



Onondaga County Planning Board

August 27, 2014

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

<u>I. ATTENDANCE</u>	<u>STAFF PRESENT</u>	<u>GUESTS PRESENT</u>
<u>MEMBERS</u>		
Douglas Morris	Andrew Maxwell	
Robert Jokl	Megan Costa	
Daniel Cupoli	Gilly Cantor	
Robert Antonacci	Robin Coon	
Brian Donnelly	Don Jordan, Jr	
Chester Dudzinski, Jr.	William Kehoe	

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on August 27, 2014

III. MINUTES

Minutes from 8/6/14 were submitted for approval. Daniel Cupoli made a motion to accept the minutes. Chester Dudzinski seconded the motion. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Brian Donnelly - yes; Robert Antonacci - yes; Daniel Cupoli - yes; Chester Dudzinski - yes.

Other Discussion: The Board voted unanimously to hold a public hearing regarding two street name changes in the Village of Fayetteville.

Other Discussion: The Town of Clay has granted the Board an extension until 9/18/14 on the Riverwalk Associates, Inc. zone change.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-14-66	Modification	S-14-67	Modification	S-14-68	Modification
S-14-69	No Position	S-14-70	Modification	S-14-71	Modification
Z-14-303	Modification	Z-14-304	No Position	Z-14-305	No Position
Z-14-306	Modification	Z-14-307	Extension Granted	Z-14-308	No Position
Z-14-309	No Position	Z-14-310	No Position	Z-14-311	No Position
Z-14-312	No Position With Comment	Z-14-313	No Position	Z-14-314	No Position
Z-14-315	No Position With Comment	Z-14-316	Modification	Z-14-317	Disapproval
Z-14-318	Disapproval	Z-14-319	Modification	Z-14-320	No Position With Comment
Z-14-321	No Position With Comment	Z-14-322	No Position With Comment	Z-14-323	No Position With Comment
Z-14-324	No Position With Comment	Z-14-326	No Position With Comment		



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 27, 2014

OCPB Case # S-14-66

- 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 SUBDIVISION from the Town of LaFayette Planning Board at the request of Doris L. Burghardt for the property located 4974 U.S. Route 20; 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 U.S. Route 20, a state highway, the municipal border between the Town of LaFayette and the Town of Otisco, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing to adjust lot lines between two parcels totaling 78.86 acres in an Agricultural-Residential (AR) zoning district, in order to convey 0.4 acres of land from the larger to the smaller lot; and
- WHEREAS, tax maps indicate that the smaller parcel is currently 1.05 acres and the larger parcel is 77.81 acres; the Proposed Addition of Lands Map revised on June 24, 2014 shows the 1.05-acre parcel and the 0.4-acre lands to be added (but not the rest of the 77.81-acre parcel); and
- WHEREAS, the map shows an existing two-story house, garage, and shed on the 1.05-acre parcel, as well as a Niagara Mohawk Power Corporation Easement along the rear of the parcel and the approximate location of a State of New York Flood Easement along the front third of the parcel; and
- WHEREAS, the map shows an existing drive on U.S. Route 20 that splits into two driveways, one serving the 1.05-acre parcel, and one serving the remaining lands located along the proposed new lot boundary; the town application dated July 31, 2014 notes the proposed deed includes the right-of-way over the existing unpaved driveway on part of the line between the two owners' properties; all access must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, aerial photography shows the 77.81-acre parcel to contain an existing house, garage/barn, and fenced in pasture, as well as two existing driveways and one farm road on U.S. Route 20, all of which must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the Environmental Assessment Form notes the site or lands adjoining the site contain wetlands or other regulated waterbodies; the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates the site contains state wetlands (SON-16) and may contain federal wetlands; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; and
- WHEREAS, the EAF Mapper further notes that the site contains waterbodies listed as water-quality impaired (Onondaga Creek upper and minor tributaries), that

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

WHEREAS, the site is served by private water and septic and is located outside the Onondaga County Sanitary District; the map shows the location of an artesian well on the proposed land addition, a water storage tank on the larger parcel, and water lines running from the water storage tank to the existing house and to the south; the map shows an existing septic tank area to the rear of the existing house; and

WHEREAS, the Onondaga County Agricultural District map shows the site is located in Agricultural District 1; aerial photography shows both the subject and adjacent parcels may include farmed land; and

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

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

Per the New York State Department of Transportation, appropriate access agreements must be in place for the shared driveway on U.S. Route 20.

The Board also offers the following comment:

1. The applicant is advised to contact the U.S. Army Corps of Engineers and/or the New York State Department of Environmental Conservation to confirm the presence of federal and/or state wetlands, respectively, and/or the 100-foot state wetland buffer on this site, and obtain all necessary permits for any confirmed wetlands and buffers and show them on the plans for the site.
2. The Town and applicant are advised to ensure appropriate access agreements are in place for any utilities or internal access drives that are shared between the two parcels.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 27, 2014

OCPB Case # S-14-67

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SUBDIVISION from the Town of Camillus Planning Board at the request of Realty USA for the property located 5110 West Genesee Street; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of West Genesee Street (Old Route 5) and Hinsdale Road, both county roads; and
- WHEREAS, the applicant is proposing to adjust lot lines between two parcels totaling 5.04 acres in a Limited Business Office (LBO) zoning district, in order for an existing church (St. Michael's Lutheran Church) to convey land to an existing realtor office (Realty USA) to demolish and reconstruct a new office on the resulting lot (1.61 acres); and
- WHEREAS, the Final Plan dated July 22, 2014 shows proposed Lots 1 and 2 with frontage on West Genesee Street; former parcel boundaries indicate new Lot 1 would include land formerly part of Lot 2 along Hinsdale Road, and a narrow strip of land along West Genesee Street; the referral notice states Realty USA would own the entire western portion of the site; the plan does not show existing parcel or proposed lot sizes; current tax maps indicate the existing church parcel is 4.36 acres and the realtor parcel is 0.68 acres; and
- WHEREAS, no existing or proposed structures are shown on the plan; aerial photography shows an existing residential structure (used by the church) and the current Realty USA office building with parking on proposed Lot 1, an existing building and parking lot on proposed Lot 2, and an additional larger parking lot primarily on proposed Lot 2 that appears to cross proposed lot boundaries; the referral notice states Realty USA would demolish the existing structures on proposed Lot 1 and construct a new 8,600 square foot office building with associated parking, landscaping, and stormwater management facilities; and
- WHEREAS, the plan shows a 25' ingress and egress easement on Hinsdale Road that leads across proposed Lot 1 to proposed Lot 2; aerial photography also shows an existing driveway on West Genesee Street serving proposed Lot 2; both the easement and the driveway lead to the larger parking lot; all existing and proposed driveways must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the Environmental Assessment Form dated August 12, 2014 notes storm water discharges will be directed to the "Onondaga County Highway Department operated storm sewer in West Genesee Street"; the proposed project may disturb one acre or more of land and must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the DEC Bureau of Water Permits; and the proposed

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

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

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

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

WHEREAS, the site is located at a commercial corner across from West Genesee High School, and adjacent to a residential neighborhood to the north; per the Onondaga County Department of Transportation, sidewalks have been installed along this section of West Genesee Street; 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 location of any proposed driveway on Hinsdale Road will be determined by the availability of sight distance.
2. Per the Onondaga County Department of Transportation, no left turns will be permitted from the West Genesee Street exit during peak hours, and the church may use the approved access on Hinsdale Road. The Town, applicant and adjacent parcel-owner must ensure appropriate access agreements are in place for any existing or proposed shared driveways.
3. The applicant is required to obtain a permit from the Onondaga County Department of Transportation prior to any proposed work within a county road right-of-way.

4. Per the Onondaga County Department of Transportation, the Town and applicant are advised that no landscaping or signage may obstruct sight distance.

5. The municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) to the Onondaga County Department of Transportation early in the planning process for review, and prior to municipal approval.

