site is within the North Salina Street Historic District, which is listed on the State or National Register of Historic Places; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; according to the ReZone Syracuse draft zoning map dated June 2017, the proposed zoning for this lot is Mixed Use Urban Core (MX-4), which would act to “provide for pedestrian-friendly areas of higher-density residential development and a well-integrated mix of nonresidential uses”; and
- WHEREAS, the submitted survey map dated November 14, 2016 shows the site has frontage on North Salina Street and Lock Alley, both city streets, and contains an existing two-story brick building with a gravel parking lot at the rear of the parcel; per the survey map, there is an existing attached, two-story frame addition at the rear of the building; aerial imagery shows that the gravel lot at the rear of the site extends into an adjacent parcel and there is unrestricted access from Lock Alley the length of the gravel lot; and
- WHEREAS, the submitted Application for Project Site Review states that the proposed project will include a full renovation of the interior of the existing building to provide space for three residential apartments and one commercial storefront and to restore and renovate the wood and glass storefront and second story wood windows; exterior renovations will consist of the historical restoration and preservation of as much of the existing materials as possible and the deconstruction of the existing rear attached addition to allow for the failing foundation to be repaired; a new attached addition is proposed that will have a wider footprint than the existing addition, extending the entire width of the existing building; and

WHEREAS, the submitted Site Plans show a new two-story steel porch structure will be constructed at the rear of the proposed addition; the shared parking lot will provide 7 parking spaces for the building on the site and the adjacent building to the north and will be enclosed by an existing chain link fence and a new 6' tall ornamental iron fence with a sliding gate entry; a designated 12' curb cut at Lock Alley is shown to provide restricted access to the shared parking lot through the sliding gate, with new landscape screening in place of the remaining, unrestricted access areas; the Site Plans also show a proposed concrete sidewalk along Lock Alley and existing sidewalk occurs on North Salina Street; and

WHEREAS, the Environmental Assessment Form (EAF) indicates that stormwater runoff will be collected in a 1,200 gallon infiltration basin, which is being funded by the Onondaga County Department of Water Environment Protection, Green Improvement Fund; the proposed infiltration basin is not shown or detailed in the referral materials; and

WHEREAS, the existing building is served by public drinking water and sewers and the site is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; 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) and the project applicant may be required to offset any additional sanitary flow in excess of the most recent land use; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper indicates that the project is within 2,000 feet of a site in the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database (C734089, V00588, C734143, E734109); and

WHEREAS, per the EAF Mapper, the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; 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 properties listed on the State or National Register of Historic Places may be eligible for tax credits, and that properties utilizing tax credits may be subject to review. For more information, contact the New York State Historic Preservation Office.
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 early in the planning process to determine sewer availability and capacity.
3. The applicant and municipality are advised to ensure the following county, state, and/or federal regulation has been met prior to project approval:
  - a. Offset Plan - Per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011

([www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html)) where applicable. Unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer to offset new sanitary flow by the removal of extraneous flow and submit a letter confirming the acceptance of the offset plan to the Onondaga County Department of Water Environment Protection.

**The motion was made by Robert Antonacci and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes, Bill Fisher - yes; James Corbett - yes; Robert Antonacci - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 23, 2017

OCPB Case # Z-17-313

- 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 ZONE CHANGE from the Town of Camillus Town Board at the request of Alice Malick / John Masters for the property located at 100 & 102 Inwood Drive; 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 Onondaga Road (Route 173), a state highway; and
- WHEREAS, the applicant is proposing a zone change for two parcels totaling 0.4 acres from Residential (R-3) to Limited Business Office (LBO); and
- WHEREAS, the Board reviewed Zone Change (Z-17-172) and Text Amendment (Z-17-173) referrals from the Town of Camillus in May of 2017 proposing to rezone seven parcels, including the adjacent miniature golf course, and remove multi-family buildings from the allowable uses in the LBO district, respectively; the proposed text amendment was later withdrawn locally so that multi-family buildings continue to be an allowable use in the LBO district; and
- WHEREAS, the site is located at the intersection of Onondaga Road, a state road, and Inwood Drive, a local road, in the Town of Camillus; surrounding land uses include Fairmount Glen Miniature Golf course to the north, residential lots to the south, and the Fairmount Fair shopping plaza to the east; and
- WHEREAS, per the survey map dated July 2, 1997, parcel 056.-04-07.1 (0.2 acres) has frontage on Onondaga Road and Inwood Drive and contains a one-story frame house with porch, concrete walk, and existing driveway onto Inwood Drive; per the survey map dated September 9, 1988, parcel 056.-04-08.0 (0.29 acres) has frontage on Inwood Drive and contains a one-story frame house with attached garage, deck, and existing driveway onto Inwood Drive; and
- WHEREAS, the proposed zone change would rezone the two parcels from Residential (R-3) to Limited Business Office (LBO); per the Town of Camillus zoning ordinance, R-3 is “designed primarily to accommodate single-family residential development at densities comparable to the majority of residential subdivisions in the predominantly built-up areas of the Town” and LBO is “designed to accommodate a mixture of residential uses and relatively low-intensity office and professional or service uses”; and
- WHEREAS, no proposed changes in use or configuration of the two parcels are indicated in the referral materials; and
- WHEREAS, the existing buildings are served by public drinking water and sewers and located in the Metropolitan Wastewater Treatment Plant and Westside Pump Station service areas; no changes to the existing infrastructure are proposed; and
- WHEREAS, the Onondaga County Department of Water Environment Protection has

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determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and

WHEREAS, GIS mapping shows a channelized portion of Geddes Brook, tributary to Onondaga Lake, running through the adjacent miniature golf course and the presence of associated wetlands; the stream and wetland area do not appear to encroach on the parcels or the existing development on them; and

WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that the northwestern portion of parcel 056.-04-08.0 is located within the 100-year floodplain, which may require elevation of structures and other mitigation; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

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

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

1. The Board discourages the creation of nonconforming lots, as it appears one or both of the proposed parcels would not meet minimum lot size, minimum lot width, and minimum setback requirements in an LBO district.

Should the municipality approve the proposed zone change, the Board offers the following comment(s) to be considered prior to any future development of the parcels:

1. Per the New York State Department of Transportation, no access to Onondaga Road will be permitted.
2. The Town is encouraged to examine opportunities for shared parking or to consolidate driveways if intensifying the use(s) on these parcels.
3. For any anticipated or potential increase in sewer flow, the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 early in the planning process to determine sewer availability and capacity.
4. The Town is encouraged to require a buffer area to be retained along Geddes Brook.

**The motion was made by Robert Antonacci and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes, Bill Fisher - yes; James Corbett - yes; Robert Antonacci - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 23, 2017

OCPB Case # Z-17-314

- 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 SITE PLAN from the Town of Marcellus Planning Board at the request of Glider Oil Company for the property located at Lee Mulroy 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 Lee Mulroy Road (Route 174), a state highway, Slate Hill Road and Platt Road (both Route 150), a county highway, an Onondaga County highway garage, and a farm operation located in a New York State Agricultural District; and
- WHEREAS, the applicant is proposing to install a 30,000 gallon liquid propane tank with foundation on 2.98 acres of a 17.76-acre parcel in a Business zoning district; and
- WHEREAS, the site is located in the Town of Marcellus at the intersection of Lee Mulroy Road, a state road, and Slate Hill Road, a county road, just east of the Marcellus Park, a town park, and the Village of Marcellus; lands to the south of the site are enrolled in New York State Agricultural District 2 and contain active farmland and lands to the east contain a large open water wetland; the site is adjacent to or in close proximity to the Marcellus Fire Station and highway garage, a county-owned highway garage, and Town lands classified as landfill; and
- WHEREAS, the submitted Conceptual Site Plan dated July 2017 shows the site consists of a vacant, partially forested parcel owned by the Marcellus Fire Department; a "Proposed Lease Line" is shown on the site plan, separating out 2.98 acres of the 17.76-acre parcel for the proposed project area; the proposed project area occurs on the northwestern portion of the parcel along Lee Mulroy Road and contains an existing gravel pad at the front of the project area and an existing driveway on Lee Mulroy Road; and
- WHEREAS, the Conceptual Site Plan shows the proposed project will include installation of a 30,000 gallon liquid propane tank with foundation and appropriate appurtenances on the existing gravel pad; the tank will be set back 160' from frontage and enclosed by a 6' high chain link fence with a gate for access and a fire hydrant and storage shed for methanol and nitrogen will also be installed on site; aerial imagery shows there is an existing chain link fence and gate at the front of the gravel pad and across the existing gravel driveway; and
- WHEREAS, per the Town of Marcellus, the tank is intended as a holding tank with transport trucks coming to the site to fill the tank and smaller, delivery trucks distributing the propane from the tank to customers within a 52-mile radius of the site; and
- WHEREAS, proposed lighting for the project area includes two light poles to be located on the northern and western sides of the existing gravel pad; and

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WHEREAS, proposed signage for the project area includes one informational sign (i.e., company name and case of emergency contact) and one warning sign to be located at the existing gate and driveway entrance, four warning signs to be posted around the proposed chain link fence enclosing the tank, and one information sign (i.e., product code number) to be placed on the tank itself; per the Conceptual Site Plan, the proposed warning signs will read “No Smoking Within 50’ of Tank”; and

WHEREAS, per the Environmental Assessment Form (EAF), the existing topography of the site will be maintained and runoff will be directed to a drainage swale along Lee Mulroy Road that discharges to the pond at the north end of the project area where stormwater will infiltrate into the native materials there; and

WHEREAS, the site has access to public drinking water infrastructure, to which the proposed hydrant will presumably connect; no wastewater infrastructure is proposed for the project; and

WHEREAS, GIS mapping shows the site is adjacent to parcels that contain state and federal wetlands and are located within the 100-year floodplain; the wetland and floodplain areas do not appear to encroach on the proposed project area; and

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

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

1. The applicant must contact the New York State Department of Transportation to coordinate requirements for the existing driveway on Lee Mulroy Road, in order to satisfy commercial driveway standards, which may include providing a heavy duty shoulder to support the intended truck access.
2. The New York State Department of Transportation has determined that the applicant must provide the Department with ITE Trip Generation traffic figures.
3. The applicant must submit a lighting plan to be approved by the New York State Department of Transportation to ensure there is no glare or spillover onto adjacent properties or the State right-of-way.
4. The municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the New York State Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department.
5. The Town and applicant must contact the New York State Department of Environmental Conservation Environmental Permits office at 315-426-7438 to ensure that all bulk storage requirements are met and applicable permits are obtained.

The Board also offers the following comment(s):

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1. The Board encourages the applicant to consider providing landscape screening at the front of the project area.
2. The applicant and municipality are advised to ensure the following county, state, and/or federal regulation has been met prior to site plan approval:
  - a. State Highway Access and/or Work Permit – Any new or modified driveways and work within the state right-of-way, including utility work, require a highway access and/or work permit from the New York State Department of Transportation. Highway work permits for utility work have their own application process.

