



Onondaga County Planning Board

August 28, 2019

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

I. ATTENDANCE

MEMBERS PRESENT

Daniel Cupoli
James Corbett
David Skeval
Jim Stelter
Marty Voss

STAFF PRESENT

Dan Kwasnowski
Megan Costa
Allison Bodine
Robin Coon

GUESTS PRESENT

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on August 28, 2019.

III. MINUTES & OTHER BUSINESS

Minutes from August 7, 2019 were submitted for approval. David Skeval made a motion to accept the minutes. Jim Stelter seconded the motion. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-19-58	TGedTB	No Position	S-19-59	CSyrPB	No Position
S-19-60	TCamPB	No Position With Comment	S-19-61	TElbPB	Modification
S-19-62	TLafPB	Modification	S-19-63	TPomPB	Modification
Z-19-227	TVanTB	No Position With Comment	Z-19-228	TClaTB	Modification
Z-19-229	CSyrPB	Modification	Z-19-230	TSkaZBA	Modification
Z-19-231	TSkaZBA	Modification	Z-19-232	TDewPB	No Position
Z-19-233	TDewZBA	No Position	Z-19-234	TCicPB	Modification
Z-19-235	TCicPB	Modification	Z-19-236	TCicPB	Modification
Z-19-237	TDewPB	No Position	Z-19-238	TCicZBA	Disapproval
Z-19-239	TLafPB	Modification	Z-19-240	TCicZBA	No Position
Z-19-241	TSkaPB	Modification	Z-19-242	TSkaPB	No Position With Comment
Z-19-243	TSkaPB	Modification	Z-19-246	VSkaPB	Disapproval
Z-19-247	VSkaPB	Disapproval	Z-19-248	VSkaPB	Disapproval
Z-19-249	TVanPB	Modification	Z-19-250	TSpaZBA	Disapproval



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 28, 2019

OCPB Case # S-19-58

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY & FINAL SUBDIVISION from the Town of Geddes Town Board at the request of Dominick Zavaglia for the property located at 430 South Avery 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 the municipal boundary between the Town of Geddes and the City of Syracuse; and
- WHEREAS, the applicant is proposing a lot line adjustment between two parcels to create Lot 1 (0.66 acres) and Lot 2 (1.01 acres) in a Residential, Class A (RA) zoning district; and
- WHEREAS, the site is located at the outskirts of the Tipperary Hill neighborhood in a residential area; the site is west across South Avery Avenue, a local road, from Burnet Park and Burnet Golf Course, both City of Syracuse park facilities; and
- WHEREAS, the submitted subdivision plan dated July 2, 2019 shows one of the parcels has frontage on South Avery Avenue and contains an existing two-story house, a rear barn structure, and an existing asphalt driveway, all occurring on the north half of the parcel; the south half of the front parcel is undeveloped; the second parcel is landlocked and undeveloped, occurring at the rear of the other parcel; both parcels are under common ownership; and
- WHEREAS, per the subdivision plan, the lot line adjustment will create Lot 1 (0.66 acres) with the existing house, barn, and driveway and Lot 2 (1.01 acres) with the remaining, undeveloped lands; the proposed lot line adjustment will provide each lot with frontage on South Avery Avenue; no proposed development plans are indicated; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and
- WHEREAS, a portion of the site is located in an Onondaga County Drainage District for Harbor Brook, which is maintained by the Department of Water Environment Protection in this area; and
- WHEREAS, ADVISORY NOTE: per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five

hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board 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 Marty Voss and seconded by Jim Stelter. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 28, 2019

OCPB Case # S-19-59

- 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 Common Space Warren, LLC for the property located at 349 and 351-353 South Warren 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 the Onondaga County Court House and the John H. Mulroy Civic Center, both county-owned properties, and the Onondaga County Public Library; and
- WHEREAS, the applicant is proposing to combine two parcels into one lot, New Lot 1 (0.27 acres), in an Office and Service Central Business (CBD-OS) zoning district; and
- WHEREAS, in 2010, the Board offered no position for a project site review referral (Z-10-41) to install a new storefront system at one of the subject buildings; and
- WHEREAS, the site is located along South Warren Street, a city street, in Downtown Syracuse; the site and surrounding buildings are part of the South Salina Street Downtown Historic District, which is listed on the National and State Registers of Historic Places; and
- WHEREAS, the submitted resubdivision plan shows each parcel contains an existing zero lot line building; the northern building is 5 stories and the southern building is 8 stories; there is an existing concrete sidewalk along South Warren Street; and
- WHEREAS, per the local application, the intention of the proposed resubdivision is to facilitate renovation of the buildings into commercial and residential mixed use structures; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse draft zoning map dated June 2019, the proposed zoning for the lots is Mixed Use Central Business District (MX-5), which would act to “provide for areas of highest-density, transit-supportive residential development, maximum building heights, minimal parking, and the greatest range and mix of uses”; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO);

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

offset plan/project in coordination with the municipal engineer; and

WHEREAS, the site is also located near the Plymouth Congregational Church, Montgomery Street-Columbus Circle Historic District, Armory Square Historic District, Central New York Telephone and Telegraph Building, St. Paul's Cathedral and Parish House, and Loew's State Theater, which have been listed on, or nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

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

WHEREAS, the project is within 2,000 feet of a site (ID: 734060) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

The motion was made by Marty Voss and seconded by Jim Stelter. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 28, 2019

OCPB Case # S-19-60

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY & FINAL SUBDIVISION from the Town of Camillus Planning Board at the request of Paul F. Dudden for the property located at Van Alstine Road west of Devoe 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 Devoe Road (Route 216) and Thompson Road, county roads, and the Erie Canal, a state owned facility; and
- WHEREAS, the applicant is proposing to subdivide a 73.8 acre parcel into two new lots, Lot 1 (48.06 acres) and Lot 2 (25.78 acres) in Rural Residential and Residential (RR and R-1) zoning districts; and
- WHEREAS, in 2016, the Board recommended No Position With Comment on a two-lot subdivision to transfer 7 acres to the Town of Camillus for the Erie Canal Park, an adjacent linear park along the canal; and
- WHEREAS, the current 73.8-acre site is vacant, forested land with a 150-200 foot grade change, sloping down toward the canal channel and trail system; other surrounding land uses are primarily wooded and agricultural land, a sportsman's club, and a large subdivision being constructed to the northeast; and
- WHEREAS, lands to the south are primarily owned by the Town of Camillus and New York State include the historic Erie Canal, Erie Canalway Trail/Empire State Trail, and the Canal 'blue line' lands; the subdivision map dated July 19, 2019 also shows a strip of land traversing the parcel, labeled "Old Canal"; and
- WHEREAS, the subdivision map shows Lot 1 to be 48.06 acres and encompass the northern half of the parcel, with approximately 1,200 feet of frontage onto Van Alstine Road, a local road; Lot 2 would cover the remaining lands to the south, including 1,158 feet along the canal lands and 1,000+ feet along Van Alstine Road; and
- WHEREAS, proposed Lot 2 would include a 50 foot segment of frontage on Devoe Road, at the intersection of Van Alstine and Thompson Roads; the Onondaga County Department of Transportation has previously stated that no new driveway access shall be permitted to this lot from Devoe Road; and
- WHEREAS, the subdivision plan and GIS mapping show extensive areas of federal and state wetlands and associated buffer lands, and floodplain occurring on portions of both proposed parcels; the Canal Blue Line follows the southern parcel boundary; and
- WHEREAS, the NYSDEC EAF Mapper indicates a number of notable environmental and cultural features on or near the subject property including a public park, principal/primary aquifers, the potential for endangered or threatened

species, the potential presence of archeologically sensitive areas, and proximity to lands designated as a Critical Environmental Area associated with Nine Mile Creek to the east; and

WHEREAS, the parcel is not served by drinking water or wastewater infrastructure and is located in a relatively new section of the Onondaga County Sanitary District; a county force main runs along Van Alstine Road, but does not serve the site and the local application notes the lands are not included in a local service district; the EAF indicates that proposed development will utilize wells and septic systems; and

WHEREAS, ADVISORY NOTE: The Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to conversion to issuance of a building permit.; and

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

1. The applicant is encouraged to be sensitive to the many environmental and cultural features of the site, and advised to conduct appropriate environmental and/or cultural resource reviews and secure any related approvals or permits for development on either proposed lot.
2. The applicant and municipality are encouraged to consider the potential negative impacts of fragmenting forestland ownership. Transition of forested lands to residential parcels can significantly alter habitats, drainage patterns and community character. Additionally, forestland less than 50 acres does not qualify for reduced state and/or local tax assessments, and smaller forested parcels can be more costly to manage, impacting long-term viability.