The Board also offers the following comments:

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

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

3. Every municipal review provides the opportunity to improve site planning and walkability and the applicant and the municipality are encouraged to locate the new office building closer to the road frontage, remove parking from the front yard, install sidewalks on the Hinsdale Road frontage, utilize shared parking, and increase landscaping along the road frontage and as buffering for the church and adjacent residential properties to the north. The Town, applicant, and adjacent parcel-owner are advised to ensure appropriate access agreements are in place for any existing or future shared parking.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 27, 2014

OCPB Case # S-14-68

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of Onondaga Planning Board at the request of Craig Simmons (Miller Estate) for the property located 5260 Kasson 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 Kasson Road, a county road; and
- WHEREAS, the applicant is proposing to subdivide 2.65 acres into two lots in order to bring the lots into conformance with assigned tax map numbers in a One-Family Residential (R-1) zoning district; and
- WHEREAS, per the referral notice and a conversation with the Town on August 14, 2014, the applicant recently ascertained that the subdivision map was never filed in 1987 despite tax parcel numbers having been assigned for the two lots, and now would like to be able to build on and/or sell the lots, at which time a variance may be required; and
- WHEREAS, the Final Plan dated August 7, 2014 shows proposed Lot 1A (1.35 acres) as vacant and proposed Lot 1B (1.3 acres) with an existing one-story wood frame house and shed; former parcel boundaries indicate Lot 1 previously included proposed Lot 1A and either part or all of proposed Lot 1B; and
- WHEREAS, the plan shows both proposed lots with frontage on Kasson Road, and an existing drive serving the house on proposed Lot 1B; any existing or proposed driveways must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the Environmental Assessment Form dated June 23, 2014 notes stormwater will be directed to the existing roadside ditch; and
- WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that the property is near a Special Flood Hazard Area (SFHA); preliminary updated FIRM data released in June 2008 shows that additional lands adjacent to the parcel are anticipated to be added to the SFHA once maps are finalized; the plan states there is no 100 year flood zone on site, per 1991 FIRM data; 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 Environmental Assessment Form Mapper indicates land adjoining the site contains wetlands or other regulated waterbodies; and
- WHEREAS, the EAF Mapper further indicates the project is within 2,000 feet of a site in the New York State Department of Environmental Conservation Environmental

Site Remediation database (734009); and

WHEREAS, the EAF Mapper notes the site contains a significant natural community (Calcareous Talus Slope Woodland); per the New York State Department of Environmental Conservation (NYS DEC), if a significant natural community is present at or near the location, a careful on-site evaluation should be done to confirm the size, status, and specific locations of those natural communities on the parcel, and to document the presence of any significant plants or wildlife; and

WHEREAS, the site is served by public water and private septic, and is located in the Metropolitan Wastewater Treatment Plant service area; the plan states Lot 1A does not have a public sewer connection available at this time and will need approval by the Town of Onondaga and the Onondaga County Health Department prior to conversion to a residential building lot; 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, access to Kasson Road for proposed Lot 1A will be determined by the availability of sight distance.
2. The applicant is required to obtain a permit from the Onondaga County Department of Transportation for any proposed driveways and prior to any proposed work within a county road right-of-way.
3. The Onondaga County Health Department must formally approve a proposed septic system plan for proposed Lot 1 A prior to Department endorsement of this subdivision plan.

The Board also offers the following comments:

1. 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.
2. The municipality and applicant are advised to consult the NYS DEC website (<http://www.dec.ny.gov/permits/91670.html>) for information about significant natural communities, and to contact NYS DEC regarding any requirements for the State Environmental Quality Review (SEQR) process.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 27, 2014

OCPB Case # S-14-69

- 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 Tucker Missionary Baptist Church for the property located 515 & 529-31 Oakwood 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 Interstate Route 81, a state highway; and
- WHEREAS, the applicant is proposing to combine two parcels into a new 1.5-acre lot in a Residential Class AA (RAA) zoning district, in order to increase parking capacity at an existing church; and
- WHEREAS, the Board is concurrently reviewing an Area Variance referral (Z-14-313) because the increased parking exceeds the maximum allowable parking surface coverage (35% allowed per code, the amount proposed is not indicated); and
- WHEREAS, a letter from the applicant to the city dated July 21, 2014 notes additional safe parking is needed at the existing church, and a grant from the "Save the Rain Project" will be used to construct the new lot; and
- WHEREAS, the Resubdivision Plan revised on May 20, 2014 shows proposed New Lot 515 to contain the existing church building surrounded by asphalt, a proposed parking area with 40 spaces in the location of an existing vacant gravel area, and existing and proposed fence around the entire site; and
- WHEREAS, the plan shows the site with frontage on East Castle Street, Leon Street, and Oakwood Avenue, all city streets; there is one curb cut each on East Castle Street and Leon Street, and four curb cuts on Oakwood Avenue; and
- WHEREAS, the Environmental Assessment Form notes storm water discharges will be managed through the "Save the Rain Project"; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates the project is within 2,000 feet of sites in the New York State Department of Environmental Conservation Environmental Site Remediation database (E734086 and 734140), and that it is substantially contiguous to Oakwood Cemetery, a site on the National Register of Historic Places; and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 27, 2014

OCPB Case # S-14-70

- 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 David & Lorraine Erwin for the property located at Flat Rock Road and New York State Route 321; 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 New York State Route 321, a state highway, Flat Rock Road, a county road, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing to subdivide a vacant 6.01-acre parcel into three new lots, Lot 1 (3.4 acres), Lot 2 (2.1 acres), and Lot 3 (0.6 acres), in a Residential (R-3) zoning district, in order to add Lot 3 to the adjacent parcel to the west (1.18 acres); and
- WHEREAS, the Proposed Subdivision Plan revised on June 25, 2014 shows proposed Lot 1 at the corner of Flat Rock Road and New York State Route 321, proposed Lot 2 with frontage and a proposed driveway on Flat Rock Road, and proposed Lot 3 located along Route 321 to include the existing gravel drive on Flat Rock Road; any proposed driveways must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, there is an outline drawn on the plan around proposed Lot 3 (including the gravel drive) and the adjacent parcel to the west, also owned by the applicant, with a note that states "Attach Lot 3 and Gravel Drive to Existing Homesite"; and
- WHEREAS, the referral included an Environmental Assessment Form dated July 23, 2014; the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that land adjoining the site contains wetlands or other regulated waterbodies; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; and
- WHEREAS, the EAF Mapper further indicates that the site is located over, or immediately adjoining, a principal aquifer; and
- WHEREAS, the site is served by private water and septic and is located outside the Onondaga County Sanitary District; the Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to Department endorsement of this subdivision plan; and
- WHEREAS, the Onondaga County Agricultural District map shows the site is located in Agricultural District 2; aerial photography shows surrounding properties to be vacant wooded land, residential properties, and farmed parcels; 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, access to Flat Rock Road for proposed Lots 1 and 2 will be through the existing approved gravel driveway. The municipality and applicant are required to coordinate all access to Flat Rock Road with the Department by contacting the Department at (315) 435-3205, and access agreements must be put in place for any resulting shared driveways.
2. The applicant is required to obtain a permit from the Onondaga County Department of Transportation for any proposed driveways and prior to any proposed work within a county road right-of-way.
3. Per the New York State Department of Transportation, the applicant is advised that any work in the State right-of-way will require a permit.
4. The Onondaga County Health Department must formally approve proposed septic systems for proposed Lots 1 and 2 prior to Department endorsement of this subdivision plan.

The Board also offers the following comment:

The Board encourages the Town to consider the potential long-term effects of subdivisions to create new residential lots in rural areas, including areas containing New York State agricultural district properties, as potential conflicts with agricultural operations, changes to the rural character, reduction of open space and farmland, and impacts to road safety and mobility may gradually occur.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 27, 2014

OCPB Case # S-14-71

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of Lysander Planning Board at the request of Mark Bitz for the property located Tater 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 Tater Road, a county road, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing to subdivide a 101.09-acre parcel into two lots, Lot 1 (5.09 acres) and Remaining Lands (96 acres), in an Agricultural (A) zoning district, in order to offer Lot 1 for sale to American Tower; and
- WHEREAS, per the referral notice, American Tower has been leasing the land for an existing cell tower on site, an approved use; and
- WHEREAS, the Preliminary Plan dated June 26, 2014 shows proposed Lot 1 to contain two buildings and a 192' tower inside a chain link fence, and four utility boxes, two of which appear to be in the County right-of-way; the remaining lands are labeled on the plan but are not detailed in the survey; the plan states "Remaining Lands is not a building lot", and aerial photography shows it to be farmed land and associated buildings; and
- WHEREAS, the plan shows proposed Lot 1 with an existing 8' gravel road on Tater Road, and aerial photography shows an existing driveway on Tater Road serving the remaining lands; any existing or proposed driveways must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, there is an area along Tater Road labeled "40' Strip Dedicated to Onondaga County for Highway Purposes", where a 33' portion of the strip is labeled to be within the existing highway boundary; and
- WHEREAS, preliminary updated FEMA Flood Insurance Rate Maps (FIRM) data released in June 2008 shows that lands on/near the rear of the remaining lands are anticipated to be added to the Special Flood Hazard Area (SFHA) once maps are finalized; and
- WHEREAS, the referral notice included an Environmental Assessment Form dated July 2, 2014; the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that a portion of the site or land adjoining the site contains regulated waterbodies and federal wetlands; wetland maps indicate the potential presence of federal wetlands towards the rear of the remaining lands; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; and
- WHEREAS, the EAF Mapper indicates that the site is located over, or immediately adjoining, principal and primary aquifers, and that the site of the proposed action contains a species of animal, or associated habitats, listed by the state

or federal government as threatened or endangered; and

WHEREAS, the site is located outside the Onondaga County Sanitary District; the town application dated July 2, 2014 notes no water or wastewater connections are required; and