**The motion was made by Robert Antonacci and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes, Bill Fisher - yes; James Corbett - yes; Robert Antonacci - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 23, 2017

OCPB Case # Z-17-315

- 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 SPECIAL PERMIT from the Village of Manlius Village Board at the request of Grit and Grain, LLC / All Who Wander for the property located at 315 Fayette 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 Highbridge Road and Fayette Street (both Route 92) and Fayetteville Manlius Road and Fayette Street (both Route 257), all state highways; and
- WHEREAS, the applicant is requesting a special permit to allow for outdoor seating at an existing Brew Pub located in a commercial plaza on a 2.71-acre parcel in a Commercial -1 (C-1) zoning district; and
- WHEREAS, in 2009, the Board recommended No Position With Comment on a Site Plan referral (Z-09-203) proposing to modify the parking and vehicle circulation on the subject site; and
- WHEREAS, the site is located on Fayette Street, a state road, in the Village of Manlius; surrounding land uses include the Village offices, police department, and library, Stickley furniture factory, and various commercial and service businesses along Fayette Street; and
- WHEREAS, aerial imagery shows the site contains an existing shopping plaza, Manlius Mart Plaza, along the northern boundary of the site and a parking lot along the southern boundary; existing access to the site comes from two driveways at Fayette Street; the northerly driveway appears to be entrance-only and the southerly driveway appears to be a right-out exit; there is additional access to the site from a driveway off Arkie Albanese Avenue, which runs south of the site; and
- WHEREAS, a special permit is required to allow for outdoor seating at an existing pub, All Who Wander, in the shopping plaza; per the Environmental Assessment Form (EAF) the proposed outdoor seating will consist of three tables adjacent to the front of the pub and will be delimited by a plastic chain and stanchions; and
- WHEREAS, per the submitted Application for Special Use Permit, hours of operation for the pub are Wednesday through Saturday 3 pm to 10 pm, the maximum number of employees on site is 3, and the number of off-street parking spaces available is 50; and
- WHEREAS, the existing shopping plaza is served by public drinking water and wastewater; no changes to the existing infrastructure are proposed; and
- WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper indicates that the project is within 2,000 feet of a site in the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database (C734122); and

WHEREAS, per the EAF Mapper, the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; 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 James Corbett. The votes were recorded as follows: Douglas Morris - yes, Bill Fisher - yes; James Corbett - yes; Robert Antonacci - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 23, 2017

OCPB Case # Z-17-316

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Skaneateles Planning Board at the request of Richard Moscarito for the property located at 2699 East Lake Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Lake Road (Route 41), a state highway; and
- WHEREAS, the applicant is proposing construction of a second floor addition to an existing dwelling, including a small deck, construction of a shoreline deck, a new septic system, reconstruction of an existing boathouse, and reconstruction of an existing seawall on a 0.2-acre parcel in Rural and Farming (RF) and Lake Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, the Board is concurrently reviewing a Special Permit referral (Z-17-317) for the proposed project; the Board recently reviewed an Area Variance referral (Z-17-282) for the proposed project in which area variances sought are to: 1) increase the total building floor space from 8.6% (existing) to 11.69% (proposed) where 10% is the maximum allowed, 2) allow for improvements within 32.7' (existing) of the lake line where 50' is required, and 3) to waive the minimum lot area (20,000 sf) required for development of a non-conforming lot (9,011 sf existing); the Board recommended No Position With Comment for Z-17-282, discouraging increases in allowances for non-conformities on such small parcels with limited accommodations for wastewater and other water quality protective measures; and
- WHEREAS, the site is located on the eastern shore of Skaneateles Lake in the Town of Skaneateles; the submitted survey map dated June 27, 2017 shows the site contains an existing one-story frame house (778 sf), shed (83 sf), boat house, and dock and has an existing gravel drive at East Lake Road; the lands at the rear of the parcel are shown to slope down towards the lake, exceeding a 30% slope, with the top of the bank less than 15' from the existing house; and
- WHEREAS, the submitted Site Plan dated August 3, 2017 shows the proposed project includes construction of a second floor (286 sf) addition to the existing house, including a small deck (36 sf), removal of the existing lakeside deck, construction of a new deck (12' x 14') at the rear of the house along the shoreline, and a new proposed septic system; and
- WHEREAS, the submitted Boathouse Remodel plans dated August 3, 2017 show the lake front structures will include a boathouse, a dock, steps down to the dock, and a deck on top of the boathouse; per the submitted Narrative dated August 3, 2017, the existing boathouse floor is below the 100-year flood level and the top of the railing on its deck is 11' above the High Water level; the boathouse will be rebuilt on the same footprint, but raised so the floor is 6" above the 100-year flood level and the top of the deck will be 15' above the High Water

level; and

WHEREAS, the narrative indicates that the proposed repair work for the existing seawall will consist of placing large ½ to 1-ton rocks at the base of the seawall to protect it from further wave action; and

WHEREAS, per the Town of Skaneateles zoning ordinance, a lot with existing non-conforming maximum impermeable surface cover (10.7% existing where 10% is allowed) may be redeveloped by special permit; a special permit is also required for boathouses and the conversion of a seasonal use structure located within 100 feet of Skaneateles Lake on a non-conforming lot to a year-round use; and

WHEREAS, the site is located in the Skaneateles Lake watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; impermeable surface coverage on the site is currently 10.7% and will decrease to 10.6% following the proposed project; per the Narrative, the owner of the property intends to make a contribution to the Town's Land and Development Rights Acquisition Fund for the lot area (489 sf) required to reduce the impermeable surface coverage to the required 10%; and

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

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

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

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

1. The applicant and municipality are advised to ensure the following county, state, and/or federal regulations have been met prior to project approval:

a. City Water Department Approval – The Skaneateles Watershed Rules and Regulations require that the applicant submit stormwater and erosion control plans to the City of Syracuse Water Department for approval.

b. Protection of Waters Permit – Any construction, reconstruction, or expansion of docking or mooring facilities is subject to the provisions of the New York State Department of Environmental Conservation's Protection of Waters Program. The municipality is advised to ensure all necessary permits and approvals are obtained from the NYS DEC for projects located on, in or above navigable waters.

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

**The motion was made by Robert Antonacci and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes, Bill Fisher - yes; James Corbett - yes; Robert Antonacci - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 23, 2017

OCPB Case # Z-17-317

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Skaneateles Planning Board at the request of Richard Moscarito for the property located 2699 East Lake Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of East Lake Road (Route 41), a state highway; and
- WHEREAS, the applicant is requesting a special permit to allow for construction of a second floor addition to an existing dwelling, including a small deck, construction of a shoreline deck, a new septic system, reconstruction of an existing boathouse, and reconstruction of an existing seawall on a 0.2-acre parcel in Rural and Farming (RF) and Lake Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-17-316) for the proposed project; the Board recently reviewed an Area Variance referral (Z-17-282) for the proposed project in which area variances sought are to: 1) increase the total building floor space from 8.6% (existing) to 11.69% (proposed) where 10% is the maximum allowed, 2) allow for improvements within 32.7' (existing) of the lake line where 50' is required, and 3) to waive the minimum lot area (20,000 sf) required for development of a non-conforming lot (9,011 sf existing); the Board recommended No Position With Comment for Z-17-282, discouraging increases in allowances for non-conformities on such small parcels with limited accommodations for wastewater and other water quality protective measures; and
- WHEREAS, the site is located on the eastern shore of Skaneateles Lake in the Town of Skaneateles; the submitted survey map dated June 27, 2017 shows the site contains an existing one-story frame house (778 sf), shed (83 sf), boat house, and dock and has an existing gravel drive at East Lake Road; the lands at the rear of the parcel are shown to slope down towards the lake, exceeding a 30% slope, with the top of the bank less than 15' from the existing house; and
- WHEREAS, the submitted Site Plan dated August 3, 2017 shows the proposed project includes construction of a second floor (286 sf) addition to the existing house, including a small deck (36 sf), removal of the existing lakeside deck, construction of a new deck (12' x 14') at the rear of the house along the shoreline, and a new proposed septic system; and
- WHEREAS, the submitted Boathouse Remodel plans dated August 3, 2017 show the lake front structures will include a boathouse, a dock, steps down to the dock, and a deck on top of the boathouse; per the submitted Narrative dated August 3, 2017, the existing boathouse floor is below the 100-year flood level and the top of the railing on its deck is 11' above the High Water level; the boathouse will be rebuilt on the same footprint, but raised so the floor is 6" above the

100-year flood level and the top of the deck will be 15' above the High Water level; and

WHEREAS, the narrative indicates that the proposed repair work for the existing seawall will consist of placing large ½ to 1-ton rocks at the base of the seawall to protect it from further wave action; and

WHEREAS, per the Town of Skaneateles zoning ordinance, a lot with existing non-conforming maximum impermeable surface cover (10.7% existing where 10% is allowed) may be redeveloped by special permit; a special permit is also required for boathouses and the conversion of a seasonal use structure located within 100 feet of Skaneateles Lake on a non-conforming lot to a year-round use; and

WHEREAS, the site is located in the Skaneateles Lake watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; impermeable surface coverage on the site is currently 10.7% and will decrease to 10.6% following the proposed project; per the Narrative, the owner of the property intends to make a contribution to the Town's Land and Development Rights Acquisition Fund for the lot area (489 sf) required to reduce the impermeable surface coverage to the required 10%; and

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

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

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

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

1. The applicant and municipality are advised to ensure the following county, state, and/or federal regulations have been met prior to project approval:

a. City Water Department Approval – The Skaneateles Watershed Rules and Regulations require that the applicant submit stormwater and erosion control plans to the City of Syracuse Water Department for approval.

b. Protection of Waters Permit – Any construction, reconstruction, or expansion of docking or mooring facilities is subject to the provisions of the New York State Department of Environmental Conservation's Protection of Waters Program. The municipality is advised to ensure all necessary permits and approvals are obtained from the NYS DEC for projects located on, in or above navigable waters.