The motion was made by James Corbett and seconded by Marty Voss. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 28, 2019

OCPB Case # S-19-61

- 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 Elbridge Planning Board at the request of George M. Daniels for the property located at Kingston 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 Kingston Road (Route 217), a county highway, the municipal boundary between the Town of Elbridge and the Village of Elbridge, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 38-acre parcel (approximately) into 5 new parcels, Lot 1 (1.58 acres), Lot 2 (1.58 acres), Lot 3 (1.58 acres), Lot 4 (1.30 acres) and Lot 5 (33.45 acres), for residential development in a Rural Residential (RR) zoning district; and
- WHEREAS, in 2012, the Board twice recommended Modification for subdivision (S-12-9 and S-12-66) of the site, noting driveway requirements, sight distance and wetlands coordination, and encouraged more context-sensitive site planning; and
- WHEREAS, the site is located directly south of the Village of Elbridge, adjacent to Village-scale and roadside residential, agricultural fields and wooded lands; the 33-acre parcel contains tilled agricultural fields and wooded and scrub lands, and has three areas of frontage along Kingston Road, a county owned road; the parcel is bisected by a National Grid parcel carrying large scale transmission lines east to west through the site; and
- WHEREAS, referral materials indicate the purpose of the subdivision is to create new residential lots; the Daniels Subdivision map dated February 21, 2019 shows proposed Lots 1, 2 and 3 each with 150 feet of road frontage on Kingston Road and totaling 1.58 acres apiece; Lot 4 (1.3 acres) is to be a U-shaped parcel with two limited areas of frontage surrounding a residential parcel; and Lot 5 encompasses the remaining 33.45 acres, with a single 70 foot wide area of frontage directly south of the National Grid parcel; and
- WHEREAS, the subdivision map does not show existing or proposed driveway locations; aerial photography shows informal access to the southern fields occurring via the new National Grid gravel driveway; it is unclear whether any formal easements or agreements are in place for permanent shared access; and
- WHEREAS, the 2012 subdivision reviews indicated that two driveway locations had been approved by the Onondaga County Department of Transportation, and a sight distance assessment must be conducted for a third lot prior to subdivision approval to avoid creation of a lot without the potential for safe access;
- ADVISORY NOTE: Any new or existing access from Kingston Road requires highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and

- WHEREAS, the EAF and referral form indicate the proposed action will connect to a municipal drinking water supply; the referral form and EAF indicate that no wastewater service is proposed; it is presumed that septic systems will ultimately be proposed for residential building lots; and
- WHEREAS, the EAF notes that no wetlands are present, however GIS mapping indicates a potential area of federal wetland to occur in the southeast portion of the parcel;
ADVISORY NOTE: The applicant is advised to conduct a formal wetland delineation to determine the presence and location of any federal wetlands on the site. Any delineated wetlands must be confirmed by the U.S. Army Corps of Engineers and shown on the plans for the site. The applicant is also advised to obtain any necessary permits from the Corps for any proposed development or placement of fill in a federal wetland, or drainage of federal wetlands on site; and
- WHEREAS, on-site soils are characterized as Prime, Prime if drained, and of Statewide importance for agriculture; the current site is largely comprised of tilled agricultural land; the site is adjacent to several large active parcels enrolled in Agricultural District 3 and the site is between two area farms that are protected by agricultural conservation easements (Hill and Hourigan); the local application materials included a portion of an Agricultural Data Statement; and
- WHEREAS, the NYSDEC EAF Mapper indicates notable environmental and cultural features on or near the subject property including principal/primary aquifers and the potential presence of archeologically sensitive areas;
ADVISORY NOTE: The applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; and
- WHEREAS, ADVISORY NOTE: per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

1. The Onondaga County Health Department's Bureau of Public Health Engineering must formally approve a sewage disposal plan for proposed Lots 1-4 prior to municipal approval of the subdivision.
2. The Town must ensure Onondaga County Department of Transportation review and approval of driveway locations prior to, or as a condition of, local subdivision approval, to ensure safe access is viable for the building lots as proposed.

The OCDOT has determined that a new sight distance assessment must be performed for all current and proposed lots and driveways. As part of the assessment, Lot 5 must be conceptually reviewed by OCDOT as a potential

future road location rather than driveway, as it would serve as the single access point for the remaining 30+ acres of land. The applicant is advised to contact the Department to coordinate on required information.

The Board also offers the following comments:

The site plan as presented introduces several potential conflict points in to the site and to this important area abutting both Village and rural environments. As such, the municipality and applicant are encouraged to consider changes to the proposed subdivision as drawn to minimize the following potential future conflicts to the extent possible.

Transportation related difficulties include elimination of road frontage and future access potential for the large rear parcel, the introduction of multiple individual new access driveways (conflict points) onto a county highway, and existing and potential future sight distance issues. The sizing and location of lots could present issues in meeting septic system requirements, given the potential for poorly draining soil conditions, meeting minimum frontage and setback requirements particularly for Lots 4 and 5 with atypical lots, and proper avoidance of wetlands. Proximity of new residential development adjacent to existing agricultural lands and lands committed to remain in agricultural production can also create landowner conflicts and compromise agricultural viability.

The motion was made by James Corbett and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 28, 2019

OCPB Case # S-19-62

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SUBDIVISION from the Town of LaFayette Planning Board at the request of Stewart Shute for the property located at Route 11A; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Route 11A and Route 20, both state highways, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 19.2-acre parcel into two new lots, Lot B-1 (3.1 acres) and Lot B-2 (16.1 acres), in an Agricultural Residential (AR) zoning district; and
- WHEREAS, the Board previously recommended No Position with Comment on a referral to subdivide 5 acres from the parcel, noting that for any future development, all access should be coordinated with the NYSDOT, and discouraged the subdivision of agricultural lands; and
- WHEREAS, the site is located in a rural area in the Town of LaFayette; the site and surrounding lands are enrolled in the New York State Agricultural District 1 and though the site does not appear to contain farmland, there are active farms in the surrounding area; an Agricultural Data Statement was not included with the referral; and
- WHEREAS, the submitted subdivision map dated June 25, 2019 shows the current parcel has frontage on Route 20 and Route 11A and contains an existing garage building and driveway near Route 11A and vegetated former agricultural lands; and
- WHEREAS, the subdivision plan shows the lands fronting on Route 11A (250 feet deep) and including the garage and driveway would become Lot B-1 (3.1 acres), and the remainder of lands and frontage onto NYS Route 20 would become Lot B-2 (16.1 acres); the referral materials indicate the purpose of the subdivision is to sell part of the property; and
- WHEREAS, proposed Lot B-1 includes a "Proposed 80 Foot Easement Area" (purpose undefined) along the northern parcel boundary; the adjacent parcel to the north is noted to be "Now or Formerly Honeywell International Inc" owned land; and
- WHEREAS, neither of the proposed lots are currently served by public infrastructure and the site is outside of the Onondaga County Sanitary District; and
- WHEREAS, GIS mapping shows a small area of federal wetlands is present on the site and located near the western corner of the parcel, in proximity to Route 20; the wetlands are not shown in the submitted subdivision map; and
- WHEREAS, the New York State Department of Environmental Conservation (NYS DEC)

EAF Mapper indicates that the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory;
ADVISORY NOTE: The applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; and

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

1. The Onondaga County Health Department's Bureau of Public Health Engineering must formally approve any existing or proposed septic system for all lots less than five acres prior to, or as a condition of, municipal approval of the subdivision.
2. Any proposed access to Routes 20 or 11A must be coordinated with the New York State Department of Transportation, and include access plans for any future development for both lots. The Board and Department encourage consolidated access points, to reduce driveway conflict points on state highways.

The Board also offers the following comments:

1. 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 and in farm/agricultural zoning districts, 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 cumulatively occur.
2. Any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on or within 500 feet of a property within a New York State Certified Agricultural District is required by the New York State Agricultural and Markets Law to include an Agricultural Data Statement.
3. To facilitate and ensure effective review of proposals by boards and staff, the OCPB encourages the municipality to require within local codes that certain critical data be included on all submitted subdivision maps and site plans, if not already doing so. Data layers to be required include waterways, wetland and floodplain boundaries, steep slopes, utilities and related easements, and drinking water and wastewater infrastructure (including well locations and septic tank/field locations relative to potential or proposed buildings/buildable area).