WHEREAS, the Onondaga County Agricultural District map shows the site is located in Agricultural District 2; aerial photography shows the site contains agricultural land and is adjacent to farmed properties; 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, the applicant must modify the existing driveway on proposed Lot 1 to meet Department commercial driveway standards, and obtain a permit prior to any proposed work within a county road right-of-way.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 27, 2014

OCPB Case # Z-14-303

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of McFarland Development, LLC for the property located 7386 Oswego 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 Route 57 (Oswego Road) and Long Branch Road, both county roads; and
- WHEREAS, the applicant is requesting an area variance to construct an auto parts store (Advance Auto Parts) on two parcels totaling 1.06 acres containing a vacant restaurant building to be demolished (formerly Kirby's) in a Neighborhood Commercial (NC-1) zoning district; and
- WHEREAS, the Board recently recommended Modification of a Special Permit referral (Z-14-254) for this project, citing traffic, drainage, access, lighting, wastewater, and site design concerns; the Board previously recommended No Position With Comment on a Zone Change referral (Z-14-153) for these parcels from Limited Use for Restaurants (LuC-2) and Highway Commercial (HC-1) to NC-1 in order to combine these parcels before development, noting similar concerns along with advising the Town to consider a planning level analysis of this corridor; and
- WHEREAS, the referral notice states side yard setback area variances are required for the principal structure (10' requested where 25' are required) and an accessory structure (dumpster, 12.5' requested where 25' are required); and
- WHEREAS, the Environmental Assessment Form dated July 29, 2014 notes future approvals will be needed for a subdivision to combine the two parcels into one lot and for a site plan to demolish the existing structure and redevelop the property, including construction of the auto parts store with associated paved parking, loading and access areas, pedestrian access, landscaping, and other site improvements; no other referrals were submitted at this time; and
- WHEREAS, the Site Plan dated June 13, 2014 shows the proposed retail building (6,336 square feet) with parking in the front, rear, and one side yard (41 spaces total per requirements), a concrete sidewalk along the front of the building, a loading area in the rear of the building (495 square feet), and a proposed freestanding sign (no further details provided); the plan shows the site as one lot; the zone change referral noted the site contained two parcels, a 0.84-acre parcel with the existing building and parking, and a rear 0.22-acre parcel containing a portion of the parking area; and
- WHEREAS, the plan shows the site with frontage and one proposed driveway on Oswego Road, which must meet the requirements of the Onondaga County Department of Transportation; aerial photography shows one existing driveway in the location of the proposed driveway; and

WHEREAS, the special permit referral included a Boundary and Topographic Survey Map dated March 31, 2014 which shows a chain link fence encroaching on the rear yard, a 15' Town of Clay drainage easement on the front of the parcel in the location of existing and proposed parking, and some existing parking that encroaches on the County road right-of-way; and

WHEREAS, the EAF notes the proposed action will not disturb more than one acre, that impervious surfaces will be decreasing from 1.0 acres to 0.8 acres and grass and landscaping will be increasing from 0.1 acres to 0.3 acres; and

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

WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates land adjoining the site contains wetlands or other regulated waterbodies, and the site of the proposed action contains a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; and

WHEREAS, the site is served by public water and septic and is located in the Wetzel Road Wastewater Treatment Plant service area; the EAF notes total anticipated water usage is 200 gallons/day and total anticipated waste generation is 150 gallons/day; and

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

WHEREAS, the EAF notes there will be pole and building mounted light fixtures designed to prevent glare and light trespass (dark sky compliant); and

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

1. The Onondaga County Department of Transportation has determined that the applicant must provide the Department with ITE Trip Generation traffic figures.
2. The Onondaga County Department of Transportation has determined that the applicant must complete a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to meet Department requirements verifying that the proposed development would not create additional stormwater runoff into the County's drainage system and is required to first contact the Department to determine the scope of the study; the applicant must submit the drainage study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.
3. Per the Onondaga County Department of Transportation, any proposed additional access to Oswego Road is prohibited, and the applicant is required to obtain a permit from the Onondaga County Department of Transportation prior to any proposed work within a county road right-of-way.
4. 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.

The Board also offers the following comments:

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
3. The Town is advised to require the applicant to submit a lighting plan to be approved by the municipal engineer to ensure there is no glare or spillover onto adjacent residential properties.
4. Every municipal review provides the opportunity to improve community appearance and walkability, and the Town and applicant are encouraged to consider locating the proposed building closer to the road frontage, removing parking from the front yard, and incorporating elements such as sidewalks and landscaping along the road frontage and around the parking lots.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 27, 2014

OCPB Case # Z-14-304

- 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 LOCAL LAW from the Town of Elbridge Town Board at the request of Town of Elbridge Town Board for the property located Townwide; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing a comprehensive revision of the Town of Elbridge subdivision regulations; and
- WHEREAS, per the Town, the general purpose of the revision is to bring the regulations up to date, as the original regulations were from the early 1960s, and to continue the process of updating the Zoning Code which was revised in 2011 (Z-11-78); and
- WHEREAS, the Town noted several processes in the existing regulations are not well-defined or have timelines that do not align with state law, including the major/minor subdivision process, sketch plan review process, and the preliminary plan timeline; and
- WHEREAS, the Town further noted the new regulations also include the process for lot line adjustments and highway specifications, which were formerly separate documents; and
- WHEREAS, per Chapter 39 of the new regulations, the "subdivision and development of land for residential, commercial and industrial purposes shall be guided and regulated in such a manner as to meet the following requirements for orderly and harmonious growth: Land to be subdivided or developed shall be of such character that it can be used safely without danger to health, or peril from fire, flood, erosion, excessive noise or smoke, or other menace; Proper provisions shall be made for drainage, water supply, sewage conveyance and treatment and other appropriate utility services; The proposed streets shall provide a safe, convenient and functional system for vehicular circulation, and shall be properly related to the Comprehensive Plan of the area; Streets shall be of such width, grade and location as to accommodate prospective traffic as determined by existing and probably future land and building uses; Buildings, lots, blocks and streets shall be so arranged as to afford adequate light, view and air to facilitate fire protection and to provide ample access by emergency service personnel and vehicles to buildings; Land shall be subdivided or developed with due regard to topography so that the natural beauty of the land and vegetation shall be protected and enhanced; Adequate sites for schools, parks, playgrounds and other community services shall be located so that residents of all neighborhoods shall have convenient access to such facilities"; 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 Brian Donnelly and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Robert Antonacci - yes; Chester Dudzinski - yes; Brian Donnelly - yes; Daniel Cupoli - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 27, 2014

OCPB Case # Z-14-305

- 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 AREA VARIANCE from the Town of Pompey Zoning Board of Appeals at the request of Derek & Susan Reyna for the property located 7737 Gates 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 Gates Road, a county road, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is requesting an area variance to construct a 15' x 15' addition to an existing residence on a 1.4-acre lot in a Farm (F) zoning district; and
- WHEREAS, the referral notice states the an area variance is required for one side yard setback (14.5' requested where 20' are required); and
- WHEREAS, the town application dated July 29, 2014 notes the additional square footage is necessary to accommodate the applicant's family size and preclude the need to relocate; and
- WHEREAS, the Location Survey dated September 15, 2001 shows a one-story frame house with two-car garage, a frame shed, and a well; the addition is not shown on the survey; and
- WHEREAS, the survey shows the site has frontage on Gates Road; aerial photography shows the site has one existing driveway on Gates Road, which must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, an Environmental Assessment Form dated August 2, 2014 was submitted with the referral; and
- WHEREAS, the site is served by private water and septic and is located outside the Onondaga County Sanitary District; and
- WHEREAS, the Onondaga County Agricultural District map shows the site is located in Agricultural District 4; aerial photography shows surrounding parcels to be residential and farmed properties; 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 Brian Donnelly and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Robert Antonacci - yes; Chester Dudzinski - yes; Brian Donnelly - yes; Daniel Cupoli - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 27, 2014