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

**The motion was made by Robert Antonacci and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes, Bill Fisher - yes; James Corbett - yes; Robert Antonacci - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 23, 2017

OCPB Case # Z-17-318

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Skaneateles Planning Board at the request of Jane Cummings for the property located at 2356 West Lake Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of West Lake Road (Route 41A), a state highway, and a farm operation located in a New York State Agricultural District; and
- WHEREAS, the applicant is proposing construction of a 24' x 28' garage, a 12' addition to connect the garage to the dwelling, and modification of an existing driveway on a 0.76-acre parcel in Rural and Farming (RF) and Lake Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, the Board is concurrently reviewing an Area Variance referral (Z-17-319) for the proposed project; and
- WHEREAS, the site is located in a rural area on the west side of Skaneateles Lake in the Town of Skaneateles; lands to the south and west of the site are enrolled in the New York State Agricultural District 2 and contain active farmland; and
- WHEREAS, the submitted survey map dated April 14, 2016 shows the site has frontage on West Lake Road, a state road, and contains an existing wood frame house with a porch, deck, and detached shed; the adjacent parcel south of the site is shown to contain a 20' right-of-way along the shared property line and a private gravel road, which accesses West Lake Road and does not appear to follow the existing right-of-way; per the survey map, there is a gravel driveway from the site to the private road that crosses the right-of-way; and
- WHEREAS, the submitted Site Plan dated July 27, 2017 shows the proposed garage (28' x 24') will be constructed on the western side of the existing house and be connected to it by a proposed addition; per the Site Plan, the proposed project will also include removing the existing shed, removing the existing driveway, and installing a permeable walkway at the addition; per the Site Plan, a new driveway will be added which aligns with the proposed garage and provides access to the private road, by crossing the right-of-way, and ultimately West Lake Road; and
- WHEREAS, per the submitted Narrative dated July 28, 2017, the existing house is a non-conforming structure with a front yard setback of 10.9' where 25' is required along the southern private road; and
- WHEREAS, per the Town of Skaneateles zoning ordinance, area variances are required for the following reasons: 1) expansion of an existing non-conforming building may not exceed 25% of total floor space and 26.5% is proposed, 2) lots that complied with area, density or dimensional requirements prior to enactment of the current regulations do not require a variance unless the total footprint of

all principal and accessory buildings exceeds 6% of the lot area and 8.6% is proposed, and 3) the total floor space of all principal and accessory buildings exceeds 10% of the lot area and 11.4% is proposed; area variances were granted in 2002 for a proposed garage, but the garage was never built; and

WHEREAS, the site is located in the Skaneateles Lake watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; impermeable surface coverage on the site is currently 8.3% and will increase to 9.9% following the proposed project, remaining within the allowable 10%; and

WHEREAS, drinking water and wastewater services for the existing house are provided by individual well and septic system, respectively; no changes to the existing infrastructure are proposed; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; 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 municipality is advised to ensure appropriate access agreements are in place for right-of-way and private road on West Lake Road.

2. The applicant and municipality are advised to ensure the following county, state, and/or federal regulation has been met prior to project approval:

- a. City Water Department Approval – The Skaneateles Watershed Rules and Regulations require that the applicant submit stormwater and erosion control plans to the City of Syracuse Water Department for approval.

**The motion was made by Robert Antonacci and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes, Bill Fisher - yes; James Corbett - yes; Robert Antonacci - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 23, 2017

OCPB Case # Z-17-319

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Skaneateles ZBA at the request of Jane Cummings for the property located at 2356 West Lake Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of West Lake Road (Route 41A), a state highway, and a farm operation located in a New York State Agricultural District; and
- WHEREAS, the applicant is requesting area variances for construction of a 24' x 28' garage, a 12' addition to connect the garage to the dwelling, and modification of an existing driveway on a 0.76-acre parcel in Rural and Farming (RF) and Lakek Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-17-318) for the proposed project; and
- WHEREAS, the site is located in a rural area on the west side of Skaneateles Lake in the Town of Skaneateles; lands to the south and west of the site are enrolled in the New York State Agricultural District 2 and contain active farmland; and
- WHEREAS, the submitted survey map dated April 14, 2016 shows the site has frontage on West Lake Road, a state road, and contains an existing wood frame house with a porch, deck, and detached shed; the adjacent parcel south of the site is shown to contain a 20' right-of-way along the shared property line and a private gravel road, which accesses West Lake Road and does not appear to follow the existing right-of-way; per the survey map, there is a gravel driveway from the site to the private road that crosses the right-of-way; and
- WHEREAS, the submitted Site Plan dated July 27, 2017 shows the proposed garage (28' x 24') will be constructed on the western side of the existing house and be connected to it by a proposed addition; per the Site Plan, the proposed project will also include removing the existing shed, removing the existing driveway, and installing a permeable walkway at the addition; per the Site Plan, a new driveway will be added which aligns with the proposed garage and provides access to the private road, by crossing the right-of-way, and ultimately West Lake Road; and
- WHEREAS, per the submitted Narrative dated July 28, 2017, the existing house is a non-conforming structure with a front yard setback of 10.9' where 25' is required along the southern private road; and
- WHEREAS, per the Town of Skaneateles zoning ordinance, area variances are required for the following reasons: 1) expansion of an existing non-conforming building may not exceed 25% of total floor space and 26.5% is proposed, 2) lots that complied with area, density or dimensional requirements prior to enactment of the current regulations do not require a variance unless the total footprint of

all principal and accessory buildings exceeds 6% of the lot area and 8.6% is proposed, and 3) the total floor space of all principal and accessory buildings exceeds 10% of the lot area and 11.4% is proposed; area variances were granted in 2002 for a proposed garage, but the garage was never built; and

WHEREAS, the site is located in the Skaneateles Lake watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; impermeable surface coverage on the site is currently 8.3% and will increase to 9.9% following the proposed project, remaining within the allowable 10%; and

WHEREAS, drinking water and wastewater services for the existing house are provided by individual well and septic system, respectively; no changes to the existing infrastructure are proposed; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; 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 municipality is advised to ensure appropriate access agreements are in place for right-of-way and private road on West Lake Road.

2. The applicant and municipality are advised to ensure the following county, state, and/or federal regulation has been met prior to project approval:

- a. City Water Department Approval – The Skaneateles Watershed Rules and Regulations require that the applicant submit stormwater and erosion control plans to the City of Syracuse Water Department for approval.

**The motion was made by Robert Antonacci and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes, Bill Fisher - yes; James Corbett - yes; Robert Antonacci - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 23, 2017

OCPB Case # Z-17-320

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Skaneateles Planning Board at the request of Robert Jowaisis for the property located at 3083 East Lake Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Lake Road (Route 41), a state highway, and a farm operation located in a New York State Agricultural District; and
- WHEREAS, the applicant is proposing erosion control for an area on a steep slope that was washed out by a storm, located on a 1.5-acre parcel in Rural and Farming (RF) and Lake Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, the site is located on the eastern shore of Skaneateles Lake in the Town of Skaneateles; the submitted survey map dated July 31, 2017 shows the site has frontage on East Lake Road, a state road, and contains an existing two-story frame house with sidewalks, covered patio, and patio and an existing boathouse and dock on the water; there is an existing tarvia driveway onto East Lake Road shown in the survey map; lands east of the site are enrolled in the New York State Agricultural District 2 and contain active farmland; and
- WHEREAS, per the survey map, the rear of the site slopes down about 15' towards the lake with several portions of the bank being especially steep; the submitted Narrative dated July 31, 2017 states that over 36 feet of bank was washed out during a major rain event; the proposed project is intended to restore the washed out area and stabilize the bank; the project includes installing filter fabric, earth, and topsoil and using gabian rock and plantings to secure the bank and protect against future storm events; plantings will include Virginia creeper, privet, honeysuckle, willow, and tiger lilies; and
- WHEREAS, the submitted Site Plan dated July 31, 2017 shows the existing seawall will be reinforced with large half ton to one ton rocks to be placed along 67' of the shoreline at the base of the seawall for protection against wave action; and
- WHEREAS, the submitted Notice of Action on Special Permit Application dated April 23, 2000 and Variance Decision dated May 9, 2000 indicate that a special permit and area variances were previously granted to allow for installation of a coffer dam and construction of the existing boathouse on the site; and
- WHEREAS, the site is located in the Skaneateles Lake watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; impermeable surface coverage on the site is currently 12.3% with no change for the proposed project; and
- WHEREAS, the existing house is served by an individual septic system and obtains drinking water directly from Skaneateles Lake; no changes to the existing

infrastructure are proposed; and

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

WHEREAS, GIS mapping shows the presence of federal wetlands along the shoreline of the lake; based on the location of the boat house and dock, as shown in the survey map, these existing structures appear to be in the wetland and floodplain areas; and

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

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

The applicant and municipality are advised to ensure the following county, state, and/or federal regulations have been met prior to site plan approval:

- a. City Water Department Approval – The Skaneateles Watershed Rules and Regulations require that the applicant submit stormwater and erosion control plans to the City of Syracuse Water Department for approval.
- b. Federal Wetlands Approval – The applicant is advised to conduct a formal wetland delineation to determine the presence and location of any federal wetlands on the site. Any delineated wetlands must be confirmed by the U.S. Army Corps of Engineers and shown on the plans for the site. The applicant is also advised to contact the Corps to determine whether permits are necessary for the proposed project and obtain any applicable permits.
- c. Work Along Regulated Waterways – The applicant is advised to ensure all necessary permits and approvals are obtained from the U.S. Army Corps of Engineers (USACE) and NYS Department of Environmental Conservation (NYS DEC), as indicated, for any work below the mean high water line in regulated waterways.

**The motion was made by Robert Antonacci and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes, Bill Fisher - yes; James Corbett - yes; Robert Antonacci - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 23, 2017

OCPB Case # Z-17-321

- 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 Fayetteville Planning Board at the request of Verizon Wireless for the property located at Franklin 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 Manlius Street (Route 257), a state highway, and the municipal boundary between the Village of Fayetteville and the Town of Manlius; and
- WHEREAS, the applicant is requesting a special permit to construct and operate a micro cell telecommunications facility on the rooftop of an existing building (Wellwood Middle School) on a 7.67-acre parcel in a Residential (R-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing Site Plan (Z-17-326) and Special Permit (Z-17-327) referrals from the Town of Manlius for the proposed project; and
- WHEREAS, the site is located at the intersection of West Franklin Street, a local road, and South Manlius Street, a state road, in the Village of Fayetteville; the site contains a portion of the Wellwood Middle School which is located on two tax parcels, with the subject parcel (017.-16-18.0), the northernmost parcel, being located in the Village and the southerly parcel (094.-03-19.0) being located in the Town of Manlius; per the submitted Property Plan dated July 25, 2017, the proposed telecommunications facility will be installed adjacent to and on the rooftop of one of the Middle School's existing buildings that is situated on both tax parcels; land uses surrounding the school parcels are primarily residential lots; and
- WHEREAS, parcel 017.-16-18.0 has two existing driveways onto West Franklin Street that provide access to the large parking lot on the northern side of the Wellwood Middle School and to the school bus garage and associated bus parking lot; and
- WHEREAS, the Environmental Assessment Form (EAF) indicates that the proposed project will include installing a wireless telecommunications cabinet on a proposed 5'-7" x 7'-6" concrete pad and enclosing it with a proposed gated chain link fence; additional equipment will be installed within the fenced area, including a Hoffman enclosure, manual transfer switch, GFCI outlet, generator receptacle, ground bar, work light and timer, to be installed on a utility rack; the proposed cabinet, concrete pad, and enclosed equipment will all be located on parcel 017.-16-18.0 on the northern side of the existing Middle School building; and
- WHEREAS, per the EAF, the proposed telecommunications equipment installation will also include 3 associated antennas (within concealment cylinders) on non-penetrating ballast mounts, which will be mounted to the rooftop of the existing Middle School building; the top of the antennas will be mounted 6'

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

E-mail Address: [countyplanning@ongov.net](mailto:countyplanning@ongov.net)



above the existing parapet of the building and will have a centerline of 53' above ground level; each ballast mount will also hold a remote radio head; one of the proposed antenna will be located on parcel 017.-16-18.0 and will also include a GPS antenna; and