The motion was made by James Corbett and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 28, 2019

OCPB Case # S-19-63

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Pompey Planning Board at the request of Linwood & Barbara Starratt for the property located at 8710 Cazenovia 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 Cazenovia Road (Route 92), a state highway, and a farming operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 22-acre parcel into two new lots in a Farm zoning district; and
- WHEREAS, in 2004, the Board recommended Modification of a proposal to subdivide 2 acres from the parcel, noting future build out plan requirements and wetlands for the remaining lot; and
- WHEREAS, the site is located in northern Pompey along NYS Route 92, near the hamlet of Oran; the site contains the Oran Valley driving range, sheds, and an existing house; the subdivision plan dated March 7, 2019 shows a 2.412-acre proposed Lot 2 with the existing home to be subdivided from the remaining lands to become Lot 1 (19.821 acres); and
- WHEREAS, proposed Lot 2 has an existing gravel driveway onto Route 92; the driving range (Lot 1) has an existing paved driveway onto Route 92; no changes are indicated in referral materials for either lot;
ADVISORY NOTE: Per the New York State Department of Transportation, all existing or proposed driveways on East Lake Road must meet Department requirements; and
- WHEREAS, the site is outside the Onondaga County Sanitary District; the subdivision plan shows a "possible septic area" within the front yard of proposed Lot 2, and the location of a well in the front yard; no wastewater infrastructure is labeled on the subdivision map serving Lot 1; and
- WHEREAS, the subdivision map shows the boundaries of federal and New York State wetlands on significant rear portions of both lots, but do not appear to encroach onto existing built areas; a "floodplain boundary" label is included on the subdivision map, however a boundary is not indicated; GIS mapping shows minor encroachment of floodplain on the rear of Lot 2; wetlands and floodplains are both affiliated with the nearby Limestone Creek;
ADVISORY NOTE: Any proposed development in, placement of fill in, or drainage of a state and/or federal wetland or 100-foot state wetland buffer requires appropriate permits from the NYS Department of Environmental Conservation and/or the U.S. Army Corps of Engineers; 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 Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service proposed Lot 2 prior to Department endorsement of the subdivision.

The motion was made by James Corbett and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 28, 2019

OCPB Case # Z-19-227

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Van Buren Town Board at the request of Town of Van Buren Town Board for the property located at 7360 State Fair Boulevard; 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 New York State Route 48, a state highway, and the municipal boundary between the Town of Van Buren and the Town of Lysander; and
- WHEREAS, the applicant is proposing Local Law No. G-2019 to confirm the zoning designation of an 88.07-acre parcel containing an inactive golf course to Planned Unit Development (PUD) and amend the 2019 Seneca Neighborhood PUD zoning plan; and
- WHEREAS, the Board recently offered no position with comment for a zone change referral (Z-19-151) to create, and approve a development plan for, the Seneca Neighborhood PUD on a vacant golf course parcel, which was approved by the Town; in 2016, the Board offered no position with comment for concurrent final subdivision (S-16-31) and area variance (Z-16-185) referrals to subdivide an existing house from the golf course parcel and reduce the front and side yard setbacks for the existing house, both of which were approved locally; and
- WHEREAS, proposed Local Law No. G-2019 is intended to confirm the enactment of the previous local law, which approved the zoning use designation of the subject parcel to PUD, and “adopt a revised development plan for the Seneca Neighborhood PUD, which sets forth a reduction in lots from 193 to 172, resulting in larger lot sizes, an increase in open greenspace and the inclusion of patio/duplex homes with zero lot lines, as shown on the revised PUD map, prepared by the Keplinger Freeman Associates, dated February 26, 2019, as last revised June 28, 2019”; and
- WHEREAS, aerial imagery shows the site has frontage on State Fair Boulevard (NYS Route 48) and Van Ness Road, a local road, and contains the former Seneca Golf Club; the site is in an area with mixed commercial and residential uses along Route 48 and abuts single-family residential lots to the north and south; there is a single, existing driveway serving the golf course; and
- WHEREAS, the revised development plan shows the PUD to include 36 patio home lots, each with 2 attached houses and a shared driveway, and 16 premium and 84 standard home lots, each with a detached house and a driveway; the premium homes are located at the northern end of the site, along with the cluster of patio homes, and appear to have larger building footprints than the standard homes, which occur on the southern half of the site; all of the proposed building lots have frontage on at least one of the five proposed internal roads; a large HOA property is shown at the southern end of the site and will include

existing vegetation and a proposed stormwater management area; the remainder of the site appears to be lawn, except for existing vegetation along the southern lot line that will remain and a proposed planted berm along a portion of Route 48; and

WHEREAS, per the development plan, the proposed internal road network will have two intersections with Route 48, one of which appears to occur where the existing golf course driveway is located, and one intersection with Van Ness Road; ingress and egress at Van Ness Road appears to be restricted by a "Fire Dept. Break;" the layout of the five proposed internal roads generally creates two, with a single connecting road between the two areas; two of the internal roads end in a cul-de-sac at the southern end of the site; per the development plan, there will be a sign at each of the Route 48 intersections; the proposed street primarily serving the northern side of the site is signed "patio neighborhood" and the street serving the south is signed "lifestyle neighborhood"; ADVISORY NOTE: the proposed driveways onto Route 48 require highway access and work permits from the NYS Department of Transportation and will be subject to the availability of sight distance; and

WHEREAS, per the Town zoning code, "[t]he purpose of a Planned Unit Development District is to permit establishment of areas in which diverse uses may be brought together in a compatible and unified plan of development which shall be in the interest of the general welfare of the public"; the objectives of PUDs are to 1) provide a choice of environments, housing types, lot sizes and community facilities within a planned neighborhood, 2) provide usable open space and recreation areas and conserve natural resources, 3) provide for accessory commercial and service areas, 4) allow orderly transition of uses through creative development of land and related infrastructure, 5) utilize land efficiently by creating less extensive networks of utilities and streets, 6) create a land use and development pattern consistent with the Town Comprehensive Plan, and 7) create more desirable living, shopping and working environments; and

WHEREAS, the submitted Environmental Assessment Form (EAF) dated May 28, 2019 states 80 acres of the site will be disturbed by the proposed project; stormwater runoff will be directed to two on-site retention/detention basins, which are shown to occur at the northeast and southeast corners of the site, and then discharged to the Seneca River; both of the storm areas appear to occur on proposed HOA properties, which will presumably provide maintenance and stewardship for the proposed facilities; ADVISORY NOTES: per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the site is currently served by public drinking water and an individual septic system; the site is located in the Baldwinsville-Seneca Knolls Wastewater Treatment Plant service area; per the EAF, a sewer line extension will be necessary to supply the project; it is unknown if a pump station is required to serve the project; total anticipated drinking water and total anticipated liquid waste generation is 41,000 gallons per day; ADVISORY NOTE: should a pump station be required, the operational and long-term repair/replacement costs of pump stations serving a limited

residential tax base can be excessive, and the County Department of Water Environment Protection encourages cost-benefit analyses, high quality construction standards, and assurances such as performance bonds/maintenance guarantees as part of the development review process; and

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that the northeast and southeast corners of the site are located within the 100-year floodplain of the Seneca River, which may require elevation of structures and other mitigation; GIS mapping shows the site may also contain state and/or federal wetland areas, including a riverine wetland associated with a creek on the north side of the parcel that runs through the rear yard of 11 premium home lots; all proposed development appears to be outside of the floodplain and wetland areas, which are shown to occur primarily on the proposed HOA properties; 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; ADVISORY NOTE: the applicant is advised to contact the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation to confirm the presence of federal and/or state wetlands and/or the 100-foot state wetland buffer on the site; all confirmed wetlands should be shown on the plans for the site and any necessary permits should be obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers; and

WHEREAS, the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); the site may contain the Indiana bat or bald eagle, or their associated habitats, which have been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); ADVISORY NOTE: per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper), and the site is just west of the Seneca River which is part of the historic Erie Canalway National Heritage Corridor; ADVISORY NOTE: the applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; and

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

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board 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 reiterates its comments from the previous review of the proposed zone change.

As part of the PUD approval process, the Board recommends revising the development plan to better meet the objectives of the Town's zoning code. To more fully embrace the purpose and intent of a Planned Unit Development (PUD) district, the applicant is encouraged to explore opportunities to conserve natural resources on the site, including preservation of mature trees, cluster residential lots to provide larger areas of meaningful open space areas for habitats and/or neighborhood use, such as a trail network adjacent to the creek and wetland areas, incorporate a mix of neighborhood scale commercial uses and amenities, minimize infrastructure networks and related costs, and establish a sidewalk network to create a positive pedestrian environment within the community.