OCPB Case # Z-14-306

- 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 SITE PLAN from the Town of Clay Planning Board at the request of KF Mumps, LLC for the property located 7897 Oswego Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Oswego Road (Route 57), a county road; and
- WHEREAS, the applicant is proposing to add parking and construct a ramp at an existing financial services office on a 0.64-acre lot in a Neighborhood Office (O-1) zoning district; and
- WHEREAS, the plan shows an existing two-story frame building (1,445 square feet footprint), a proposed ramp, an existing asphalt area, and two proposed asphalt areas, one in the rear with 5 parking spaces, and one in the front with 3 parking spaces; and
- WHEREAS, the plan shows the site with frontage and one existing driveway on Oswego Road; the front asphalt parking area includes a slight widening of the driveway, partially in the County right-of-way; per the Onondaga County Department of Transportation, the applicant is currently working with the Department to obtain a permit for the existing driveway and for proposed work within the County road right-of-way; and
- WHEREAS, there are two areas labeled Special Flood Hazard Area of 100-Year Flood (Zone A4) per Federal Emergency Management Agency National Flood Insurance Rate Maps; the Environmental Assessment Form dated August 1, 2014 notes the project site is in the 100 year and the 500 year floodplain; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and
- WHEREAS, the plan also labels the approximate location of a "New York State DEC Wetland (Per The Environmental Collaborative April 17, 2012)"; the EAF notes state wetland BRE-19 adjoins the project site, and the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates the presence of state wetlands on the project site; the applicant must obtain appropriate permits from the New York State Department of Environmental Conservation for any proposed development or drainage in state wetlands and/or wetland buffers on site; and
- WHEREAS, the EAF states that the site of the proposed action contains a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered per the Environmental Resources Manager Mapper; a permit may be required from the New York State Department of

Environmental Conservation (NYS DEC) if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and

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

WHEREAS, the site is served by public water and sewer and is located in the Wetzel Road Wastewater Treatment Plant service area; the EAF notes the projected new water demand will be 100 gallons per day, and the projected wastewater generation will be 100 gallons per day; and

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

WHEREAS, the site is located along a commercial area of Oswego Road between two parcels zoned Regional Commercial (RC-1); aerial photography shows vacant and wooded land behind the site along the Seneca River; and

WHEREAS, the plan shows an existing perimeter landscape strip, existing lawn area on the undeveloped portion of the site, proposed plantings in the front yard, one porch ceiling light in the front of the building, one wall mounted dual head flood light in the rear of the building, and an existing externally-lit post sign in the front of the building; and

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

The applicant is required to obtain a permit from the Onondaga County Department of Transportation for the existing driveway and prior to any proposed work within the County road right-of-way.

The Board also offers the following comments:

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

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

3. 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.

4. The applicant is advised to contact the New York State Department of

Environmental Conservation to confirm the presence of state wetlands and/or the 100-foot state wetland buffer on this site, and obtain all necessary permits for proposed development or drainage in any confirmed wetlands and buffers and show them on the plans for the site.

5. The Town is encouraged to consider a planning level analysis of this corridor to formalize requirements and standards and guide future actions, specifically regarding topics such as land use and density goals, implications for infrastructure, shared/front yard parking and access management, facade, landscaping and signage standards, pedestrian/bicycle and transit accommodations, and coordinated stormwater management opportunities.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 27, 2014

OCPB Case # Z-14-307

- 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 ZONE CHANGE from the Town of Clay Town Board at the request of Riverwalk Associates, Inc. for the property located 5112 +/- Guy Young Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of Guy Young Road, a county road, and the municipal border between the Town of Clay and the Town of Cicero; and
- WHEREAS, the applicant is requesting a zone change from Residential Agricultural (RA-100) to One-Family Residential (R-15) on five parcels totaling 127.04 acres to allow for residential development; and

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

The Town of Clay has granted an extension for this case through September 18, 2014, in order to conduct a coordinated review of the project.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 27, 2014

OCPB Case # Z-14-308

- 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 SITE PLAN from the Village of North Syracuse Planning Board at the request of Syracuse SMSA Limited Partnership d/b/a Verizon Wireless for the property located 708 North Main Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of New York State Route 11 (North Main Street), a state highway, Bear Road, a county road, and the municipal boundaries between the Village of North Syracuse and the Towns of Clay and Cicero; and
- WHEREAS, the applicant is proposing to install additional equipment at an existing unmanned public utility/personal wireless service facility on an existing building in a Commercial (C-2) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Special Use Permit referral (Z-14-309) for this project, as required for modifications to wireless telecommunication facilities per Village code; and
- WHEREAS, the Environmental Assessment Form dated August 7, 2014 notes the project generally includes the installation of one wireless telecommunications antenna, one GPS antenna, and an equipment cabinet mounted on an existing building structure; and
- WHEREAS, the Overall Site Plan revised August 7, 2014 shows the site (Bear Road Plaza) contains an existing retail strip building and an auto service building, and the existing wireless facility is located at the rear of one of the retail stores (Harbor Freight Tools); the plan shows a proposed 6' x 6' equipment lease area, an existing utility room inside the building, a proposed antenna, and existing/proposed fiber and cable connections to power the site improvements; and
- WHEREAS, the plan shows the site utilizes existing plaza access on Bear Road and North Main Street, which must meet the requirements of the New York State and Onondaga County Departments of Transportation, respectively; and
- WHEREAS, the EAF notes the project will not connect to existing water and wastewater utilities; and
- WHEREAS, per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 27, 2014

OCPB Case # Z-14-309

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL USE PERMIT from the Village of North Syracuse Planning Board at the request of Syracuse SMSA Limited Partnership d/b/a Verizon Wireless for the property located 708 North Main Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of special permits and the site is located within 500 feet of New York State Route 11 (North Main Street), a state highway, Bear Road, a county road, and the municipal boundaries between the Village of North Syracuse and the Towns of Clay and Cicero; and
- WHEREAS, the applicant is requesting a special use permit to install additional equipment at an existing unmanned public utility/personal wireless service facility on an existing building in a Commercial (C-2) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-14-308) for this project; and
- WHEREAS, the Environmental Assessment Form dated August 7, 2014 notes the project generally includes the installation of one wireless telecommunications antenna, one GPS antenna, and an equipment cabinet mounted on an existing building structure; and
- WHEREAS, the Overall Site Plan revised August 7, 2014 shows the site (Bear Road Plaza) contains an existing retail strip building and an auto service building, and the existing wireless facility is located at the rear of one of the retail stores (Harbor Freight Tools); the plan shows a proposed 6' x 6' equipment lease area, an existing utility room inside the building, a proposed antenna, and existing/proposed fiber and cable connections to power the site improvements; and
- WHEREAS, the plan shows the site utilizes existing plaza access on Bear Road and North Main Street, which must meet the requirements of the New York State and Onondaga County Departments of Transportation, respectively; and
- WHEREAS, the EAF notes the project will not connect to existing water and wastewater utilities; and
- WHEREAS, per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

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

E-mail Address: countyplanning@ongov.net

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 Brian Donnelly and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Robert Antonacci - yes; Chester Dudzinski - yes; Brian Donnelly - yes; Daniel Cupoli - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 27, 2014

OCPB Case # Z-14-310

- 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 SITE PLAN from the Village of North Syracuse Planning Board at the request of Syracuse SMSA Limited Partnership d/b/a Verizon Wireless for the property located 401 North Main Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of New York State Route 11 (North Main Street), a state highway; and
- WHEREAS, the applicant is proposing to install additional equipment at an existing unmanned public utility/personal wireless service facility on an existing building in a Commercial (C-2) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Special Use Permit referral (Z-14-311) for this project, as required for modifications to wireless telecommunication facilities per Village code; and
- WHEREAS, the Environmental Assessment Form dated August 7, 2014 notes the project generally includes the installation of one wireless telecommunications antenna and one GPS antenna on an existing building, and an equipment cabinet inside the building; and
- WHEREAS, the Overall Plan revised August 7, 2014 shows the site is located on North Main Street at Shaver Avenue, a local street, and contains an existing retail/office building and the existing wireless facility on the roof; the plan shows a proposed 6' x 6' equipment lease area, a proposed equipment cabinet mounted in the electrical room inside the building, a proposed antenna, and existing/proposed connections to power the site improvements; and
- WHEREAS, the plan shows the site with access on Shaver Avenue and North Main Street, which must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the EAF notes the project will not connect to existing water and wastewater utilities; 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 Brian Donnelly and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Robert Antonacci - yes; Chester Dudzinski - yes; Brian Donnelly - yes; Daniel Cupoli - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 27, 2014