- WHEREAS, per the EAF, additional associated equipment installation will include coax cables, cable trays, and EMT conduit to be mounted along the roof and attached to the building; this equipment will run the entire length of the existing Middle School building; and
- WHEREAS, per the Village of Fayetteville zoning ordinance, communications towers are permitted upon issuance of a special permit which will be reviewed and granted by the Planning Board; factors considered in the special permit review include height of the proposed tower, proximity to residential structures and district boundaries, nature of surrounding uses, surrounding topography, surrounding tree coverage, design of tower, and proposed ingress and egress; and
- WHEREAS, the submitted Special Use Permit Application dated July 25, 2017 states that expected parking needs for the wireless telecommunications facility will be 1-2 spaces periodically and any proposed signage will be limited to FCC-required signage; per the EAF, proposed lighting will include one work light mounted on an equipment rack 6' above ground level and aimed down towards the proposed equipment pad; and
- WHEREAS, the existing facility is served by public drinking water and wastewater and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; no use of drinking water or sewer infrastructure is indicated for the proposed project; and
- WHEREAS, per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality and such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and
- WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper indicates that the project is within 2,000 feet of a site in the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database (C734110); and
- WHEREAS, per the EAF Mapper, the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; 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 James Corbett. The votes were recorded as follows: Douglas Morris - yes, Bill Fisher - yes; James Corbett - yes; Robert Antonacci - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 23, 2017

OCPB Case # Z-17-322

- 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 Vince Carnifax for the property located at 6128 Muskrat Bay Rd.; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of the municipal boundary between the Town of Cicero and Oswego County; and
- WHEREAS, the applicant is requesting an area variance to construct a single-family home on a vacant 0.91-acre parcel in a Residential (R-10) zoning district; and
- WHEREAS, the site is located in a residential area on the southern shore of Oneida Lake in the Town of Cicero; the submitted Variance Map dated July 31, 2017 shows the site consists of a long, deep tax parcel (40' wide, ~1,020' long) that is bisected by Muskrat Bay Road, a locally-owned portion of the road; the northern portion of the parcel abuts Oneida Lake; and
- WHEREAS, recent aerial imagery shows the southern portion of the parcel is vacant, with more than half of the parcel being forested; the portions of the parcel that front Muskrat Bay Road on the northern and southern sides of the road are mostly cleared with grass cover; the northern portion of the parcel appears to contain a concrete pad or paved area with direct access to Muskrat Bay Road; and
- WHEREAS, per the Town of Cicero zoning ordinance, the parcel is an existing non-conforming lot with a 40' lot width where 75' is required; an area variance is sought to allow for the construction of a single-family house on the parcel; and
- WHEREAS, the proposed Variance Map shows the proposed house (24' x 50') situated on the southern portion of the parcel; no site plan has been referred or reviewed by the County Planning Board for the project; and
- WHEREAS, the site has access to public drinking water and sewers and is located in the Brewerton Wastewater Treatment Plant service area; per the Environmental Assessment Form, the proposed house will connect to public drinking water and wastewater services; and
- WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that the northern portion of the parcel and much of the southern portion of the parcel are located within the 100-year floodplain, which may require elevation of structures and other mitigation and flood insurance may be required; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, GIS mapping shows federal wetlands at the rear of the site, primarily within the forested area, and state wetlands at the rear of the site, extending into the cleared, grass area approximately 100 feet from Muskrat Bay Road, including lands held by the CNY Land Trust and Oneida Shores County Park; and

WHEREAS, based on the location of the proposed house, as shown in the Variance Map, the house does not appear to encroach on the floodplain area or wetland areas, however, they are in close proximity; and

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

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

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

1. The Board strongly discourages the granting of variances to construct residential buildings in the 100-year floodplain on a site which may contain state and federal wetlands.
2. The municipality is encouraged to minimize exposure to damage from natural hazards and uphold local flood ordinance requirements, as required for good standing in the National Flood Insurance Program, by ensuring that any proposed development would not negatively affect drainage patterns in or near the floodplain.
3. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.
4. The Onondaga County Department of Water Environment Protection (WEP) asks that the applicant contact the Department at (315) 435-5402 early in the planning process to determine sewer availability and capacity. The permitting process should be coordinated directly with the Department as the proposed house would tie into a WEP-owned trunk sewer.
5. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.
6. The applicant and municipality are advised to ensure the following county,

state, and/or federal regulation has been met prior to granting this variance request:

a. State and/or Federal Wetlands Approval – The applicant is advised to contact the U.S. Army Corps of Engineers (USACE) and/or the New York State Department of Environmental Conservation (NYS DEC) to confirm the presence of federal and/or state wetlands and/or the 100-foot state wetland buffer on the site. All confirmed wetlands should be shown on the plans for the site. The applicant is also advised to contact the USACE and NYS DEC to determine whether permits are necessary for the proposed project and obtain any applicable permits.

**The motion was made by Robert Antonacci and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes, Bill Fisher - yes; James Corbett - yes; Robert Antonacci - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 23, 2017

OCPB Case # Z-17-323

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Manlius Planning Board at the request of Verizon Wireless for the property located at 4645-4725 Enders Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of the municipal boundary between the Town of Manlius and the Village of Manlius; and
- WHEREAS, the applicant is proposing to install a wireless telecommunications facility on an existing building (Eagle Hill Middle School) located on a 38.98-acre parcel in a Restricted Agriculture (RA) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Special Permit referral (Z-17-324) for the proposed project and Special Permit (Z-17-321), Site Plan (Z-17-326), and Special Permit (Z-17-327) referrals for a proposed telecommunications facility at the Wellwood Middle School; and
- WHEREAS, the site is located on Enders Road, a local road, in the Town of Manlius; the site contains the Eagle Hill Middle School and Enders Road Elementary School; surrounding land uses include residential lots and various commercial and service businesses along Cazenovia Road, a state road south of the site; and
- WHEREAS, aerial imagery shows the site has two u-shaped driveways, each with two access points onto Enders Road, that provide access to the existing northerly building, Enders Road Elementary School, and the existing southerly building, Eagle Hill Middle School, and their associated parking lots; the site also contains several sports fields, a playground area, and additional parking lots and has two additional existing driveways that provide access to existing parking lots situated on the southern portion of the site; and
- WHEREAS, the Environmental Assessment Form (EAF) indicates that the proposed project will include installing an equipment cabinet (26" x 20" x 46.8") mounted on a proposed 5'-0" x 7'-6" equipment platform and enclosing it with a proposed 6' tall fence; the proposed cabinet and platform will all be located on the southern side of the existing Eagle Hill Middle School building; and
- WHEREAS, per the EAF, the proposed telecommunications equipment installation will also include (3) 48' x 7" wireless telecommunication antennas (within 16' x 6' concealment cylinders) and one GPS antenna on non-penetrating antenna roof mounts, which will be mounted to the rooftop of the existing Middle School building; the top of the antennas will have a centerline of 45'-0" above ground level; and
- WHEREAS, per the Town of Manlius zoning ordinance, communications towers are permitted upon issuance of a special permit; and

WHEREAS, the submitted Town of Manlius Special Permit Application dated August 7, 2017 states that a technician will visit the site approximately 1-2 spaces times per month; per the EAF, proposed lighting will include one 18-watt LED light with motion detector located on the equipment backboard and pointing downward towards the equipment; and

WHEREAS, the existing facility is served by public drinking water and wastewater and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; no use of drinking water or sewer infrastructure is indicated for the proposed project; and

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

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

WHEREAS, per the EAF Mapper, the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; 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 James Corbett. The votes were recorded as follows: Douglas Morris - yes, Bill Fisher - yes; James Corbett - yes; Robert Antonacci - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 23, 2017

OCPB Case # Z-17-324

- 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 Manlius Town Board at the request of Verizon Wireless for the property located at 4645-4725 Enders 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 municipal boundary between the Town of Manlius and the Village of Manlius; and
- WHEREAS, the applicant is requesting a special permit to install a wireless telecommunications facility on an existing building (Eagle Hill Middle School) located on a 38.98-acre parcel in a Restricted Agriculture (RA) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-17-323) for the proposed project and Special Permit (Z-17-321), Site Plan (Z-17-326), and Special Permit (Z-17-327) referrals for a proposed telecommunications facility at the Wellwood Middle School; and
- WHEREAS, the site is located on Enders Road, a local road, in the Town of Manlius; the site contains the Eagle Hill Middle School and Enders Road Elementary School; surrounding land uses include residential lots and various commercial and service businesses along Cazenovia Road, a state road south of the site; and
- WHEREAS, aerial imagery shows the site has two u-shaped driveways, each with two access points onto Enders Road, that provide access to the existing northerly building, Enders Road Elementary School, and the existing southerly building, Eagle Hill Middle School, and their associated parking lots; the site also contains several sports fields, a playground area, and additional parking lots and has two additional existing driveways that provide access to existing parking lots situated on the southern portion of the site; and
- WHEREAS, the Environmental Assessment Form (EAF) indicates that the proposed project will include installing an equipment cabinet (26" x 20" x 46.8") mounted on a proposed 5'-0" x 7'-6" equipment platform and enclosing it with a proposed 6' tall fence; the proposed cabinet and platform will all be located on the southern side of the existing Eagle Hill Middle School building; and
- WHEREAS, per the EAF, the proposed telecommunications equipment installation will also include (3) 48' x 7" wireless telecommunication antennas (within 16' x 6' concealment cylinders) and one GPS antenna on non-penetrating antenna roof mounts, which will be mounted to the rooftop of the existing Middle School building; the top of the antennas will have a centerline of 45'-0" above ground level; and
- WHEREAS, per the Town of Manlius zoning ordinance, communications towers are

permitted upon issuance of a special permit; and

WHEREAS, the submitted Town of Manlius Special Permit Application dated August 7, 2017 states that a technician will visit the site approximately 1-2 spaces times per month; per the EAF, proposed lighting will include one 18-watt LED light with motion detector located on the equipment backboard and pointing downward towards the equipment; and

WHEREAS, the existing facility is served by public drinking water and wastewater and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; no use of drinking water or sewer infrastructure is indicated for the proposed project; and

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

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

WHEREAS, per the EAF Mapper, the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; 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 James Corbett. The votes were recorded as follows: Douglas Morris - yes, Bill Fisher - yes; James Corbett - yes; Robert Antonacci - yes.**





JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 23, 2017

OCPB Case # Z-17-325

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Lisa M. Jones (Sun Stars & Moon Day Care) for the property located at 7279 Island Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Island Road (Route 215), a county highway; and
- WHEREAS, the applicant is proposing to establish an in-home day care business on a 0.473-acre parcel in an Agricultural (AG) zoning district; and
- WHEREAS, the site is located in a residential area north of the Cicero Swamp Wildlife Management Area in the Town of Cicero; and
- WHEREAS, the submitted survey map dated July 4, 2017 shows the site has frontage on Island Road, a county road, and contains an existing two-story frame house, a shed, and a concrete driveway onto Island Road; and
- WHEREAS, per the Environmental Assessment Form, the proposed in-home day care, Sun Stars Moon Day Care, will be a state-licensed facility providing care for 10 children; and
- WHEREAS, per the submitted Site Plan Application dated August 7, 2017, the proposed hours of operation will be Monday through Friday 6 am to 6 pm; driveway parking is available with space for 6 vehicles; proposed signage includes a window sign, measuring 2 sf; and
- WHEREAS, the existing house is served by individual well and septic system; no changes to the existing infrastructure are proposed; and
- WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; 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 Onondaga County Department of Transportation, no parking, loading, or servicing of vehicles in the right-of-way, or backing of vehicles into the right of way, is permitted. The municipality and applicant must coordinate with the Onondaga County Department of Transportation to ensure the existing access on Island Road meets Department standards and provides safe access.