Should the Town approve the amended plan, the Board also offers the following comments for the next phase of the project:

1. The municipality and the applicant must continue to coordinate Route 48 access requirements with the New York State Department of Transportation. To meet Department requirements, the applicant will also be required to submit a site plan, a copy of the Stormwater Pollution Prevention Plan (SWPPP), a Traffic Impact Study (TIS) for full build out, and a copy of the lighting plan to the Department for review and approval.
 2. The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.
 3. Any extension of the public wastewater infrastructure must be approved by the Onondaga County Health Department and Onondaga County Department of Water Environment Protection prior to municipal approval. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity.
- The Department further advises the Towns of Lysander, Van Buren and Village of Baldwinsville to work cooperatively to identify an allocation strategy for the limited remaining capacity within the county system, given potential constraints at the Baldwinsville-Seneca Knolls Wastewater Treatment Plant, and to ensure capacity is used for the most beneficial land uses for the communities and the region, especially job creating entities.
4. The applicant is advised to provide increased vegetative buffering for the existing watercourse and consider including that land on the proposed HOA

property.

5. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure wherever possible. For more information on stormwater management and opportunities to incorporate green infrastructure elements into project plans, contact the Onondaga County Save the Rain program at 315-435-2260 or visit <http://savetherain.us>.

The motion was made by James Corbett and seconded by Marty Voss. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 28, 2019

OCPB Case # Z-19-228

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Clay Town Board at the request of DG New York CS, LLC for the property located at 4363 Ver Plank 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 Ver Plank Road (Route 141) and Morgan Road (Route 46), both county highways, and the Oak Orchard Wastewater Treatment Plant, a county-owned facility; and
- WHEREAS, the applicant is requesting a special permit to allow a 5 megawatt solar photovoltaic project on 35.13 acres of two lots totaling 116.70 acres in a Residential/Agricultural (RA-100) zoning district; and
- WHEREAS, the site is located at the intersection of Morgan Road and Ver Plank Road, both county roads, in an rural area north of the NYS Route 31 corridor; the site abuts the Oak Orchard Wastewater Treatment Plant to the north and is across Ver Plank Road from a municipally-owned park; other surrounding land uses include low density residential and agricultural land; and
- WHEREAS, the submitted survey map dated June 9, 2019 shows an existing barn structure located at the southeast corner of the site and an existing gravel driveway onto Ver Plank Road; the site otherwise contains plowed fields and wooded areas; per the submitted Description of Proposed Use, some portions of the site were formerly farmed;
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Morgan and Ver Plank Roads must meet Department requirements; and
- WHEREAS, the site appears to have multiple environmental constraints; the survey map shows Mud Creek running north-south through the site, and two smaller waterways, including one that flows to Mud Creek; wetland areas are shown interspersed throughout the site; per the survey map, the wetlands data was obtained from Dudek on 5/10/19, though it is not clear whether the wetlands have been confirmed by the NYS Department of Environmental Conservation (DEC) or US Army Corps of Engineers (USACE); and
- WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) show the site is also encumbered by the 100-year floodplain and more restrictive floodway associated with Mud Creek, which may require elevation of structures and other mitigation;
ADVISORY NOTE: 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 submitted Site Plan dated July 18, 2019 shows four proposed areas for solar photovoltaic (PV) panels, one occurring to the west of Mud Creek and the other three to the east; each area is shown to be enclosed by a proposed 7' tall perimeter fence; there are three proposed gravel driveways, one on Morgan Road and two on Ver Plank Road; each driveway will serve a separate enclosure and the easternmost driveway, which appears to use the existing gravel driveway, will serve two; the plan shows three proposed concrete equipment pads, each situated within a fenced enclosure and containing a battery storage unit; the equipment areas appear to be connected by an underground electric line, which ultimately connects to an existing 13.2 KV overhead pole line along Ver Plank Road; portions of the proposed solar PV panel areas encroach on the site's wetlands and a portion of the underground electric line will cross Mud Creek and its associated floodplain and floodway; no other development appears to encroach on the floodplain or floodway areas, and all existing wooded areas appear to remain;

ADVISORY NOTE: the proposed driveways onto Morgan Road and Ver Plank Road require highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and

WHEREAS, the Description of Proposed Use indicates the PV arrays will be ground-mounted on a single axis tracking system, which is designed to rotate and track the sun's movement for a higher solar energy capture efficiency; the maximum height of the solar arrays will be 10-12 feet above ground; appropriate signage will be installed at the facility, including warning signs and contact information; no additional information regarding signage was included; and

WHEREAS, per the Town zoning code, public utility uses, including utility substations, are permitted in any district only upon issuance of a special permit; a utility substation is defined as "land occupied by a building, structure or equipment used for private business or by a private or public utility service regulated by the NYS Public Service Commission or a federal agency in the transmission or collection of energy, water, or sanitary waste and may include communication towers, transmission poles and towers, cellular phone towers or antennas, pump stations, and equipment monitoring buildings"; the Town does not explicitly regulate solar energy systems; and

WHEREAS, per the Site Plan, "Permanent stormwater management features have not been included in this permitting package. Permanent stormwater features shall be designed as necessary by a New York State professional engineer prior to construction and be in accordance with all local and state standings;" the submitted Environmental Assessment Form (EAF) dated July 23, 2019 indicates 35 acres of the site will be disturbed by the proposed project; temporary runoff from construction will be discharged on-site and controlled by stormwater and sediment/erosion control best management practices; sheet flow from solar panels will infiltrate ground surface or be directed to existing wetlands or natural swales;

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

WHEREAS, the site is served by an individual well and septic system; no changes to the existing infrastructure are proposed; per the survey map, the site is bisected by a sanitary sewer line with two sewer manholes and a 66' sewer easement; all proposed development appears to be located entirely outside the sewer easement; and

WHEREAS, the site may contain the pied-billed grebe or Indiana bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); per the Description of Proposed Use, other endangered or threatened species, or species of concern, including the Northern long-eared bat, bald eagle, cerulean warbler, and bobolink, are potentially present in the project area; the applicant has submitted a request to the New York Natural Heritage Program, which should look at project impacts and identify species at risk in the project area; and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper);
ADVISORY NOTE: the applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; and

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

1. The applicant is advised to contact the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation to confirm the presence of federal and/or state wetlands and/or the 100-foot state wetland buffer on the site. All confirmed wetlands should be shown on the plans for the site and any necessary permits must be obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers.
2. The Onondaga County Department of Transportation has determined that the municipality and the applicant are required to coordinate Morgan Road and Ver Plank Road access plans with the Department, including asphalt driveway aprons built to commercial driveway standards. Any mitigation as may be determined by the Department must be reflected on the project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comments:

1. The applicant is encouraged to provide additional buffering along frontages and for sensitive environmental features, such as Mud Creek and its related wetlands, and avoid siting solar arrays within these areas.
2. The Town is encouraged to require a decommission plan that would allow for the project area to be returned to agricultural use following future removal of solar arrays.
3. The Board encourages the Town to consider incorporating regulations for solar energy systems into its zoning ordinance or local laws. The CNY Regional

Planning Development Board (RPDB) Energy Management office offers guidance to municipalities regarding best practices for regulating solar energy systems.

4. The Town and applicant are advised to confirm the ownership of the sanitary sewer line and easement. Any necessary permissions to cross the easement should be obtained prior to, or as a condition of, municipal approval.