OCPB Case # Z-14-311

- 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 SPECIAL USE PERMIT from the Village of North Syracuse Planning Board at the request of Syracuse SMSA Limited Partnership d/b/a Verizon Wireless for the property located 401 North Main Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of special permits and the site is located within 500 feet of New York State Route 11 (North Main Street), a state highway; and
- WHEREAS, the applicant is requesting a special use permit to install additional equipment at an existing unmanned public utility/personal wireless service facility on an existing building in a Commercial (C-2) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-14-310) for this project; and
- WHEREAS, the Environmental Assessment Form dated August 7, 2014 notes the project generally includes the installation of one wireless telecommunications antenna and one GPS antenna on an existing building, and an equipment cabinet inside the building; and
- WHEREAS, the Overall Plan revised August 7, 2014 shows the site is located on North Main Street at Shaver Avenue, a local street, and contains an existing retail/office building and the existing wireless facility on the roof; the plan shows a proposed 6' x 6' equipment lease area, a proposed equipment cabinet mounted in the electrical room inside the building, a proposed antenna, and existing/proposed connections to power the site improvements; and
- WHEREAS, the plan shows the site with access on Shaver Avenue and North Main Street, which must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the EAF notes the project will not connect to existing water and wastewater utilities; 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 Brian Donnelly and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Robert Antonacci - yes; Chester Dudzinski - yes; Brian Donnelly - yes; Daniel Cupoli - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 27, 2014

OCPB Case # Z-14-312

- 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 AREA VARIANCE from the Town of Pompey Zoning Board of Appeals at the request of Tupnor, Inc. (Wm. Porter Real Estate) for the property located on Sweet 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 New York State Route 91 and U.S. Route 20, both state highways, and Sweet Road, Academy Street, and Cherry Street, all county roads; and
- WHEREAS, the applicant is requesting an area variance to build a cottage on a vacant 99' x 212' lot in a Hamlet (H) zoning district; and
- WHEREAS, per the referral notice, the lot frontage is 99 feet where 100 feet are required in this district; and
- WHEREAS, per the town application dated August 1, 2014, the applicant would like to build an approximately 1,000 square foot cottage in keeping with the historic nature of the village in order to make use of an overgrown property; per the Environmental Assessment Form dated August 5, 2014, the lot was a church in the 1800s; and
- WHEREAS, the Location Survey (date cutoff) shows a 0.48-acre lot with frontage and an existing gravel drive on Sweet Road that curves onto the adjacent property to the south; no site plans were submitted at this time; any existing or proposed driveways must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper notes land adjoining the site contains wetlands or other regulated waterbodies; and
- WHEREAS, the EAF Mapper indicates that the site is located over, or immediately adjoining, a sole source aquifer (Cortland-Homer Preble SSA); and
- WHEREAS, the referral notice states the site is served by private water and septic; the survey shows a well on site; no further information was included about wastewater disposal; the Onondaga County Health Department must accept or approve any existing or proposed sewage disposal plans for this site; and

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

Should the Town approve the area variance, the plan for the next stage of development should include the following:

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

E-mail Address: countyplanning@ongov.net

1. Per the Onondaga County Department of Transportation, access to Sweet Road will be determined by the availability of sight distance.
2. The applicant is required to obtain a permit from the Onondaga County Department of Transportation for any proposed driveways and prior to any proposed work within a county road right-of-way.
3. The Onondaga County Health Department must accept or approve, respectively, any existing or proposed sewage disposal plans, prior to issuance of a building permit.
4. The Town and applicant are advised to ensure appropriate access agreements are in place for the gravel driveway that accesses both the subject parcel and the adjacent parcel to the south.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 27, 2014

OCPB Case # Z-14-313

- 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 AREA VARIANCE from the City of Syracuse Board of Zoning Appeals at the request of Tucker Missionary Baptist Church for the property located 515 & 529-31 Oakwood Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Interstate Route 81, a state highway; and
- WHEREAS, the applicant is requesting an area variance to increase parking capacity at an existing church on a new 1.5-acre lot in a Residential Class AA (RAA) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Final Subdivision referral (S-14-69) to add the adjacent vacant parcel to the existing church parcel for this project; and
- WHEREAS, the referral notice states the increased parking exceeds the maximum allowable parking surface coverage (35% allowed per code, the amount proposed is not indicated); and
- WHEREAS, a letter from the applicant to the city dated July 21, 2014 notes additional safe parking is needed at the existing church, and a grant from the "Save the Rain Project" will be used to construct the new lot; and
- WHEREAS, the Resubdivision Plan revised on May 20, 2014 shows proposed New Lot 515 to contain the existing church building surrounded by asphalt, a proposed parking area with 40 spaces in the location of an existing vacant gravel area, and existing and proposed fence around the entire site; and
- WHEREAS, the plan shows the site with frontage on East Castle Street, Leon Street, and Oakwood Avenue, all city streets; there is one curb cut each on East Castle Street and Leon Street, and four curb cuts on Oakwood Avenue; and
- WHEREAS, the Environmental Assessment Form notes storm water discharges will be managed through the "Save the Rain Project"; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates the project is within 2,000 feet of sites in the New York State Department of Environmental Conservation Environmental Site Remediation database (E734086 and 734140), and that it is substantially contiguous to Oakwood Cemetery, a site on the National Register of Historic Places; and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; and

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 27, 2014

OCPB Case # Z-14-314

- 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 PROJECT SITE REVIEW from the City of Syracuse Zoning Administration at the request of YMCA of Greater Syracuse for the property located 330 Montgomery Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law the site is located within 500 feet of the Carnegie Building, Onondaga County Court House, and John H. Mulroy Civic Center, all county-owned properties; and
- WHEREAS, the applicant is proposing a Project Site Review to replace the aluminum storefront entrance on an existing apartment building (YMCA Senior Apartments) in a Central Business District-Office and Service (CBD-OS) zoning district; and
- WHEREAS, the Plans dated July 21, 2014 show the existing storefront framing to be removed and new thermally broken aluminum framing with bronze tinted glass and kynar finish "redwood" to be added in the same location; and
- WHEREAS, the plans further show modifications to the vestibule area and interior entrance; no other changes are proposed or shown; and
- WHEREAS, aerial photography shows the site has frontage and sidewalks on Montgomery Street, a city street; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the project is within 2,000 feet of a site in the New York State Department of Environmental Conservation Environmental Site Remediation database (734060), and 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, the EAF Mapper further indicates the site is located in the Montgomery Street-Columbus Circle Historic District, and in close proximity to several historic buildings; and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; the Environmental Assessment Form dated August 8, 2014 notes the proposed project does not affect the existing water or wastewater utilities; 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 Brian Donnelly and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Robert Antonacci - yes; Chester Dudzinski - yes; Brian Donnelly - yes; Daniel Cupoli - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 27, 2014

OCPB Case # Z-14-315

- 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 SITE PLAN from the Town of Skaneateles Planning Board at the request of William Miles for the property located Fennell 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 Old Seneca Turnpike, a county road; and
- WHEREAS, the applicant is proposing to complete erosion control and build steps on the bank of Skaneateles Creek for public fishing access on a vacant 0.21-acre lot in a Rural Residential (RR) zoning district; and
- WHEREAS, per a narrative to the town dated July 31, 2014, the lot has 240 feet of frontage on Skaneateles Creek, 90 feet of which is eroded with a depressed land area; per the Pre-application Findings dated July 31, 2014, the applicant proposes to correct the degradation by constructing a retaining wall and raising the elevation slightly in the area adjacent to the proposed wall, followed by constructing a set of 4-foot wide permeable stairs from the road level to the lot level in the northwest corner of the property and regrading the road bank in the southwest corner to create an access area for the bottom of the lot; the narrative further notes after improvements are completed this lot will be offered as a donation to the Town for public fishing access and memorial to a local resident and fisherman; and
- WHEREAS, the Site Plan dated July 24, 2014 shows the site is located between Fennell Street aka Railroad Street, a local street, Skaneateles Creek, and a bridge along Old Seneca Turnpike; aerial photography shows a guard rail along the bridge that ends just before the intersection with Fennell Street; GIS maps indicate that the City of Syracuse owns land across Old Seneca Turnpike along Skaneateles Creek; the town application dated July 31, 2014 notes the City of Syracuse Water Department has been contacted; and
- WHEREAS, the plan shows the location of the steps along the steep slope area of the lot, the 20% slope access area to be graded into the bank for mowing and maintenance equipment access (per the narrative), a line of stacked limestone boulders along the top of the bank, and the area adjacent to the stone wall to be raised to grade; and
- WHEREAS, the Environmental Assessment Form dated July 31, 2014 notes the site is located in the 100-year floodplain; the current FEMA Flood Insurance Rate Maps (FIRM) indicate that the site is in or near a Special Flood Hazard Area (SFHA); preliminary updated FIRM data released in June 2008 shows that additional lands on the parcel are anticipated to be added to the SFHA once maps are finalized; 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 Environmental Assessment Form Mapper indicates the potential presence of federal wetlands on site; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; the EAF notes permits are required from the New York State Department of Environmental Conservation and the Army Corps of Engineers and the application notes those agencies have been contacted; the applicant is advised to continue working with the U.S. Army Corps of Engineers and/or the New York State Department of Environmental Conservation to confirm the presence of federal and/or state wetlands, respectively, and/or the 100-foot state wetland buffer on this site, and obtain all necessary permits for any confirmed wetlands and buffers and show them on the plans for the site; and