The Board also offers the following comment(s):

1. The applicant and municipality are advised to ensure the following county, state, and/or federal regulation has been met prior to site plan approval:

a. Septic System Approval – The Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to municipal approval of the site plan.

**The motion was made by Robert Antonacci and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes, Bill Fisher - yes; James Corbett - yes; Robert Antonacci - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 23, 2017

OCPB Case # Z-17-326

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Manlius Planning Board at the request of Verizon Wireless for the property located at 700-704 Fayetteville-Manlius Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of South Manlius Street (Route 257), a state highway, and the municipal boundary between the Village of Fayetteville and the Town of Manlius; and
- WHEREAS, the applicant is proposing to construct and operate a micro cell telecommunications facility on the rooftop of an existing building (Wellwood Middle School) on a 35.7-acre parcel in a Restricted Agriculture (RA) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Special Permit referral (Z-17-327) from the Town of Manlius and Special Permit referral (Z-17-321) from the Village of Fayetteville for the proposed project and Site Plan (Z-17-323) and Special Permit (Z-17-324) referrals for a proposed telecommunications facility at the Eagle Hill Middle School; and
- WHEREAS, the site is located at the intersection of West Franklin Street, a local road, and South Manlius Street, a state road, in the Town of Manlius; the site contains a portion of the Wellwood Middle School which is located on two tax parcels, with the subject parcel (094.-03-19.0), the southernmost parcel, being located in the Town and the northerly parcel (017.-16-18.0) being located in the Village of Fayetteville; per the submitted Property Plan dated April 7, 2017, the proposed telecommunications facility will be installed adjacent to and on the rooftop of one of the Middle School's existing buildings that is situated on both tax parcels; land uses surrounding the school parcels are primarily residential lots; and
- WHEREAS, parcel 094.-03-19.0 has an existing driveway onto South Manlius Street that provides access to the bus loop at the front of the Wellwood Middle School and to the Fayetteville Elementary School, located on the southern portion of the site; and
- WHEREAS, the Environmental Assessment Form (EAF) indicates that the proposed project will include installing a wireless telecommunications cabinet on a proposed 5'-7" x 7'-6" concrete pad and enclosing it with a proposed gated chain link fence; additional equipment will be installed within the fenced area, including a Hoffman enclosure, manual transfer switch, GFCI outlet, generator receptacle, ground bar, work light and timer, to be installed on a utility rack; the proposed cabinet, concrete pad, and enclosed equipment will all be located on the northern side of the existing Middle School building and not on parcel 094.-03-19.0; and
- WHEREAS, per the EAF, the proposed telecommunications equipment installation will

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

E-mail Address: [countyplanning@ongov.net](mailto:countyplanning@ongov.net)

also include 3 associated antennas (within concealment cylinders) on non-penetrating ballast mounts, which will be mounted to the rooftop of the existing Middle School building; the top of the antennas will be mounted 6' above the existing parapet of the building and will have a centerline of 53' above ground level; each ballast mount will also hold a remote radio head; two of the proposed antenna will be located on parcel 094.-03-19.0; and

WHEREAS, per the EAF, additional associated equipment installation will include coax cables, cable trays, and EMT conduit to be mounted along the roof and attached to the building; this equipment will run the entire length of the existing Middle School building; and

WHEREAS, per the Town of Manlius zoning ordinance, communications towers are permitted upon issuance of a special permit; and

WHEREAS, the submitted Town of Manlius Special Permit Application dated August 7, 2017 states that a technician will visit the site approximately 1-2 spaces times per month; per the EAF, proposed lighting will include one work light mounted on an equipment rack 6' above ground level and aimed down towards the proposed equipment pad; and

WHEREAS, the existing facility is served by public drinking water and wastewater and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; no use of drinking water or sewer infrastructure is indicated for the proposed project; and

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

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper indicates that the project is within 2,000 feet of a site in the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database (C734110); and

WHEREAS, per the EAF Mapper, the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; 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 James Corbett. The votes were recorded as follows: Douglas Morris - yes, Bill Fisher - yes; James Corbett - yes; Robert Antonacci - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 23, 2017

OCPB Case # Z-17-327

- 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 Manlius Town Board at the request of Verizon Wireless for the property located at 700-704 Fayetteville-Manlius 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 South Manlius Street (Route 257), a state highway, and the municipal boundary between the Village of Fayetteville and the Town of Manlius; and
- WHEREAS, the applicant is requesting a special permit to construct and operate a micro cell telecommunications facility on the rooftop of an existing building (Wellwood Middle School) on a 35.7-acre parcel in a Restricted Agriculture (RA) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-17-326) from the Town of Manlius and Special Permit referral (Z-17-321) from the Village of Fayetteville for the proposed project and Site Plan (Z-17-323) and Special Permit (Z-17-324) referrals for a proposed telecommunications facility at the Eagle Hill Middle School; and
- WHEREAS, the site is located at the intersection of West Franklin Street, a local road, and South Manlius Street, a state road, in the Town of Manlius; the site contains a portion of the Wellwood Middle School which is located on two tax parcels, with the subject parcel (094.-03-19.0), the southernmost parcel, being located in the Town and the northerly parcel (017.-16-18.0) being located in the Village of Fayetteville; per the submitted Property Plan dated April 7, 2017, the proposed telecommunications facility will be installed adjacent to and on the rooftop of one of the Middle School's existing buildings that is situated on both tax parcels; land uses surrounding the school parcels are primarily residential lots; and
- WHEREAS, parcel 094.-03-19.0 has an existing driveway onto South Manlius Street that provides access to the bus loop at the front of the Wellwood Middle School and to the Fayetteville Elementary School, located on the southern portion of the site; and
- WHEREAS, the Environmental Assessment Form (EAF) indicates that the proposed project will include installing a wireless telecommunications cabinet on a proposed 5'-7" x 7'-6" concrete pad and enclosing it with a proposed gated chain link fence; additional equipment will be installed within the fenced area, including a Hoffman enclosure, manual transfer switch, GFCI outlet, generator receptacle, ground bar, work light and timer, to be installed on a utility rack; the proposed cabinet, concrete pad, and enclosed equipment will all be located on the northern side of the existing Middle School building and not on parcel 094.-03-19.0; and

WHEREAS, per the EAF, the proposed telecommunications equipment installation will also include 3 associated antennas (within concealment cylinders) on non-penetrating ballast mounts, which will be mounted to the rooftop of the existing Middle School building; the top of the antennas will be mounted 6' above the existing parapet of the building and will have a centerline of 53' above ground level; each ballast mount will also hold a remote radio head; two of the proposed antenna will be located on parcel 094.-03-19.0; and

WHEREAS, per the EAF, additional associated equipment installation will include coax cables, cable trays, and EMT conduit to be mounted along the roof and attached to the building; this equipment will run the entire length of the existing Middle School building; and

WHEREAS, per the Town of Manlius zoning ordinance, communications towers are permitted upon issuance of a special permit; and

WHEREAS, the submitted Town of Manlius Special Permit Application dated August 7, 2017 states that a technician will visit the site approximately 1-2 spaces times per month; per the EAF, proposed lighting will include one work light mounted on an equipment rack 6' above ground level and aimed down towards the proposed equipment pad; and

WHEREAS, the existing facility is served by public drinking water and wastewater and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; no use of drinking water or sewer infrastructure is indicated for the proposed project; and

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

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper indicates that the project is within 2,000 feet of a site in the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database (C734110); and

WHEREAS, per the EAF Mapper, the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; 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 James Corbett. The votes were recorded as follows: Douglas Morris - yes, Bill Fisher - yes; James Corbett - yes; Robert Antonacci - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 23, 2017

OCPB Case # Z-17-328

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Antonio Primerano (Superior Hair Design) for the property located at 5711 South Bay Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of South Bay Road, a county highway; and
- WHEREAS, the applicant is proposing to establish a hair salon in a vacant building on a 0.689-acre parcel in a General Commercial zoning district; and
- WHEREAS, the Board previously recommended No Position on a Site Plan referral (Z-17-42) for a proposed music store in the existing building on the subject parcel; and
- WHEREAS, the site is located along South Bay Road, a developed corridor with large-scale commercial uses to the north and west, and existing residential neighborhoods and small scale commercial uses in existing residential structures across South Bay Road; and
- WHEREAS, the submitted Existing Site Plan dated July 14, 2017 shows the site contains an existing one-story wood frame structure and an existing asphalt parking lot at the front of the site with a full access driveway onto South Bay Road; per the Environmental Assessment Form, the proposed hair salon, Superior Hair, will utilize the existing building; and
- WHEREAS, the submitted survey map dated June 17, 2017 states the proposed hours of operation for the salon will be Monday through Saturday 9 am to 6 pm, the salon will have a maximum of 5 employees, proposed parking will provide 12 parking spaces, and proposed signage will include one sign (8' x 4') to be located 20' from the road in the same location as the former sign; and
- WHEREAS, the site has existing access to public water and wastewater and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; 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); and
- WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; 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, all existing or proposed driveways on South Bay Road must meet Department requirements.
2. The applicant and municipality are advised to ensure the following county, state, and/or federal regulation has been met prior to site plan approval:
  - a. Offset Plan - Per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 ([www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html)) where applicable. Unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer to offset new sanitary flow by the removal of extraneous flow and submit a letter confirming the acceptance of the offset plan to the Onondaga County Department of Water Environment Protection.