The motion was made by James Corbett and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 28, 2019

OCPB Case # Z-19-229

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of Jamal Alqaraghuli for the property located at 608-610 Hiawatha 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 NBT Bank Stadium, a county-owned facility; and
- WHEREAS, the applicant is requesting a special permit to construct a 1,932 sf auto sales and service facility on a vacant 0.279-acre parcel in a Commercial, Class A (CA) zoning district; and
- WHEREAS, the site is located at the intersection of Hiawatha Boulevard East and Second North Street, both city streets, in the Northside neighborhood of the City of Syracuse; the site is east across Hiawatha Boulevard East from NBT Bank Stadium, the CNY Regional Market, and the Regional Transportation Center; other surrounding land uses are commercial, office, and light industrial; and
- WHEREAS, the submitted Site Plan dated April 20, 2019 shows the proposed 1,932 sf building situated at the rear corner of the site, tarvia at the front and south sides of the building, and two rows of parking (14 spaces total), one between the building and Second North Street and one parallel to Hiawatha Boulevard East; proposed access includes two new 22' wide driveways, one each on Hiawatha Boulevard East and Second North Street; and
- WHEREAS, the plan labels "existing concrete sidewalks" along both road frontages, each separated from the road and the tarvia lot by grass; per aerial photography, existing sidewalks are asphalt and in poor repair; and
- WHEREAS, the submitted floor plans and elevation drawings show the proposed building will include 3 service bays, a stock/break area, a sales area, office and restroom; there will be a partial second floor for additional office, break area, and restroom facilities; two signs are proposed for the new use, including a 6' x 2'-6" wall-mounted sign facing the Second North Street frontage and a 16' x 2'-6" wall-mounted sign on the front of the building; proposed lighting is shown to include 5 wall pack lights (LED 3100 lumens) mounted on the front and south sides of the building; per the Site Plan, 6' tall wood stockade fences will be located along the rear lot lines, which are bordered by residential lots; and
- WHEREAS, per the local application, hours of operation will be 9am to 5pm Monday through Saturday with a maximum of 3 employees on site at one time; and
- WHEREAS, per the City zoning ordinance, used motor vehicle sales and motor vehicle repair are special permit uses in the CA district; the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning

in the City; per the ReZone Syracuse draft zoning map dated June 2019, the proposed zoning for this lot is Mixed Use Neighborhood Center (MX-2), which would act to “provide for a pedestrian-friendly, transit-supportive mix of medium- to higher-density residential uses and nonresidential uses that offer goods and services to surrounding neighborhoods”; automobile repair and sales do not appear to be permitted uses in the proposed MX-2 district, but would be allowed to continue, subject to certain limitations, following enactment of the new zoning ordinance; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated May 8, 2019, an on-site drywell is proposed for stormwater management; and

WHEREAS, the site has access to public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area;

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

WHEREAS, the site is located in an Onondaga County Drainage District for Bear Trap and Ley Creek, which are maintained by the Department of Water Environment Protection in this area; and

WHEREAS, the Northside TNT Five-Year Plan is a citizen-driven neighborhood action plan that identifies current conditions in the neighborhood, recognizing that the quality of streetscapes in the Northside are not uniform, and cites the neighborhood’s commercial corridors, including Hiawatha Boulevard, as one of its economic assets; goals to improve these conditions include providing streetscape and landscape improvements which enhance the pedestrian experience and strengthen connections, developing streetscape plans that improve retailing activities through commercial corridors, and improving curb appeal of businesses, especially from property to curb; and

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

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

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

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

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

1. Projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) must submit a copy of the SWPPP or drainage plans to the Onondaga County Department of Water Environment Protection for review. Any mitigation as may be determined by the Department must be reflected on project plans prior to municipal approval.
2. The Site Plan should be clarified to ensure that new sidewalks constructed of concrete, set back from the curb line, and extending through the driveways, are part of the approved development plan, consistent with local regulation and neighborhood planning standards.

The Board also offers the following comment:

The City and applicant are encouraged to consider the goals of the Northside TNT Five-Year Plan and situate the proposed building at the front of the parcel, and incorporate street trees and landscaping to enhance walkability, screen parking areas, ensure context sensitive lighting, and buffer neighboring residential uses.

The motion was made by James Corbett and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 28, 2019

OCPB Case # Z-19-230

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Skaneateles ZBA at the request of Brendan & Danielle Spain for the property located at 4457 Northwest Townline 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 Northwest Townline Road (Route 176), a county highway, the municipal boundary between the Town of Skaneateles and the Town of Marcellus, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting area variances to construct a 32' x 26' detached garage on a 1.140-acre parcel in a Rural and Farming (RF) zoning district; and
- WHEREAS, the site is located in a rural area in the Town of Skaneateles with surrounding residential and agricultural land uses; the site is in close proximity to lands enrolled in NYS Agricultural District 2, some of which appear to contain active farmland; and
- WHEREAS, the submitted survey map dated June 13, 2013 shows the corner lot has frontage on Northwest Townline Road, a county road, and Amnaste Lane, a local road, and contains an existing two-story house, a rear shed, and an existing gravel driveway with access onto both roads; per the survey map, the proposed 832 sf garage will be constructed between the house and Amnaste Lane; a proposed driveway extension is shown from the garage, across the front of the house, and to the gravel drive; and
- WHEREAS, per the local application, the location of the existing septic system prevents the garage from being located behind the house; the survey map shows a septic vent at the rear of the house; the location of additional septic system components, such as a leach field, is not shown in the survey; and
- WHEREAS, per the local application, the lot is existing nonconforming as it does not meet the minimum lot size requirement, 2 acres for lots without public water or sewer whereas the lot is noted as 0.81 acres, or minimum road frontage requirements, 200' on a town road and 300' on a county road whereas the lot has 170' and 251' of frontage, respectively; the house is also a nonconforming structure with an existing side yard setback of 27.2' where 30' is required; the side yard setback will be further decreased to 13.8' following the proposed project; and
- WHEREAS, per the Town zoning code, an existing nonconforming lot may be developed without the requirement of a variance provided that certain dimensional requirements are met; the proposed garage does not meet two of these dimensional requirements, minimum front yard and minimum side yard, necessitating the requested area variances; and
- WHEREAS, the dimensional requirements for nonconforming lots stipulate that the

minimum front yard must be 15% of lot depth (37.7' for this lot), but not less than 25', and the front yard of the proposed garage will be 12'; the minimum side yard for each side must be 30' and the proposed west side yard is 13.8'; additionally, the Town zoning code requires accessory structures greater than 600 sf, if in front of the principal building, be set back at least twice the minimum front yard requirements (75.4' for this lot), and the proposed garage (832 sf) is shown to have a 12' front yard setback; and

WHEREAS, the site is served by an individual well and septic system; no changes to the existing infrastructure are proposed;

ADVISORY NOTE: The Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to, or as a condition of, municipal approval of the area variance; and

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

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

Per the Onondaga County Department of Transportation, the plan must be clearly modified to remove the southernmost driveway on Northwest Townline Road, and the applicant must restore the driveway area to greenspace within the county right-of-way. The combination of high speeds along the county highway, proximity of the parcel to an intersection, and spacing of the driveway in relation to the intersection presents a potential safety hazard.

The motion was made by James Corbett and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 28, 2019

OCPB Case # Z-19-231

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Skaneateles ZBA at the request of Stephen Datz for the property located at 866 Franklin Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of the municipal boundary between the Town of Skaneateles and the Village of Skaneateles; and
- WHEREAS, the applicant is requesting an area variance to construct a two-family dwelling on a vacant 0.44-acre parcel in a Rural Residential (RR) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-19-243) as part of the proposed project; in 2018, the Board offered no position for an area variance referral (Z-18-10) to reduce the side and rear yard setbacks on the subject site to construct a single-family home; the Town approved the requested area variances, though the project was not completed; and
- WHEREAS, the site is located just outside the Village of Skaneateles in a residential neighborhood abutting the Mirbeau Inn and Spa, for which the Board reviewed Preliminary Subdivision (S-17-29), Zone Change (Z-17-122), Site Plan (Z-17-123), Special Permit (Z-17-124), Area Variance (Z-17-125), and Other Authorization (Z-17-126) referrals in 2017 as part of a project to expand lodging facilities at Mirbeau and add new housing at the corner of Franklin Street and West Genesee Street, a state road to the south; and
- WHEREAS, aerial imagery shows the vacant parcel has frontage on Franklin Street, a local road, and is situated between two residential lots containing existing single-family houses; the submitted Site Plan dated August 17, 2018 shows the proposed townhouse building set back 59' from the road; per the local application, the building will have a teasel barn-style and two dwelling units; the dwelling units will be available for rent; and
- WHEREAS, per the Site Plan, each dwelling unit will have a front walk and rear deck; there is a proposed paved driveway onto Franklin Street serving both units; and
- WHEREAS, per the Town zoning code, two-family dwellings shall be permitted by right on lots that are at least twice the minimum lot size in the district; the RR district requires a minimum lot size of 2 acres, or 4 acres for 2 dwelling units, and the subject parcel is 0.44 acres; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated July 11, 2019, 1/3 acre will be disturbed by the proposed project and stormwater runoff will be directed to an existing roadside culvert; and
- WHEREAS, per the referral notice, the site has access to public drinking water; the Site Plan shows two proposed septic systems at the front of the site; per the

referral notice, the site currently has approved septic plans for a three-bedroom unit; if the two-family dwelling is approved, septic plans will be revised to reflect the two independent systems; and

WHEREAS, the site is outside the Skaneateles Lake watershed; and

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

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

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

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

The Onondaga County Health Department notes that the new townhouse plan has not yet been reviewed for this site, and the applicant must submit a plot plan showing the final location of structures and proposed sewage disposal to the Department. The Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to municipal approval of the area variance or site plan.