WHEREAS, the EAF Mapper indicates that the site is located over, or immediately adjoining, a principal aquifer, that the site contains waterbodies listed as water-quality impaired (Skaneateles Creek and tributaries), and 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, the site is located outside the Onondaga County Sanitary District, and the referral materials indicate no water or wastewater utilities will be required; and

WHEREAS, the narrative notes the steep slope area will be maintained with native species vegetation, and the steps access area will be built and planted with grass; and

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

1. Per the Onondaga County Department of Transportation, the Town and applicant are advised that access to Old Seneca Turnpike, parking, loading, and backing of vehicles in the County right-of-way will not be permitted.
2. The Town and applicant are advised to identify and clearly delineate safe and legal parking areas for the public to use to access this site.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 27, 2014

OCPB Case # Z-14-316

- 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 DeWitt Planning Board at the request of The Distillery Restaurant for the property located 3112 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, a state highway, the state-owned portion of Thompson Road, and the municipal boundary between the Town of DeWitt and the City of Syracuse; and
- WHEREAS, the applicant is proposing to renovate a vacant restaurant building (formerly Outback Steakhouse) in order to open a new restaurant (Distillery Restaurant and Bar) on two parcels totaling 1.69 acres in a Business zoning district; and
- WHEREAS, the Proposed Site Plan dated August 1, 2014 shows an existing restaurant building and parking lot spanning two parcels, and proposed improvements including an outdoor dining area, a drop-off area by the entrance, landscaping, a bike rack, granite curbing, handicap accessible access, and pedestrian connections to proposed 4' wide sidewalks along Erie Boulevard East ("pending NYSDOT approval" per the plan); and
- WHEREAS, the plan shows the site with frontage and one driveway on Erie Boulevard East, which must meet the requirements of the New York State Department of Transportation; the plan also shows the site includes a narrow strip land with frontage and exit-only access on Thompson Road, a local road in that location; and
- WHEREAS, the Environmental Assessment Form dated August 4, 2014 notes the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, the plan shows a new backlit two-sided sign (7'9 1/2" x 2' 3 1/2") to be placed within the existing sign frame (8'1" high) in its existing location where the driveway on Erie Boulevard meets the parking area; and
- WHEREAS, the Proposed Exterior Elevation plans dated August 1, 2014 show three proposed signs with four lights each, one on the north elevation, one on the west elevation, and one over the entrance located in the northwest corner; no

further signage details were included with the referral; and

WHEREAS, the elevations also show exterior renovations, including new stone veneer columns and piers, repainted trim, new roof (same materials), new vinyl shakes, and a new 30" metal fence around the outdoor dining area; and

WHEREAS, the referral included floor plans, a lighting plan, and partial landscaping plan; and

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

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board 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, sidewalks in the State right-of-way must be five feet wide and continue through the driveway, and the applicant must contact the Department to obtain permits for any work in the State right-of-way.

The Board also offers the following comments:

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County ""Save the Rain Program"" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820."
3. The Town and applicant may wish to consider combining the two parcels into one new lot, as to avoid buildings and parking areas crossing parcel boundary lines.
4. The Town and applicant are encouraged to include sidewalks across the Thompson Road frontage, in order to connect with any potential future sidewalks along Thompson Road.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 27, 2014

OCPB Case # Z-14-317

- 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 CONTROLLED SITE APPROVAL from the Town of Lysander Planning Board at the request of Dale Gillette dba Yankee Construction for the property located 3492 Hayes Road; 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 Hayes Road, a county road, and the municipal boundary between the Town of Lysander and the Town of Geddes; and
- WHEREAS, the applicant is proposing a Controlled Site Use to reconstruct a single-family home with the same footprint and foundation as the existing home on a 30' x 150' lot in a New York State Flowage Easement (NYSFE) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Special Permit referral (Z-14-318), which is required in this district for reconstructed single-family homes; the Town Zoning Code notes the NYSFE districts are located along the shore of the Seneca River and the Barge Canal over which the State of New York has acquired flowage easements, which are to protect the state against litigation if water levels rise above normal maximums and flood conditions occur; and
- WHEREAS, per the referral notice, the existing home is in poor condition; per code, the existing first floor footprint and square footage must be used in reconstructing homes in this district; and
- WHEREAS, the Boundary Survey revised on July 24, 2014, shows the lot is located between Hayes Road and the Seneca River, and contains an existing one-story house under demolition with foundation dimensions to be used, a proposed new deck with steps, a proposed new porch/roof with steps, and an existing garage; the survey states the lot is subject to Flowage Easement; the town application indicates a second floor is proposed; and
- WHEREAS, the survey does not show any driveways; aerial photography and the referral notice indicate there is an existing driveway on Hayes Road, which must meet the requirements of the Onondaga County Department of Transportation; the applicant is required to obtain a permit from the Onondaga County Department of Transportation prior to any proposed work within a county road right-of-way; and
- WHEREAS, the Environmental Assessment Form dated August 11, 2014 notes the site is located in the 100-year floodplain; the current FEMA Flood Insurance Rate Maps (FIRM) indicate that the property is in a Special Flood Hazard Area (SFHA); an Elevation Certificate for FEMA dated August 8, 2014 was included with the referral; 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 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; and

WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that a portion of the site or land adjoining the site contains regulated waterbodies and federal wetlands; wetland maps indicate the potential presence of federal wetlands on adjacent parcels; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; the applicant is advised to conduct a formal wetland delineation to determine the presence and location of any federal wetlands on site, and 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 obtain appropriate permits from the Corps for any proposed development or drainage into wetlands on site; and

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

WHEREAS, the site is served by public water and private septic and is located within the Onondaga County Sanitary District; and

WHEREAS, per the Onondaga County Health Department, there are significant soil limitations in this area (Teel Silt Loam) and the 130' x 50' lot may be undersized for an adequate on-site septic system; 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; and

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

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

The Board does not endorse increases in the intensity of land uses on properties with a known exposure to potential flooding hazards, notably within both the New York State flowage easement and FEMA flood hazard areas. The Board further discourages the Town from allowing expansion of land uses on undersized riverfront parcels utilizing septic systems, which often cannot meet on-site wastewater system standards for new construction.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 27, 2014

OCPB Case # Z-14-318

- 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 SPECIAL PERMIT from the Town of Lysander Planning Board at the request of Dale Gillette dba Yankee Construction for the property located 3492 Hayes 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 Hayes Road, a county road, and the municipal boundary between the Town of Lysander and the Town of Geddes; and
- WHEREAS, the applicant is requesting a special permit to reconstruct a single-family home with the same footprint and foundation as the existing home on a 50' x 130' lot in a New York State Flowage Easement (NYSFE) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Controlled Site Use referral (Z-14-317) for this project; and
- WHEREAS, per the referral notice, a special permit is required in this district for reconstructed single-family homes; the Town Zoning Code notes the NYSFE districts are located along the shore of the Seneca River and the Barge Canal over which the State of New York has acquired flowage easements, which are to protect the state against litigation if water levels rise above normal maximums and flood conditions occur; and
- WHEREAS, per the referral notice, the existing home is in poor condition; per code, the existing first floor footprint and square footage must be used in reconstructing homes in this district; and
- WHEREAS, the Boundary Survey revised on July 24, 2014, shows the lot is located between Hayes Road and the Seneca River, and contains an existing one-story house under demolition with foundation dimensions to be used, a proposed new deck with steps, a proposed new porch/roof with steps, and an existing garage; the survey states the lot is subject to Flowage Easement; the town application indicates a second floor is proposed; and
- WHEREAS, the survey does not show any driveways; aerial photography and the referral notice indicate there is an existing driveway on Hayes Road, which must meet the requirements of the Onondaga County Department of Transportation; the applicant is required to obtain a permit from the Onondaga County Department of Transportation prior to any proposed work within a county road right-of-way; and
- WHEREAS, the Environmental Assessment Form dated August 11, 2014 notes the site is located in the 100-year floodplain; the current FEMA Flood Insurance Rate Maps (FIRM) indicate that the property is in a Special Flood Hazard Area (SFHA); an Elevation Certificate for FEMA dated August 8, 2014 was included with the referral; 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 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; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that a portion of the site or land adjoining the site contains regulated waterbodies and federal wetlands; wetland maps indicate the potential presence of federal wetlands on adjacent parcels; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; the applicant must obtain appropriate permits from the U.S. Army Corps of Engineers for any proposed development or drainage in federal wetlands on site; and
- WHEREAS, the EAF Mapper indicates that the site is located over, or immediately adjoining, principal and primary aquifers, that the site of the proposed action contains a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered, the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and
- WHEREAS, the site is served by public water and private septic and is located within the Onondaga County Sanitary District; and
- WHEREAS, per the Onondaga County Health Department, there are significant soil limitations in this area (Teel Silt Loam) and the 130' x 50' lot may be undersized for an adequate on-site septic system; 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; and
- WHEREAS, per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