**The motion was made by Robert Antonacci and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes, Bill Fisher - yes; James Corbett - yes; Robert Antonacci - yes.**





JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 23, 2017

OCPB Case # Z-17-329

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Christopher Oot (Seven O's RV Way) for the property located at 8700 Brewerton Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Brewerton Road (Route 11) and Route 81, both state highways, and Pardee Road (Route 253), a county highway; and
- WHEREAS, the applicant is proposing to expanded an existing RV parking and display area by 0.48 acres on a 8.236-acre parcel in a General Commercial zoning district; and
- WHEREAS, the site is located along Brewerton Road, a state road in the Town of Cicero, just west of I-81; surrounding land uses include primarily low density commercial properties; and
- WHEREAS, the submitted Sales Lot Expansion Plan dated July 18, 2017 shows the site contains an existing RV sales facility, Seven O's RV Way, with an existing one-story metal building, a concrete pad, a barn, a shed, and large asphalt and gravel parking areas; the site has two existing driveways onto Brewerton Road; and
- WHEREAS, the proposed project consists of expanding the existing gravel sales lot on the northern side of the existing building and parking lot farther north; the expanded parking area will replace an area that is currently grass; the plan shows an asphalt drive north of the existing building and parking lot that appears to provide access to the expanded parking area; and
- WHEREAS, per the Sales Lot Expansion Plan, there is a 450' People (Power Authority) of the State of New York Easement that crosses the northern portion of the site; a portion of the deed included in the referral materials indicates that "no building or other structures shall be erected, maintained or suffered upon the land hereinabove described without the written consent of the Power Authority of the State of New York"; the plan shows portions of the proposed sales lot expansion and existing gravel parking area are situated in the existing easement; the area also has existing high power transmission lines; and
- WHEREAS, per the Sales Lot Expansion Plan, the site abuts lands owned by the Niagara Mohawk Power Corporation to the rear; some of the existing gravel lot west of the building appears to encroach on this land; and
- WHEREAS, the existing structure is served by public drinking water and sewers; no changes to the existing infrastructure are proposed; and

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

1. The New York State Department of Transportation has determined that the municipality and the applicant are required to coordinate Brewerton Road access plans with the Department. Any modifications required by the Department must be reflected on a revised site plan prior to municipal approval.
2. The Town must ensure adequate permissions are obtained from the New York Power Authority and Niagara Mohawk Power Corporation to allow for the proposed or existing use of and safe access within the public easement and right-of-way containing electric transmission facilities.

**The motion was made by Robert Antonacci and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes, Bill Fisher - yes; James Corbett - yes; Robert Antonacci - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 23, 2017

OCPB Case # Z-17-330

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Onondaga Planning Board at the request of Howlett Hill Fire Department for the property located at 3384 Howlett Hill Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Howlett Hill Road (Route 40) and Beef Street (Route 143), both county highways; and
- WHEREAS, the applicant is proposing construction of a detached 24' x 44' pole barn on a 3.1-acre parcel in a Residential (R1) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Use Variance referral (Z-17-331) as part of the proposed project; and
- WHEREAS, the site is located at the intersection of Howlett Hill Road and Beef Street, both county roads in the Town of Onondaga; the site is south of Howlett Hill Park, a town park, and surrounding land uses are primarily residential lots; and
- WHEREAS, aerial imagery shows the site contains an existing one-story building, the Howlett Hill Fire Station, with existing asphalt parking areas along the eastern boundary and rear of the site; there are three existing driveways on the site, two onto Beef Street and one onto Howlett Hill Road; per the Onondaga County Department of Transportation, no additional access to Howlett Hill Road or Beef Street will be permitted; and
- WHEREAS, the submitted plans indicate that the proposed pole barn will be a detached structure (24' x 44') constructed at the southern end of the existing fire station in what is now a grassy area; per the plans, the pole barn appears to encroach on the existing parking lot at the rear of the fire station; and
- WHEREAS, per the Town of Onondaga zoning ordinance, permitted uses in the Residential (R-1) zoning district include one-family dwellings, farms, structures for housing domestic household pets, and family day cares; the fire station on site was built in 1948 prior to the current zoning, making it a non-conforming use; and
- WHEREAS, the fire station shares its eastern and southern boundaries with residential lots; aerial imagery shows that these boundaries are screened with either fencing or landscaping; and
- WHEREAS, the Environmental Assessment Form states that any storm water discharges will be directed to established conveyance systems to include the existing catch basins in the existing parking lot; and
- WHEREAS, the existing fire station is served by public drinking water and individual septic system; per the referral notice, there will be no changes or additional connections to the existing infrastructure; 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 James Corbett. The votes were recorded as follows: Douglas Morris - yes, Bill Fisher - yes; James Corbett - yes; Robert Antonacci - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 23, 2017

OCPB Case # Z-17-331

- 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 Howlett Hill Fire Department for the property located at 3384 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 Howlett Hill Road (Route 40) and Beef Street (Route 143), both county highways; and
- WHEREAS, the applicant is requesting a use variance to allow construction of a detached 24' x 44' pole barn on a 3.1-acre parcel in a Residential (R1) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-17-330) as part of the proposed project; and
- WHEREAS, the site is located at the intersection of Howlett Hill Road and Beef Street, both county roads in the Town of Onondaga; the site is south of Howlett Hill Park, a town park, and surrounding land uses are primarily residential lots; and
- WHEREAS, aerial imagery shows the site contains an existing one-story building, the Howlett Hill Fire Station, with existing asphalt parking areas along the eastern boundary and rear of the site; there are three existing driveways on the site, two onto Beef Street and one onto Howlett Hill Road; per the Onondaga County Department of Transportation, no additional access to Howlett Hill Road or Beef Street will be permitted; and
- WHEREAS, the submitted plans indicate that the proposed pole barn will be a detached structure (24' x 44') constructed at the southern end of the existing fire station in what is now a grassy area; per the plans, the pole barn appears to encroach on the existing parking lot at the rear of the fire station; and
- WHEREAS, per the Town of Onondaga zoning ordinance, permitted uses in the Residential (R-1) zoning district include one-family dwellings, farms, structures for housing domestic household pets, and family day cares; the fire station on site was built in 1948 prior to the current zoning, making it a non-conforming use; and
- WHEREAS, the fire station shares its eastern and southern boundaries with residential lots; aerial imagery shows that these boundaries are screened with either fencing or landscaping; and
- WHEREAS, the Environmental Assessment Form states that any storm water discharges will be directed to established conveyance systems to include the existing catch basins in the existing parking lot; and

WHEREAS, the existing fire station is served by public drinking water and individual septic system; per the referral notice, there will be no changes or additional connections to the existing infrastructure; 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 James Corbett. The votes were recorded as follows: Douglas Morris - yes, Bill Fisher - yes; James Corbett - yes; Robert Antonacci - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 23, 2017

OCPB Case # Z-17-332

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of Store America Morgan Road for the property located at Morgan 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 Morgan Road (Route 46), a county highway; and
- WHEREAS, the applicant is requesting an area variance to construct stormwater management facilities for a proposed storage facility on 5.143 acres of a 17.75-acre parcel in an Industrial (I-1) zoning district; and
- WHEREAS, the Board recently recommended Modification of a Site Plan referral (Z-17-259) for the proposed storage facility; and
- WHEREAS, the site is located in the northern portion of the Woodard Industrial Park, near the intersection of Morgan Road and Wetzel Road, both county roads, in the Town of Clay; the site consists of a partially-forested, vacant lot which has frontage on Morgan Road and is partially situated behind two residential lots that contain existing houses; surrounding land uses include Liverpool High School, the Liverpool Ninth Grade Annex, Morgan Road Elementary School, and a residential neighborhood across the street from the site and forested, vacant lots to the north, south, and east of the site; and
- WHEREAS, the submitted Site Plan dated June 13, 2017, included with the Site Plan referral (Z-17-259), shows the proposed project includes the construction of 9 buildings for a storage facility, consisting of (7) cold storage buildings totaling 46,450 sf and (2) climate-controlled storage buildings totaling 20,700 sf, with 25' to 30' of spacing between each building; the proposed facility will be located on 5.143 acres at the southwestern corner of the 17.75-acre lot; the majority of the site outside the development area will remain forested; and
- WHEREAS, per the Site Plan referral (Z-17-259), the proposed project includes pavement (75,382 sf) around the proposed buildings, a dumpster enclosure, and a chain link fence with 6' tall ornamental security gate to enclose the storage facility; there will be 9 parking spaces at the front entrance of the facility and 6 additional parking spaces within the enclosed, paved area around the buildings; and
- WHEREAS, per the Site Plan referral (Z-17-259), there is a proposed 60' access easement at the front of the parcel and just north of the 5.143-acre area of the proposed development; as shown in the plan, there is a proposed driveway at Morgan Road within the access easement that will provide access to the site; and
- WHEREAS, per the Site Plan referral (Z-17-259), proposed lighting for the site includes exterior security wall-packs; no additional information regarding lighting is included in the referral materials; and

WHEREAS, per the Site Plan referral (Z-17-259), the EAF indicates 5.0 acres of the site are to be disturbed and stormwater discharge will be directed to on-site stormwater management facilities; and

WHEREAS, the submitted Paving, Grading, and Drainage Plan dated June 14, 2017 shows stormwater management facilities to include a proposed dry swale on the northern side of the development area, proposed swales on the southern and eastern sides of the development area, a proposed retention area at the front of the site and south of the 60' easement, and a proposed detention basin at the front of the site and north of the 60' easement; the plan also shows proposed drainage easements at the rear of the development area and the front of the site; and

WHEREAS, per the Town of Clay zoning ordinance, stormwater management facilities are not permitted in the perimeter landscape strip; an area variance is sought to decrease the perimeter landscape strip from the required 100' to 20' to allow for a proposed retention area and detention basin at the front of the site; the Environmental Assessment Form indicates that the siting of the proposed stormwater management facilities is based on the topography of the site, which naturally slopes towards the northwestern corner of the site where the proposed detention basin will be located; and

WHEREAS, per the Site Plan referral (Z-17-259), public drinking water and an individual septic system service are proposed; per the EAF, an expansion of the drinking water supply district or service area is required and an application for a new district was submitted on May 1, 2017; and

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

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

The applicant is encouraged to ensure adequate room at the front of the parcel for potential roadway expansion, pedestrian facilities, infrastructure and utilities, or other future needs, as well as a landscape buffer between the proposed stormwater management facilities and roadway.

Further, the Board encourages the Town to review the project as a whole and reiterates the following comments from the site plan review for the project:

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 traffic study must be approved, and any modifications to the Site Plan required by the Department must be received and be reflected on a revised Site Plan prior to municipal approval, and the applicant must subsequently complete any appropriate mitigation as may be determined by the Onondaga County Department of Transportation.



2. The applicant must coordinate with the Onondaga County Department of Transportation on the location of the proposed access easement and driveway and reflect any required modifications on the site plan prior to approval by the Town. The location of the access easement and driveway will be subject to the availability of sight distance and must meet Department requirements.

3. The applicant must submit a lighting plan to be approved by the Onondaga County Department of Transportation to ensure there is no glare or spillover onto adjacent properties or the County right-of-way.

4. The applicant is encouraged to provide a landscape buffer area along the shared boundaries with the adjacent residential lot and continue to retain as much vegetation/trees as possible in future phases.

5. The Onondaga County Department of Transportation requests a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies be submitted to the Department for review.