The motion was made by James Corbett and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 28, 2019

OCPB Case # Z-19-232

- 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 Verizon (Todd Jantsch) for the property located at 6360 Thompson 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 Thompson Road (Route 635), a state highway; and
- WHEREAS, the applicant is proposing construction of an outdoor training area at an existing 27.17-acre Verizon facility in an Industrial zoning district; and
- WHEREAS, the Board is concurrently reviewing special permit (Z-19-233) and area variance (Z-19-237) referrals as part of the proposed project; in 2009, the Board offered no position for an area variance referral (Z-09-30) involving the subject parcel, requesting to increase the maximum permitted height of a proposed antenna from 50' to 62'; and
- WHEREAS, the site is located along Thompson Road, a state road, just south of Carrier Circle and the Carrier Corporation campus; the site abuts Carrier Park, a town-owned park facility, to the east and a residential neighborhood to the south; other surrounding land uses include various commercial establishments, hotels, office parks, and other manufacturing sites generally situated on the south side of the New York State Thruway (I-90) in this area, which transition to single-family residential farther to the south; and
- WHEREAS, the submitted survey map dated July 12, 2019 shows a large, existing two-story building for Verizon at the front of the site and two interconnected asphalt parking areas at the rear of the site, one on the north side of the building and one behind it; there is a greenspace area with concrete sidewalks occurring between the building and Thompson Road; aerial imagery shows the site surrounds two parcels with frontage on Thompson Road; the adjacent parcels contain a multi-tenant commercial building and a manufacturing building; and
- WHEREAS, there are two tarvia drives on Thompson Road, one each along the north and south lot lines of the site; the northern drive also serves the adjacent commercial and manufacturing buildings and the Carrier Corporation campus; the southern drive serves a small parking lot at the front of the site that has 15 handicap accessible parking spaces; a portion of the southern drive is gated with access further restricted by a one-story guard building; the site contains an additional tarvia drive that runs the length of the rear lot line, providing access to Grover Street, a local road to the south, and serving the site, Carrier Corporation campus, and Carrier Park; and
- WHEREAS, per the local application, the proposed project is intended to provide an outdoor training facility for lineman; the submitted Overall Plan dated July 29, 2019 shows the training area to be located at the rear of the site, replacing

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

E-mail Address: countyplanning@ongov.net

388 parking spaces in the rear parking lot; per the Site Plan, asphalt will be removed for 7 gravel trenches in the training area; training classes will last 2 weeks and have 20 students per class; only one class will take place a time; aerial imagery shows existing buffer areas along the south side of the rear parking area, adjacent to residential lots, and at the rear of the site; buffer areas appear to include some existing trees and vegetation; per the Site Plan, these buffer areas will remain; and

WHEREAS, per the Town zoning code, all structures and uses within 750 feet of the perimeter of an Industrial District shall require a specific use permit and approval of the Board of Appeals if they are not permitted in the adjacent zoning district, and the site abuts parcels zoned Business (B) and Residential 2 (R-2); the local application indicates an area variance will also be required to reduce the number of off-street parking spaces from 1,621 (required) to 547 (proposed) as part of the proposed project; per the Site Plan, Verizon will have 468 total employees with the 414 office staff working split shifts between 1AM and 12AM; the Site Plan identifies parking needs for the site to be roughly 300 spaces; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated July 29, 2019, 0.29 acres of the site will be disturbed by the proposed project; GIS mapping shows the site is located in an Onondaga County Drainage District for Bear Trap and Ley Creek, which are maintained by the Department of Water Environment Protection in this area;

ADVISORY NOTE: projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) must submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection for review; and

WHEREAS, the Syracuse Metropolitan Transportation Council completed the Carrier Park Mobility Plan to identify improvements to make the residential and commercial area around Carrier Circle, and the Carrier Corporation campus, more bicycle and pedestrian-friendly; some proposed improvements involve the Verizon facility and include implementing a “complete streets” redesign for Thompson Road, adding on-street parking, sidewalks, and street trees to the rear access road, improving the north access road intersection with crosswalks and pedestrian signals, and having the Town acquire the north access road and upgrade it with sidewalks and lighting; and

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

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), Thompson Road has public transit service; aerial imagery shows an existing bus stop and bus pull-off area at the front of the site; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734043, 734064) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); site 734043 includes the Carrier Corporation campus to the north, which has been classified as code 2 in the State Superfund Program; site 734064, the Roth Brothers site, is located southwest of the site and is an active site in the Resource Conservation and Recovery program; there does not appear to be any impact to either of the

sites; and

WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that no trees will be removed as part of the proposed project; and

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

The motion was made by Marty Voss and seconded by Jim Stelter. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 28, 2019

OCPB Case # Z-19-233

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of DeWitt Zoning Board of Appeals at the request of Verizon (Todd Jantsch) for the property located at 6360 Thompson 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 Thompson Road (Route 635), a state highway; and
- WHEREAS, the applicant is requesting a special permit to allow construction of an outdoor training area at an existing 27.17-acre Verizon facility in an Industrial zoning district; and
- WHEREAS, the Board is concurrently reviewing site plan (Z-19-232) and area variance (Z-19-237) referrals as part of the proposed project; in 2009, the Board offered no position for an area variance referral (Z-09-30) involving the subject parcel, requesting to increase the maximum permitted height of a proposed antenna from 50' to 62'; and
- WHEREAS, the site is located along Thompson Road, a state road, just south of Carrier Circle and the Carrier Corporation campus; the site abuts Carrier Park, a town-owned park facility, to the east and a residential neighborhood to the south; other surrounding land uses include various commercial establishments, hotels, office parks, and other manufacturing sites generally situated on the south side of the New York State Thruway (I-90) in this area, which transition to single-family residential farther to the south; and
- WHEREAS, the submitted survey map dated July 12, 2019 shows a large, existing two-story building for Verizon at the front of the site and two interconnected asphalt parking areas at the rear of the site, one on the north side of the building and one behind it; there is a greenspace area with concrete sidewalks occurring between the building and Thompson Road; aerial imagery shows the site surrounds two parcels with frontage on Thompson Road; the adjacent parcels contain a multi-tenant commercial building and a manufacturing building; and
- WHEREAS, there are two tarvia drives on Thompson Road, one each along the north and south lot lines of the site; the northern drive also serves the adjacent commercial and manufacturing buildings and the Carrier Corporation campus; the southern drive serves a small parking lot at the front of the site that has 15 handicap accessible parking spaces; a portion of the southern drive is gated with access further restricted by a one-story guard building; the site contains an additional tarvia drive that runs the length of the rear lot line, providing access to Grover Street, a local road to the south, and serving the site, Carrier Corporation campus, and Carrier Park; and
- WHEREAS, per the local application, the proposed project is intended to provide an

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

E-mail Address: countyplanning@ongov.net

outdoor training facility for lineman; the submitted Overall Plan dated July 29, 2019 shows the training area to be located at the rear of the site, replacing 388 parking spaces in the rear parking lot; per the Site Plan, asphalt will be removed for 7 gravel trenches in the training area; training classes will last 2 weeks and have 20 students per class; only one class will take place a time; aerial imagery shows existing buffer areas along the south side of the rear parking area, adjacent to residential lots, and at the rear of the site; buffer areas appear to include some existing trees and vegetation; per the Site Plan, these buffer areas will remain; and

WHEREAS, per the Town zoning code, all structures and uses within 750 feet of the perimeter of an Industrial District shall require a specific use permit and approval of the Board of Appeals if they are not permitted in the adjacent zoning district, and the site abuts parcels zoned Business (B) and Residential 2 (R-2); the local application indicates an area variance will also be required to reduce the number of off-street parking spaces from 1,621 (required) to 547 (proposed) as part of the proposed project; per the Site Plan, Verizon will have 468 total employees with the 414 office staff working split shifts between 1AM and 12AM; the Site Plan identifies parking needs for the site to be roughly 300 spaces; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated July 29, 2019, 0.29 acres of the site will be disturbed by the proposed project; GIS mapping shows the site is located in an Onondaga County Drainage District for Bear Trap and Ley Creek, which are maintained by the Department of Water Environment Protection in this area;

ADVISORY NOTE: projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) must submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection for review; and