The Board does not endorse increases in the intensity of land uses on properties with a known exposure to potential flooding hazards, notably within both the New York State flowage easement and FEMA flood hazard areas. The Board further discourages the Town from allowing expansion of land uses on undersized riverfront parcels utilizing septic systems, which often cannot meet on-site wastewater system standards for new construction.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 27, 2014

OCPB Case # Z-14-319

- 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 SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of Han Garam, Inc. for the property located 2743 Erie Boulevard East; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Erie Boulevard East, a state highway; and
- WHEREAS, the applicant is requesting a special permit to establish a billard hall and restaurant (Go Billiards) in an existing multi-tenant building (Geico Insurance, Pella Windows, and Palace Karoke Studio) on a 0.863-acre lot in an Industrial Class A (IA) zoning district; and
- WHEREAS, the Board previously offered No Position on two Special Permit referrals to construct (Z-06-201) and enclose (Z-09-121) a patio at an existing restaurant (Secret Garden) on the adjacent parcel to the west; the Board offered No Position With Comment on two Special Permit referrals to establish (Z-10-408) and add a mural to (Z-11-250) a karaoke studio (Palace Karoke Studio) in the subject building with comments on cross-connections, walkability, green infrastructure, and trash/debris removal; and the Board recommended Modification of a Subdivision referral (S-11-14) to adjust lot lines between the subject parcel and the adjacent parcel with a requirement to remove a billboard (subsequently waived) and similar comments to previous referrals; and
- WHEREAS, the Environmental Assessment Form dated August 5, 2014 describes the project as changing the building from the Pella window show room to an Asian style Billiards Game Room with TVs, video games, Japanese and Korean food, and beverages, including a liquor license; per the city application dated July 15, 2014, the applicant also operates the Korean Restaurant (Secret Garden) and Asian Grocery (Han's Grocery) on the adjacent parcel; and
- WHEREAS, the Resubdivision Map dated December 10, 2010 shows the applicant owns three parcels near the site: the adjacent parcel to the west (grocery/restaurant), the subject parcel, which includes a narrow strip of land extending east from the rear of the parcel, and a landlocked vacant parcel situated to the north of the strip of land; and
- WHEREAS, the Site Plan (date cutoff) includes a portion of the subject parcel, and shows an existing masonry block building with three existing tenant spaces and one proposed tenant space, an existing parking lot with 22 spaces, and concrete sidewalks; aerial photography shows open access between this parcel and the grocery/restaurant parcel; and
- WHEREAS, the plan partially shows two existing entrances on Erie Boulevard East, and aerial photography shows the restaurant/grocery parcel has an additional

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E-mail Address: countyplanning@ongov.net

driveway on Erie Boulevard East, as well as access to the internal access road for Sam's Club; all driveways on Erie Boulevard East must meet the requirements of the New York State Department of Transportation; and

WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates land adjoining the site contains wetlands or other regulated waterbodies; wetland maps indicate the potential presence of federal wetlands on the adjacent parcel; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; 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 Environmental Site Remediation database (C734103), and the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and

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

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

WHEREAS, the Exterior Elevations dated July 20, 2014 show a new storefront door, several new windows, and a new tenant sign not to exceed 52 square feet; signage details submitted with the referral indicate it will be a 40" x 125" wax single-face illuminated building sign; 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, appropriate access agreements must be in place for any shared driveways on Erie Boulevard East.

The Board also offers the following comments:

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
3. Every municipal review provides the opportunity to improve community appearance and foster walkability within the site and with adjacent areas, and the applicant and the City are encouraged to reduce expansive parking areas, provide more landscape elements within parking areas, shield pedestrians

from traffic and parked cars, reduce the number of driveways, and provide crosswalks and pedestrian signalization at nearby intersections.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 27, 2014

OCPB Case # Z-14-320

- 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 City of Syracuse Planning Commission at the request of DEMBO Development Associates, LLC for the property located 998 North Clinton 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 and West Bear Street (New York State Route 298), both state highways; and
- WHEREAS, the applicant is proposing to demolish an existing building and soil/seed the foundation area on a 1.02-acre lot in a Lakefront Urban Center (T5) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-14-321) from this applicant for a similar proposal on the adjacent parcel; and
- WHEREAS, the Demolition Site Plan (undated) shows an existing masonry building and surrounding concrete pads and sidewalks to be demolished, and two existing parking lots, one on each side of the existing building, to remain; the plan notes all debris will be removed, including foundations, utilities will be capped "at source", and the building area will be converted to a mowable grass lot; and
- WHEREAS, the plan shows the site with frontage on North Clinton Street, a city street, and Genant Drive, a city street that is part of the state interstate system and parallels Interstate Route 81 in this location; the plan does not show driveways, but shows the southeastern parking lot extends to Genant Drive and North Clinton Street; aerial photography shows that parking lot with a driveway on each street that appears to be shared with the adjacent parcel to the southeast (Harbor View Liquors); aerial photography further shows the northeastern parking lot appears to be joined with the adjacent parcel to the northeast (the subject parcel for referral Z-14-320); and
- WHEREAS, an Environmental Assessment Form dated August 13, 2014 was included with the referral; the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the project is within 2,000 feet of sites in the New York State Department of Environmental Conservation Environmental Site Remediation database (734013, C734134, C734135, C734136, C734137); and
- WHEREAS, the EAF Mapper further 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 inventory, and the site is located over, or immediately adjoining, primary and principal aquifers; and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan

Wastewater Treatment Plant service area; per the Onondaga County Department of Water and Environment Protection, any and all demolition of buildings requires a permit for sewer and water disconnects; and

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

The Board encourages the applicant to also demolish and remove the parking and asphalt areas on site until a future use for this parcel is determined.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 27, 2014

OCPB Case # Z-14-321

- 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 SITE PLAN from the City of Syracuse Planning Commission at the request of DEMBO Development Associates, LLC for the property located 1000 North Clinton 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 and West Bear Street (New York State Route 298), both state highways; and
- WHEREAS, the applicant is proposing to demolish an existing building and soil/seed the foundation area on a 1.16-acre lot in a Lakefront Urban Center (T5) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-14-320) from this applicant for a similar proposal on the adjacent parcel; and
- WHEREAS, the Demolition Site Plan (undated) shows an existing masonry building and surrounding concrete pads and sidewalks to be demolished, and two existing parking lots, one on each side of the existing building, to remain; the plan notes all debris will be removed, including foundations, utilities will be capped "at source", and the building area will be converted to a mowable grass lot; and
- WHEREAS, the plan shows the site is located between Bear Street, North Clinton Street, a city street, and Genant Drive, a city street that is part of the state interstate system and parallels Interstate Route 81 in this location; the plan does not show driveways, but shows the northeastern parking lot extends to Genant Drive and North Clinton Street, and the southeastern parking lot extends to Genant Drive; aerial photography shows the northeastern parking lot with one driveway on each street, and the southeastern parking lot with one driveway on Genant Drive that appears to be joined with the adjacent parcel to the southeast (the subject parcel for referral Z-14-320); and
- WHEREAS, an Environmental Assessment Form dated August 13, 2014 was included with the referral; the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the project is within 2,000 feet of sites in the New York State Department of Environmental Conservation Environmental Site Remediation database (V00002, 734048, 734013, C734131, C734130, C734134, C734135, C734136, C734137, C734104); and
- WHEREAS, the EAF Mapper further 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 inventory, and the site is located over, or immediately adjoining, primary and principal aquifers; and

WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; per the Onondaga County Department of Water and Environment Protection, any and all demolition of buildings requires a permit for sewer and water disconnects; and

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

The Board encourages the applicant to also demolish and remove the parking and asphalt areas on site until a future use for this parcel is determined.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 27, 2014