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 applicant and Town are advised to ensure the following county, state, and/or federal regulations have been met prior to approving this project:

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

b. County Highway Access and/or Work Permit – any new or modified driveways and work within the County right-of-way require a Highway Access and/or Work Permit from the Onondaga County Department of Transportation.

c. State Pollutant Discharge Elimination System (SPDES) Permit - any project that cumulatively disturbs one acre or more of land, must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity. The applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the New York State Department of Environmental Conservation Bureau of Water Permits.

d. Projects located within a designated municipal storm sewer system (MS4) municipality must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and the applicant must submit a MS4 Stormwater Pollution Prevention Plan (SWPPP) Acceptance Form signed by the municipality to the New York State Department of Environmental Conservation Bureau of Water Permits.

e. Projects located within the Onondaga Lake watershed must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater

Management Design Manual in the SWPPP.

f. Threatened or Endangered Species - a permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if a local 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 motion was made by Robert Antonacci and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes, Bill Fisher - yes; James Corbett - yes; Robert Antonacci - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 23, 2017

OCPB Case # Z-17-333

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Clay Zoning Board of Appeals at the request of Shane Paul Jones for the property located at 9618 White Tail Path; 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 Guy Young Road (Route 152), a county highway, and the municipal boundary between the Town of Clay and the Town of Cicero; and
- WHEREAS, the applicant is requesting a special permit to allow a home occupation to transfer firearms on a 1.13-acre parcel in a Residential (R-10) zoning district; and
- WHEREAS, the site is located on White Tail Path, a local road, in a residential neighborhood in the Town of Clay; and
- WHEREAS, the submitted survey map dated July 31, 2012 shows the site contains an existing frame house with an asphalt driveway onto White Tail Path; there is an existing gravel drive along the southern property line that extends northward as it approaches the rear of the site; the southern property line also contains a sanitary sewer easement and drainage easements are shown at the rear of the site; and
- WHEREAS, per the Environmental Assessment Form, the proposed special permit is requested to allow for the applicant to operate as a home based, part time firearms dealer and gunsmith by appointment only; and
- WHEREAS, per the Town of Clay zoning ordinance, the intent of the Residential (R-10) district is to “permit higher density, single-family uses and supportive nonresidential development on sites in the Town served by both public water and sewer”; and
- WHEREAS, per the Town of Clay zoning ordinance, special permit approval is required by the Zoning Board of Appeals to allow home occupation in the R-10 district; the ordinance states that the on-premises sale of merchandise is prohibited, except where clearly incidental and secondary to the home occupation, limited in scope, and where there is no exterior evidence of items for sale; and
- WHEREAS, pursuant to the Gun Control Act of 1968, individuals holding a Federal Firearms License (FFL) are permitted to engage in the business of dealing in, manufacturing, or importing firearms, or manufacturing or importing ammunition; and
- WHEREAS, the submitted Application for a Special Permit indicates that the applicant is (or intends to be) an FFL holder; per the Gun Control Act, FFLs are valid only for the location listed on the license; and

WHEREAS, the existing house is served by public drinking water and wastewater and is located in the Brewerton Wastewater Treatment Plant service area; no changes are proposed to these services; and

WHEREAS, the survey map shows an area of federal wetlands, labeled A.C.O.E. Wetlands, at the rear of the site; the existing house does not appear to encroach on the wetland area, however, the existing gravel drive appears to cross a portion of it; and

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

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

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

**The motion was made by Robert Antonacci and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes, Bill Fisher - yes; James Corbett - yes; Robert Antonacci - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 23, 2017

OCPB Case # Z-17-334

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of James Renna for the property located at 9938 Fancher Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of the municipal boundary between the Town of Clay and Oswego County; and
- WHEREAS, the applicant is requesting an area variance to construct a two car garage on a non-conforming 0.16-acre parcel in a Residential (RA-100) zoning district; and
- WHEREAS, the site is located along South Fancher Road, a local road, and the Oneida River in the Town of Clay; surrounding land uses include other residential lots along the river and agricultural and forested parcels to the south; and
- WHEREAS, the submitted survey map dated April 2, 2001 shows the site contains an existing frame house with a deck and the rear of the yard is enclosed by a chain link fence; a boathouse, wood deck, and wood wall are shown along the shoreline of the Oneida River; aerial imagery shows an existing parking area at the front of the site, with access to South Fancher Road, that is shared with the adjacent residence to the south; and
- WHEREAS, per the survey map, the proposed garage (26' x 24') will be constructed on the southern side of the house; from the survey map, it appears that the house has been extended since the time of the survey and the proposed garage will be attached to the recent house addition; and
- WHEREAS, per the Town of Clay zoning ordinance, the required minimum front yard setback and side yard setback is 75' and 25', respectively, for an attached accessory structure; area variances are sought to reduce the required front yard setback from 75' to 25' (proposed) and side yard setback from 25' to 8' (proposed); and
- WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, the existing house is served by individual well and septic system; no changes to the existing infrastructure are proposed; and
- WHEREAS, GIS mapping shows the rear of the site is located in the 100-year floodplain and that there are federal wetlands associated with the Oneida River; the floodplain and wetland areas do not appear to encroach on the proposed garage; and
- WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and

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

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

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

**The motion was made by Robert Antonacci and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes, Bill Fisher - yes; James Corbett - yes; Robert Antonacci - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 23, 2017

OCPB Case # Z-17-335

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of James Clifford (Clifford Fuel Co., Inc.) for the property located at 6673 Kirkville 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 Kirkville Road (Route 53) and Fly Road (Route 77), both county highways; and
- WHEREAS, the applicant is proposing construction of a new gas station and convenience store on a 1.156-acre parcel in a High Tech zoning district; and
- WHEREAS, the Board is concurrently reviewing an Area Variance referral (Z-17-336) for the project; the Board recently recommended No Position for a Local Law referral (Z-17-212) proposing to amend the Town of DeWitt zoning ordinance to allow certain improvements to be made to an otherwise non-conforming use of Vehicle Service (Gas) Station; the proposed amendment was approved by the Town Board and adopted; and
- WHEREAS, the site is located at the intersection of Kirkville Road and Fly Road, both county roads, east of the I-481 ramps in the Town of DeWitt; surrounding land uses include various commercial and service businesses and Bishop Grimes Junior and Senior High School; and
- WHEREAS, the submitted Topographical Survey dated February 6, 2017 shows the site contains an existing one-story frame and masonry building, Nice N Easy Grocery Shoppes, with an attached car wash and two concrete pads with fuel islands and canopies; the site has two existing driveways onto Kirkville Road and one existing driveway onto Fly Road; parking is shown in the paved areas surrounding the existing building; per the Town of DeWitt, the Nice N Easy gas station is an existing non-conforming use in the High Tech zoning district; and
- WHEREAS, the proposed project includes demolishing the existing structures on the site, constructing a convenience store (4,264 sf) and gasoline canopy with four fuel pump islands for Cliff's Local Market, and installing new tanks; the submitted Landscape Plan dated June 26, 2017 shows the new convenience store will be located towards the front of the site, adjacent to the intersection of Kirkville Road and Fly Road; proposed on-site parking will be along the western and northern sides of the convenience store and include 33 parking spaces; the proposed gasoline canopy will be situated to the north of the convenience store; there are existing and proposed trees along the western and northern property lines, providing some buffer to the adjacent parcels; and
- WHEREAS, the existing driveways appear to be removed or altered with the proposed project; per the Landscape Plan, the site will have a proposed full access driveway onto Kirkville Road near the western property line and a proposed full access driveway onto Fly Road near the northern property line; and

WHEREAS, the submitted Elevations plan dated June 26, 2017 shows the proposed signage for Cliff's Local Market will include one double sided pylon sign (20 sf) with aluminum construction legs and internally-illuminated box, two building signs (32.16 sf each) to be mounted on the eastern and southern walls of the convenience store, and eight "Sunoco" logo signs (2.5 sf each) to be located on each of the gas pumps; and

WHEREAS, per the Town of DeWitt zoning ordinance, the required minimum front yard setback in the High Tech zoning district is 50'; the proposed convenience store is situated on the site with a 24' front yard setback, requiring an area variance; per a letter from the attorney representing the applicant to the Town Zoning Board of Appeals chairman, included in the referral, the siting of the building close to the intersection is at the request of the Town Planning Board to allow for the gas pumps and parking lot to be located at the rear of the building; and

WHEREAS, the proposed project will disturb 0.9 acres of the site; per the Environmental Assessment Form, stormwater discharge will be directed to established conveyance systems (runoff and storm drains); the proposed or existing conveyance systems are not detailed in the referral materials, however, a biofilter (809 sf) is shown in the Landscape Plan at the front of the convenience store along Fly Road; and

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

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

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

The municipality and the applicant must continue to coordinate Fly Road and Kirkville Road access requirements with the Onondaga County Department of Transportation.

The Board also offers the following comment(s):

1. The Board commends the Town and applicant on their proposed site design and access.
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 early in the planning process to determine sewer availability and capacity.
3. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater



management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.

4. 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.

5. The Town and applicant are advised to contact the New York State Department of Environmental Conservation Environmental Permits office at 315-426-7438 to ensure that all bulk storage requirements are met and applicable permits are obtained.

6. The applicant and municipality are advised to ensure the following county, state, and/or federal regulations have been met prior to project approval:

a. Permitting for Demolition - Per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer and water disconnects.

b. Offset Plan - Per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 ([www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html)) where applicable. Unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer to offset new sanitary flow by the removal of extraneous flow and submit a letter confirming the acceptance of the offset plan to the Onondaga County Department of Water Environment Protection.

c. County Highway Access and/or Work Permit – Any new or modified driveways and work within the county right-of-way require a highway access and/or work permit from the Onondaga County Department of Transportation.

**The motion was made by Robert Antonacci and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes, Bill Fisher - yes; James Corbett - yes; Robert Antonacci - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 23, 2017

OCPB Case # Z-17-336

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of DeWitt Zoning Board of Appeals at the request of James Clifford (Clifford Fuel Co., Inc.) for the property located at 6673 Kirkville 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 Kirkville Road (Route 53) and Fly Road (Route 77), both county highways; and
- WHEREAS, the applicant is requesting an area variance to allow construction of a new gas station and convenience store on a 1.156-acre parcel in a High Tech zoning district; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-17-335) for the project; the Board recently recommended No Position for a Local Law referral (Z-17-212) proposing to amend the Town of DeWitt zoning ordinance to allow certain improvements to be made to an otherwise non-conforming use of Vehicle Service (Gas) Station; the proposed amendment was approved by the Town Board and adopted; and
- WHEREAS, the site is located at the intersection of Kirkville Road and Fly Road, both county roads, east of the I-481 ramps in the Town of DeWitt; surrounding land uses include various commercial and service businesses and Bishop Grimes Junior and Senior High School; and
- WHEREAS, the submitted Topographical Survey dated February 6, 2017 shows the site contains an existing one-story frame and masonry building, Nice N Easy Grocery Shoppes, with an attached car wash and two concrete pads with fuel islands and canopies; the site has two existing driveways onto Kirkville Road and one existing driveway onto Fly Road; parking is shown in the paved areas surrounding the existing building; per the Town of DeWitt, the Nice N Easy gas station is an existing non-conforming use in the High Tech zoning district; and
- WHEREAS, the proposed project includes demolishing the existing structures on the site and constructing a convenience store (4,264 sf) and gasoline canopy with four fuel pump islands for Cliff's Local Market and installing new tanks; the submitted Landscape Plan dated June 26, 2017 shows the new convenience store will be located towards the front of the site, adjacent to the intersection of Kirkville Road and Fly Road; proposed on-site parking will be along the western and northern sides of the convenience store and include 33 parking spaces; the proposed gasoline canopy will be situated to the north of the convenience store; there are existing and proposed trees along the western and northern property lines, providing some buffer to the adjacent parcels; and
- WHEREAS, the existing driveways appear to be removed or altered with the proposed

project; per the Landscape Plan, the site will have a proposed full access driveway onto Kirkville Road near the western property line and a proposed full access driveway onto Fly Road near the northern property line; and