WHEREAS, the Syracuse Metropolitan Transportation Council completed the Carrier Park Mobility Plan to identify improvements to make the residential and commercial area around Carrier Circle, and the Carrier Corporation campus, more bicycle and pedestrian-friendly; some proposed improvements involve the Verizon facility and include implementing a “complete streets” redesign for Thompson Road, adding on-street parking, sidewalks, and street trees to the rear access road, improving the north access road intersection with crosswalks and pedestrian signals, and having the Town acquire the north access road and upgrade it with sidewalks and lighting; and

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

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), Thompson Road has public transit service; aerial imagery shows an existing bus stop and bus pull-off area at the front of the site; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734043, 734064) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); site 734043 includes the Carrier Corporation campus to the north, which has been classified as code 2 in the State Superfund Program; site 734064, the Roth Brothers site, is located

southwest of the site and is an active site in the Resource Conservation and Recovery program; there does not appear to be any impact to either of the sites; and

WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that no trees will be removed as part of the proposed project; and

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

The motion was made by Marty Voss and seconded by Jim Stelter. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 28, 2019

OCPB Case # Z-19-234

- 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 Michael Burgen (Echo Motors) for the property located at 6261 East Taft Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Taft Road (Route 19), a county highway; and
- WHEREAS, the applicant is proposing to use an existing building for an auto sales and service business on a 1.56-acre parcel in a General Commercial Plus (GC+) zoning district; and
- WHEREAS, the Board recently reviewed a site plan referral (Z-19-99) for construction of a cold storage building on the adjacent Tarvia Seal Corp. parcel; the Board recommended modification, requiring the removal of parking spaces in the county right-of-way and front yard to ensure safe vehicle circulation on the site; and
- WHEREAS, the site is located along East Taft Road, a county road, with surrounding commercial and industrial land uses; and
- WHEREAS, the submitted Site Plan dated July 18, 2019 shows the site contains two existing metal buildings, one situated at the front of the site and the other at the rear; the rear building (6,630 sf) is intended for Echo Motors, a proposed auto sales and service business; the front building (6,000 sf) is currently occupied by a fitness facility, Core Athletix; there is existing asphalt at the front of the site and occurring between the two buildings; an existing driveway is shown along the east lot line with two full access drives onto East Taft Road, one 40' wide and one 34'-6" wide; and
- WHEREAS, per the Site Plan, parking striping is proposed; there will be 4 parking spaces at the front of the Echo Motors building, and the parking lot between the two buildings will be striped for 28 off-street parking spaces; additional parking is shown along the side of the fitness facility and in the front yard, providing 20 more spaces on the site; the local application indicates 32 of the site's spaces are intended for the proposed use; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated July 23, 2019, the applicant intends to lease the existing building for the proposed auto sales and service business; no new construction is proposed; the local application indicates hours of operation will be Monday thru Friday 8am to 7pm and Saturday 8am to 4pm with a maximum of 5 employees on site at a time; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; no changes to the existing infrastructure are proposed; and

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

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

WHEREAS, aerial imagery shows a stream and wetland area on lands north of the site; GIS mapping shows the parcel may contain federally-regulated wetlands associated with these areas; the rear building, intended for Echo Motors, appears to encroach on the federal wetland area; state wetlands and its 100-foot buffer appear to be entirely outside the site;

ADVISORY NOTE: the applicant is advised to contact the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation to confirm the presence of federal and/or state wetlands and/or the 100-foot state wetland buffer on the site; all confirmed wetlands should be shown on the plans for the site and any necessary permits should be obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers; and

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that the 100-year floodplain and floodway associated with the nearby stream are located on the adjacent parcels north of the site; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

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

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

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

1. The applicant must contact the Onondaga County Department of Transportation to provide traffic generation data for the proposed use and coordinate driveway requirements to meet commercial driveway standards. Any mitigation as may be determined by the Department must be reflected on the project plans prior to, or as a condition of, municipal approval.
2. The Site Plan must be modified to remove parking spaces from the sanitary sewer easement.

The Board also offers the following comment:

1. Every municipal review provides the opportunity to improve community appearance and the applicant and municipality are encouraged to improve site design by incorporating landscaping along the road frontage and around the parking lots.
2. The Board encourages the Town to consider requiring the applicant to consolidate the two driveways on the site into a single access point onto East Taft Road, to improve traffic safety and access management.

Jim Stelter made a motion to add a comment regarding the consolidation of driveways on the site. David Skeval seconded the motion. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - no.

The motion to recommend modification was made by James Corbett and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 28, 2019

OCPB Case # Z-19-235

- 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 Corscor, LLC (Syracuse Utilities) for the property located at 9543 Brewerton Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Brewerton Road (Route 11), a state highway, and Bartel Road (Route 166), a county highway; and
- WHEREAS, the applicant is proposing construction of a 4,500 sf office building with associated parking and infrastructure on a 2.86-acre parcel in a General Commercial Plus (GC+) zoning district; and
- WHEREAS, the site is located along Brewerton Road, NYS Route 11, with surrounding commercial land uses; the site abuts a residential neighborhood to the west; and
- WHEREAS, aerial imagery shows the northern parcel has frontage on Route 11 and surrounds a half-acre parcel containing a Town water tower; the front half of the northern parcel contains a utility contractor facility, Syracuse Utilities, Inc., including two existing buildings and a large gravel area, which partially occurs on the southern parcel, with vehicle parking and outdoor equipment/material storage; the rear half of the parcel is vacant and forested; the site is served by two existing driveways occurring on the northern parcel, one 30+ feet wide and the other over 170 feet wide; there is an additional gravel driveway on the site that serves the water tower; and
- WHEREAS, aerial imagery shows the southern parcel, under common ownership, is landlocked and vacant aside from the encroaching gravel parking for Syracuse Utilities, Inc.; the parcel occurs at the rear of two commercial lots containing buildings and parking for a McDonald's restaurant, a multi-tenant building, and a Kinney Drugs pharmacy; and
- WHEREAS, per the submitted Site Plan dated July 2019, the proposed 4,500 sf office building will be constructed on the southern parcel with concrete sidewalks and asphalt parking (27 spaces total) at the front of the building and on the southern side; a dumpster enclosure is shown at the southwest corner of the building; the Site Plan also shows a proposed internal drive that will connect the new office parking to the facility's gravel lot to the north, as well as to one of the driveways serving the adjacent commercial lots; the internal drive has an existing ingress and egress easement for the neighboring McDonald's lot and an ingress and egress easement is shown for the office building; and
- WHEREAS, the local application indicates the new office space will serve the Syracuse Utilities, Inc. facility and replace recently lost offices due to a fire; hours of operation will be Monday through Friday 7:30am to 5pm with a maximum of 12 employees on site at one time; and

- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated July 24, 2019, 0.9 acres of the site will be disturbed by the proposed project; stormwater will be conveyed to the existing storm sewer which is connected to the drainage swale along Brewerton Road; the submitted Site Grading, Drainage & ESC Plan shows three proposed dry swales around the perimeter of the development;
ADVISORY NOTE: per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; and
- WHEREAS, the site has access to public drinking water and sewers and the site is located in the Brewerton Wastewater Treatment Plant service area; new municipal connections for both are proposed;
ADVISORY NOTES: the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; and
- WHEREAS, the project is within 2,000 feet of multiple sites (IDs: V00036, 734112) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); site V00036, the Alaskan Oil gasoline station, is located to the east at the intersection of Bartel Road and Kathan Road and is classified as "No Further Action at this Time" in the Voluntary Cleanup Program; the site 734112, Brewerton Jack's Cleaners is a class 2 site in the State Superfund Program, occurring over 600 feet to the north of the subject parcel; the proposed project does not appear to have an impact on the remediation sites; and
- WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that some trees may be removed as part of the project;
ADVISORY NOTE: per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper);
ADVISORY NOTE: the applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; and

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

1. The applicant must contact the New York State Department of Transportation to coordinate requirements for the facility's existing driveways on Route 11, in order to satisfy commercial driveway standards, which may require reducing the width of the existing driveways and consolidating access. Any mitigation as may be determined by the Department must be reflected on the project plans prior to, or as a condition of, municipal approval.
2. The municipality must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the New York State Department of Transportation. Any mitigation as may be determined by the Department must be reflected on the project plans prior to, or as a condition of, municipal approval. Additional stormwater runoff into the state's right-of-way or drainage system will be prohibited.