OCPB Case # Z-14-322

- 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 Kenneth Lewke for the property located Linda Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Brewerton Road (New York State Route 11), a state highway; and
- WHEREAS, the applicant is requesting an area variance to construct an addition to an existing non-conforming private storage building on a 1.09-acre lot in a General Commercial (GC) zoning district; and
- WHEREAS, per the referral notice, an area variance is required for the side yard setback of the proposed addition (10 feet requested where 15 feet are required), and the town application dated August 7, 2014 notes the existing building also has a side yard setback of 10 feet; and
- WHEREAS, the Building Location and Plot Plan dated March 25, 2014 shows an existing 47.1' x 47.1' metal building and a 60' x 47.1' proposed addition to the back of the existing building; and
- WHEREAS, the plan shows the applicant owns the two adjacent parcels along Washington Street, a local street, and the subject parcel has a driveway connecting to a parking area located on those two parcels; the plan further shows the subject parcel with frontage at the dead end of Linda Avenue, a local street, but notes the street is not open in that location, and aerial photography confirms the street is inaccessible from the subject parcel; and
- WHEREAS, per a narrative included with the referral materials, no fill will be necessary, as the property is hard filled from when it was a rail bed; and
- WHEREAS, an Environmental Assessment Form dated August 7, 2014 was included with the referral; the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the project is within 2,000 feet of sites in the New York State Department of Environmental Conservation Environmental Site Remediation database (V00036 and 734112), and 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, the EAF Mapper further indicates that the site of the proposed action contains a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and
- WHEREAS, per the narrative, the building would be located in a wooded and brush area

and would not be visible from the road or affect the view of neighbors; and
WHEREAS, the site is served by public water and sewer and is located in the Brewerton
Wastewater Treatment Plant service area; and

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

1. Per the New York State Department of Environmental Conservation (NYS DEC), if a proposed project is in an area containing threatened or endangered species and/or associated habitats, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional NYS DEC Division of Environmental Permits office.
2. The Town and applicant are advised to ensure permanent access agreements are in place for the subject parcel to utilize the adjacent parcels for access to Washington Street.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 27, 2014

OCPB Case # Z-14-323

- 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 AREA VARIANCE from the Town of Cicero Zoning Board of Appeals at the request of Michael J. Whalen for the property located 7465 West Murray Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of the municipal boundary between the Town of Cicero and the Town of Constantia, and the county boundary between Onondaga County and Oswego County; and
- WHEREAS, the applicant is requesting an area variance to construct an 8' x 25' covered porch on an existing non-conforming house on a 0.15-acre lot in a Residential (R-10) zoning district; and
- WHEREAS, per the referral notice, an area variance is required for the front yard setback (11.1 feet requested where 30 feet are required); per the town application dated July 27, 2014, the existing structure does not conform to minimum distance required for front and side yard setbacks; and
- WHEREAS, the Variance Map recertified on July 24, 2014 shows an existing frame house with wood deck, second floor wood deck, and proposed front porch; and
- WHEREAS, the map shows the site located on Oneida Lake with frontage and one existing asphalt driveway on West Murray Drive, a local street; and
- WHEREAS, an Environmental Assessment Form dated July 27, 2014 was included with the referral; the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the project site is in the 100-year floodplain; the current FEMA Flood Insurance Rate Maps (FIRM) indicate that the lakefront portion of the property is in a Special Flood Hazard Area (SFHA); 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 EAF Mapper further indicates that a portion of the site or land adjoining the site contains regulated waterbodies and federal wetlands; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; and
- WHEREAS, the EAF Mapper states that the site of the proposed action contains a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; and
- WHEREAS, the site is served by public water and sewer and is located in the Brewerton Wastewater Treatment Plant service area; and

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

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

1. 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.
2. The applicant is advised to conduct a formal wetland delineation to determine the presence and location of any federal wetlands on site, and 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 obtain appropriate permits from the Corps for any proposed development or drainage into wetlands on site.
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 315-435-6820.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 27, 2014

OCPB Case # Z-14-324

- 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 SITE PLAN from the Town of Cicero Planning Board at the request of Chris Arnone (Image Press) for the property located 6333 Daedalus 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 road; and
- WHEREAS, the applicant is proposing to add a 5,940 square foot cold storage garage to an existing 34,364 square foot commercial building on a 3.65-acre lot in an Industrial zoning district; and
- WHEREAS, the Site Plan dated April 29, 2014 shows an existing masonry building, a large parking lot, a small parking lot, and a proposed garage; and
- WHEREAS, the plan shows the site with frontage and three existing driveways on Daedalus Road, a local street that dead ends just south of the subject parcel; the large parking lot and westernmost driveway appear to be shared with the adjacent parcel to the west; and
- WHEREAS, the plan notes there are 131 total proposed parking spaces, which is reduced from the existing total of 142 parking spaces; and
- WHEREAS, the plan shows an area in the southeastern corner in the location of the smaller parking lot to contain New York State Freshwater Wetlands CIC-17 "Scaled from D.E.C. Maps" and a "NYSDEC Wetlands Adjacent Area"; the Environmental Assessment Form dated July 8, 2014 notes a portion of the site or land adjoining the site contains wetlands or other regulated waterbodies; National Wetland Inventory Maps indicate the potential presence of federal wetlands in the same corner of the subject parcel; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; and
- WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that this parcel is near a Special Flood Hazard Area (SFHA); the plan states the site is within a minimal flooding zone, per 1994 FIRM data; and
- WHEREAS, the site is served by public water and sewer and is located in the Oak Orchard Wastewater Treatment Plant service area; per the EAF, the proposed garage will not connect to existing wastewater utilities; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, there is a temporary suspension of all new connections in the Oak Orchard Waste

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Water Treatment Plant service area until a final determination is made on the Biochemical Oxygen Demand (BOD) loading limitations associated with the SPDES permit; more detailed information regarding the temporary suspension is available at www.ongov.net/wep/we1906.html; and

WHEREAS, the plan shows trees and brush around the northern and eastern property boundaries, including to the north of proposed garage, and that properties to the north are zoned residential and agricultural; aerial photography shows the properties along Daedalus Road to be commercial and industrial, and remaining surrounding parcels to be part of residential subdivisions; 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) 435-6820 early in the planning process to determine sewer availability and capacity.
2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
3. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 27, 2014

OCPB Case # Z-14-326

- 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 Onondaga Town Board at the request of Syracuse University for the property located on Skytop 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 Interstate Route 481, a state highway, and the municipal boundaries between the Town of Onondaga and the City of Syracuse and Town of DeWitt; and
- WHEREAS, the applicant is proposing to construct a track and field facility on a portion of a 160-acre lot in a Light Industrial (LI) zoning district; and
- WHEREAS, per a letter from the applicant to the town dated August 14, 2014, the project entails relocating the current track and field from Manley Athletic Complex to South Campus and is comprised of an asphalt track with turf infield, an expanded field throws area, and a 1,360 square foot restroom building, with a possible subsequent phase that may include bleachers for 720 spectators, a partial relocation of Skytop Road, and the construction of a parking lot for about 240 cars primarily for daily University commuters; and
- WHEREAS, the Conceptual Site Plan dated July 30, 2014 shows both phases of the project, including the new running track and field, new area for track and field events, and new restroom building surrounded by a chain link fence to the east and existing woods on the remaining sides; the existing and new roadway for Skytop Road, the future bleacher location, and new parking lot are labeled as part of the possible future phase; an existing parking lot is also shown; and
- WHEREAS, the Site Plan dated August 14, 2014 shows the initial phase of the project, and includes the same layout as the conceptual plan; the site plan further shows a path between the existing parking lot and the new restroom building, chain link fence around the track but not along the existing parking lot; and
- WHEREAS, per the plans and aerial photography, the site is situated in a mostly vacant area within the Skytop Road loop that parallels Interstate Route 481 and turns into Jamesville Avenue and crosses the border with the City of Syracuse; and
- WHEREAS, the referral included a Grading and Drainage Plan, and the letter notes the site plan, topography, soil erosion control, and storm water management plans are all designed to accommodate full buildout of both phases, and the associated site infrastructure features will all be constructed during the initial effort resulting in approximately 9.25 acres of disturbed area; the site plan shows rip rap swales between the chain link fence and Skytop Road; and
- WHEREAS, the proposed project may disturb one acre or more of land and must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality

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

WHEREAS, the Environmental Assessment Form dated August 14, 2014 states that the site of the proposed action contains a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and

WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that land adjoining the site contains wetlands or other regulated waterbodies; and

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

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

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

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

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

3. Per the New York State Department of Environmental Conservation (NYS DEC), if a proposed project is in an area containing threatened or endangered species and/or associated habitats, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional NYS DEC Division of Environmental Permits office.

4. The Town is advised to ensure the applicant has adequate access to drinking water, presumably from the City of Syracuse, prior to approving this site plan.

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