WHEREAS, the submitted Elevations plan dated June 26, 2017 shows the proposed signage for Cliff's Local Market will include one double sided pylon sign (20 sf) with aluminum construction legs and internally-illuminated box, two building signs (32.16 sf each) to be mounted on the eastern and southern walls of the convenience store, and eight "Sunoco" logo signs (2.5 sf each) to be located on each of the gas pumps; and

WHEREAS, per the Town of DeWitt zoning ordinance, the required minimum front yard setback in the High Tech zoning district is 50'; the proposed convenience store is situated on the site with a 24' front yard setback, requiring an area variance; per a letter from the attorney representing the applicant to the Town Zoning Board of Appeals chairman, included in the referral, the siting of the building close to the intersection is at the request of the Town Planning Board to allow for the gas pumps and parking lot to be located at the rear of the building; and

WHEREAS, the proposed project will disturb 0.9 acres of the site; per the Environmental Assessment Form, stormwater discharge will be directed to established conveyance systems (runoff and storm drains); the proposed or existing conveyance systems are not detailed in the referral materials, however, a biofilter (809 sf) is shown in the Landscape Plan at the front of the convenience store along Fly Road; and

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

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

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

While the Board offers no position with regard to the proposed area variance, the Town is encouraged to review the project as a whole and consider the following comments from the site plan review for the project:

1. The municipality and the applicant must continue to coordinate Fly Road and Kirkville Road access requirements with the Onondaga County Department of Transportation.
2. The Board commends the Town and applicant on their proposed site design and access.
3. The Onondaga County Department of Water Environment Protection asks

that the applicant contact the Department at (315) 435-5402 early in the planning process to determine sewer availability and capacity.

4. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.

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

6. The Town and applicant are advised to contact the New York State Department of Environmental Conservation Environmental Permits office at 315-426-7438 to ensure that all bulk storage requirements are met and applicable permits are obtained.

7. The applicant and municipality are advised to ensure the following county, state, and/or federal regulations have been met prior to project approval:

a. Permitting for Demolition - Per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer and water disconnects.

b. Offset Plan - Per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 ([www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html)) where applicable. Unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer to offset new sanitary flow by the removal of extraneous flow and submit a letter confirming the acceptance of the offset plan to the Onondaga County Department of Water Environment Protection.

c. County Highway Access and/or Work Permit - Any new or modified driveways and work within the county right-of-way require a highway access and/or work permit from the Onondaga County Department of Transportation.

**The motion was made by Robert Antonacci and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes, Bill Fisher - yes; James Corbett - yes; Robert Antonacci - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 23, 2017

OCPB Case # Z-17-337

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of DeWitt Zoning Board of Appeals at the request of East Syracuse Lodging, LLC for the property located at 6377 Court Street 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 Kinne Street and Route 298, both state highways, and New Venture Gear Drive, a county highway; and
- WHEREAS, the applicant (Hampton Inn) is requesting an area variance to allow for a 96 square foot, internally illuminated sign on a non-street facing façade on a 2.75-acre parcel in an Industrial zoning district; and
- WHEREAS, in 2012 and 2013, the Board recommended Modification of a Site Plan referral (Z-12-169) and No Position With Comment on a Subdivision referral (S-13-6) proposing to combine three tax parcels into one parcel for the proposed development of a Hampton Inn; both actions appear to have been completed since their review; and
- WHEREAS, the site is located near the intersection of Kinne Street, a state road, and Court Street Road/New Venture Gear Road, a local road that becomes a county road, in the Town of DeWitt; the site is located along a developed corridor that includes various hotels and office parks; and
- WHEREAS, the submitted Final Plan dated December 12, 2012 shows the site consists of a T-shaped parcel that has frontage on Court Street Road to the south and approximately 90' of frontage on Kinne Street along the eastern boundary to the north; aerial imagery shows the site contains an existing Hampton Inn hotel and has one existing driveway onto Court Street Road; and
- WHEREAS, per the submitted North Elevation drawing dated February 17, 2015, the proposed sign (6'-1" x 15'-10") will be 96 sf and is intended to be mounted on the northern side of the existing building, a side that does not have any street frontage or driveway access; and
- WHEREAS, per the Town of DeWitt zoning ordinance, the maximum total sign area allowed to identify the principal use or service of the parcel is 120 sf in the Industrial zoning district; further, only one attached sign per street façade to which the lot has an access drive will be permitted; an area variance is sought to allow for the proposed sign to be located on the north face of the building; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; 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); and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project is within 2,000 feet of a site in the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database (734043, 734068, 734124); and

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

WHEREAS, the EAF Mapper indicates that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; 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 James Corbett. The votes were recorded as follows: Douglas Morris - yes, Bill Fisher - yes; James Corbett - yes; Robert Antonacci - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 23, 2017

OCPB Case # Z-17-338

- 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 Fuccillo Automotive Group for the property located at 2601 Erie Boulevard East; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Erie Boulevard East (Route 5), a state highway; and
- WHEREAS, the applicant is proposing to update the façade and signage of an existing commercial auto dealership (Fuccillo Hyundai) on a 5.8-acre parcel in an Industrial (IA) zoning district; and
- WHEREAS, the Board is concurrently reviewing an Other Authorization referral (Z-17-339) for the proposed project; and
- WHEREAS, the site is located along a state-owned portion of Erie Boulevard East in the City of Syracuse; the Erie Boulevard corridor is densely developed with many retail and commercial uses; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; according to the ReZone Syracuse draft zoning map dated June 2017, the proposed zoning for this lot is Commercial (CM), which would act to "provide appropriate areas on or near major roadways that would permit the development and continued use of land for compatible commercial and service uses where access requires good vehicular circulation"; and
- WHEREAS, the submitted Preliminary Site Plan dated August 4, 2017 shows the site contains an existing one-story building and large parking lot for vehicle inventory and display for Fuccillo Hyundai; the site has two existing driveways onto Erie Boulevard East; and
- WHEREAS, per the Preliminary Site Plan, the existing pylon sign located in the parking lot along Erie Boulevard East will be removed and a new proposed sign will be constructed in the existing landscape island on the western side of the easterly driveway at Erie Boulevard East; per the Preliminary Site Plan, the proposed sign will be a pylon sign (32 sf); and
- WHEREAS, per the submitted elevation drawings dated August 6, 2015, additional proposed signage on the site includes a wall-mounted Hyundai sign and logo (51.70 sf) and a wall-mounted Fuccillo sign (10.21 sf) on the southern side of the building, facing Erie Boulevard East, a wall-mounted Hyundai sign and logo (3.0 sf) next to the eastern entrance to the building, and a wall-mounted Hyundai logo and service sign (23.99 sf) over the service entry on the eastern side of the building; and
- WHEREAS, the submitted Exterior Elevations drawing dated August 4, 2017 shows the

exterior improvements to include painting the CMU wall finish and columns, installing “Shaped Sky” ACM panels over the existing black ACM panels, and installing a frameless structural glazing system with interior supports at the building storefront; and

WHEREAS, per the City of Syracuse zoning ordinance, sign regulations for the Industrial, Class A zoning district specify that ground signs shall not exceed 30’ in height (29’-10 3/4” proposed), the total area of all signs shall not exceed 2 sf per 1’ of linear frontage along said street occupied by said building (93.91 sf proposed where allowable size is 132 sf), and each building may not have more than two signs facing each street on which said building has frontage (3 signs proposed along street, 2 signs proposed along non-facing side); as the proposed signage does not meet all of the sign regulations, a sign waiver is requested; and

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

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project is within 2,000 feet of a site in the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database (C734103); and

WHEREAS, per the EAF Mapper, the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; 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 James Corbett. The votes were recorded as follows: Douglas Morris - yes, Bill Fisher - yes; James Corbett - yes; Robert Antonacci - yes.**





JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 23, 2017

OCPB Case # Z-17-339

- 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 OTHER AUTHORIZATION from the City of Syracuse Zoning Administration at the request of Fuccillo Automotive Group for the property located at 2601 Erie Boulevard East; 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 Erie Boulevard East (Route 5), a state highway; and
- WHEREAS, the applicant is proposing to update the façade and signage of an existing commercial auto dealership (Fuccillo Hyundai) on a 5.8-acre parcel in an Industrial (IA) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Project Site Review referral (Z-17-338) for the proposed project; and
- WHEREAS, the site is located along a state-owned portion of Erie Boulevard East in the City of Syracuse; the Erie Boulevard corridor is densely developed with many retail and commercial uses; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; according to the ReZone Syracuse draft zoning map dated June 2017, the proposed zoning for this lot is Commercial (CM), which would act to "provide appropriate areas on or near major roadways that would permit the development and continued use of land for compatible commercial and service uses where access requires good vehicular circulation"; and
- WHEREAS, the submitted Preliminary Site Plan dated August 4, 2017 shows the site contains an existing one-story building and large parking lot for vehicle inventory and display for Fuccillo Hyundai; the site has two existing driveways onto Erie Boulevard East; and
- WHEREAS, per the Preliminary Site Plan, the existing pylon sign located in the parking lot along Erie Boulevard East will be removed and a new proposed sign will be constructed in the existing landscape island on the western side of the easterly driveway at Erie Boulevard East; per the Preliminary Site Plan, the proposed sign will be a pylon sign (32 sf); and
- WHEREAS, per the submitted elevation drawings dated August 6, 2015, additional proposed signage on the site includes a wall-mounted Hyundai sign and logo (51.70 sf) and a wall-mounted Fuccillo sign (10.21 sf) on the southern side of the building, facing Erie Boulevard East, a wall-mounted Hyundai sign and logo (3.0 sf) next to the eastern entrance to the building, and a wall-mounted Hyundai logo and service sign (23.99 sf) over the service entry on the eastern side of the building; and

- WHEREAS, the submitted Exterior Elevations drawing dated August 4, 2017 shows the exterior improvements to include painting the CMU wall finish and columns, installing “Shaped Sky” ACM panels over the existing black ACM panels, and installing a frameless structural glazing system with interior supports at the building storefront; and
- WHEREAS, per the City of Syracuse zoning ordinance, sign regulations for the Industrial, Class A zoning district specify that ground signs shall not exceed 30’ in height (29’-10 3/4” proposed), the total area of all signs shall not exceed 2 sf per 1’ of linear frontage along said street occupied by said building (93.91 sf proposed where allowable size is 132 sf), and each building may not have more than two signs facing each street on which said building has frontage (3 signs proposed along street, 2 signs proposed along non-facing side); as the proposed signage does not meet all of the sign regulations, a sign waiver is requested; and
- WHEREAS, the site is served by public drinking water and sewers and located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; 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); and
- WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project is within 2,000 feet of a site in the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database (C734103); and
- WHEREAS, per the EAF Mapper, the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; 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 James Corbett. The votes were recorded as follows: Douglas Morris - yes, Bill Fisher - yes; James Corbett - yes; Robert Antonacci - yes.**