The Board also offers the following comments:

1. Per the New York State Department of Transportation, the municipality is advised to ensure appropriate access agreements are in place for any shared driveways on Route 11.
2. Landscape buffering is encouraged to screen parking areas from adjacent uses.

The motion was made by James Corbett and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 28, 2019

OCPB Case # Z-19-236

- 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 Michael P. Piraino, Jr. for the property located at 5480 Bartel 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 Bartel Road (Route 166), a county highway, and Brewerton Road (Route 11), a state highway; and
- WHEREAS, the applicant is proposing to use an existing building for a full service restaurant (The Lodge at Bear Creek) on a portion of a 5.38-acre parcel in a General Commercial (GC) zoning district; and
- WHEREAS, in 2016, the Board recommended modification of a site plan referral (Z-16-391) to use the existing Brewerton Plaza parking lot on the subject site for RV displays and use the subject building, formerly a fast food restaurant, as an RV sales office, citing traffic and access requirements; and
- WHEREAS, the site is located along Bartel Road, a county road, just east of NYS Route 11; the site is located south across Bartel Road from Brewerton Centre shopping plaza and in close proximity to a number of other commercial land uses; the site abuts lands to the south containing athletic fields for the nearby Brewerton Elementary School; and
- WHEREAS, the submitted Site Plan dated August 1, 2019 shows the site contains a strip shopping plaza, Brewerton Plaza, and extensive parking lot, as well as a standalone former Burger King restaurant building at the opposite end; aerial imagery shows an RV sales business, with offices in the standalone building, formerly stored and displayed RVs within the parking lot; and
- WHEREAS, per the local application, the applicant intends to use the standalone building for a new gourmet burger/craft beer full service restaurant, The Lodge at Bear Creek; hours of operation will be Tuesday through Thursday 3pm to 9pm, Friday 3pm to 10pm, Saturday 3pm to 11pm, and Sunday 11am to 8pm with a maximum of 10 employees on site at one time; and
- WHEREAS, the submitted Site Plan dated August 1, 2019 shows parking on both sides of the building and 5 employee spaces at the rear of the building; per the local application, the restaurant will have 93 off-street parking spaces; proposed signage will include a wall-mounted sign (12' x 4') on the front of the building; and
- WHEREAS, the Site Plan shows two existing driveways on Bartel Road, one occurring at each end of the site;
- ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Bartel Road must meet Department requirements; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Brewerton Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed;
ADVISORY NOTE: the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: V00036, 734112) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); site V00036, the Alaskan Oil gasoline station, is located to the east at the intersection of Bartel Road and Kathan Road and is classified as "No Further Action at this Time" in the Voluntary Cleanup Program; the site 734112, Brewerton Jack's Cleaners is a class 2 site in the State Superfund Program, occurring over 1,300 feet to the north of the subject parcel; the proposed project does not appear to have an impact on the remediation sites; and

WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that no trees will be removed as part of the project; and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper);
ADVISORY NOTE: The applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; and

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

The applicant must contact the Onondaga County Department of Transportation to provide traffic generation data for the proposed use. Any mitigation as may be determined by the Department must be reflected on the project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comments:

Incorporation of additional landscaping and natural stormwater retention is strongly recommended on this highly paved site, for screening, aesthetics and to reduce stormwater runoff and improve stormwater quality. For more information, visit <http://savetherain.us>.

The motion was made by James Corbett and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 28, 2019

OCPB Case # Z-19-237

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of DeWitt Zoning Board of Appeals at the request of Verizon (Todd Jantsch) for the property located at 6360 Thompson 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 Thompson Road (Route 635), a state highway; and
- WHEREAS, the applicant is requesting an area variance to reduce the number of parking spaces from 1,621 to 547 as part of a proposed project to construct an outdoor training area at an existing 27.17-acre Verizon facility in an Industrial zoning district; and
- WHEREAS, the Board is concurrently reviewing site plan (Z-19-232) and special permit (Z-19-233) referrals as part of the proposed project; in 2009, the Board offered no position for an area variance referral (Z-09-30) involving the subject parcel, requesting to increase the maximum permitted height of a proposed antenna from 50' to 62'; and
- WHEREAS, the site is located along Thompson Road, a state road, just south of Carrier Circle and the Carrier Corporation campus; the site abuts Carrier Park, a town-owned park facility, to the east and a residential neighborhood to the south; other surrounding land uses include various commercial establishments, hotels, office parks, and other manufacturing sites generally situated on the south side of the New York State Thruway (I-90) in this area, which transition to single-family residential farther to the south; and
- WHEREAS, the submitted survey map dated July 12, 2019 shows a large, existing two-story building for Verizon at the front of the site and two interconnected asphalt parking areas at the rear of the site, one on the north side of the building and one behind it; there is a greenspace area with concrete sidewalks occurring between the building and Thompson Road; aerial imagery shows the site surrounds two parcels with frontage on Thompson Road; the adjacent parcels contain a multi-tenant commercial building and a manufacturing building; and
- WHEREAS, there are two tarvia drives on Thompson Road, one each along the north and south lot lines of the site; the northern drive also serves the adjacent commercial and manufacturing buildings and the Carrier Corporation campus; the southern drive serves a small parking lot at the front of the site that has 15 handicap accessible parking spaces; a portion of the southern drive is gated with access further restricted by a one-story guard building; the site contains an additional tarvia drive that runs the length of the rear lot line, providing access to Grover Street, a local road to the south, and serving the site, Carrier Corporation campus, and Carrier Park; and
- WHEREAS, per the local application, the proposed project is intended to provide an

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

E-mail Address: countyplanning@ongov.net

outdoor training facility for lineman; the submitted Overall Plan dated July 29, 2019 shows the training area to be located at the rear of the site, replacing 388 parking spaces in the rear parking lot; per the Site Plan, asphalt will be removed for 7 gravel trenches in the training area; training classes will last 2 weeks and have 20 students per class; only one class will take place a time; aerial imagery shows existing buffer areas along the south side of the rear parking area, adjacent to residential lots, and at the rear of the site; buffer areas appear to include some existing trees and vegetation; per the Site Plan, these buffer areas will remain; and

WHEREAS, per the Town zoning code, all structures and uses within 750 feet of the perimeter of an Industrial District shall require a specific use permit and approval of the Board of Appeals if they are not permitted in the adjacent zoning district, and the site abuts parcels zoned Business (B) and Residential 2 (R-2); the local application indicates an area variance will also be required to reduce the number of off-street parking spaces from 1,621 (required) to 547 (proposed) as part of the proposed project; per the Site Plan, Verizon will have 468 total employees with the 414 office staff working split shifts between 1AM and 12AM; the Site Plan identifies parking needs for the site to be roughly 300 spaces; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated July 29, 2019, 0.29 acres of the site will be disturbed by the proposed project; GIS mapping shows the site is located in an Onondaga County Drainage District for Bear Trap and Ley Creek, which are maintained by the Department of Water Environment Protection in this area;

ADVISORY NOTE: projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) must submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection for review; and

WHEREAS, the Syracuse Metropolitan Transportation Council completed the Carrier Park Mobility Plan to identify improvements to make the residential and commercial area around Carrier Circle, and the Carrier Corporation campus, more bicycle and pedestrian-friendly; some proposed improvements involve the Verizon facility and include implementing a “complete streets” redesign for Thompson Road, adding on-street parking, sidewalks, and street trees to the rear access road, improving the north access road intersection with crosswalks and pedestrian signals, and having the Town acquire the north access road and upgrade it with sidewalks and lighting; and

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

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), Thompson Road has public transit service; aerial imagery shows an existing bus stop and bus pull-off area at the front of the site; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734043, 734064) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); site 734043 includes the Carrier Corporation campus to the north, which has been classified as code 2 in the State Superfund Program; site 734064, the Roth Brothers site, is located

southwest of the site and is an active site in the Resource Conservation and Recovery program; there does not appear to be any impact to either of the sites; and

WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that no trees will be removed as part of the proposed project; and

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

The motion was made by Marty Voss and seconded by Jim Stelter. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 28, 2019

OCPB Case # Z-19-238

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Cicero Zoning Board of Appeals at the request of Michael Kompaniec for the property located at 7649 Tuttle Rd.; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of the municipal boundary between the Town of Cicero and Oswego County; and
- WHEREAS, the applicant is requesting area variances for building size (1,540 where 1,300 sf is allowed) and rear yard setback (10' where 30' is required) to construct a 35' x 44' garage on a 0.35-acre lakefront residential parcel in a Residential (R-10) zoning district; and
- WHEREAS, the site is located on the southern shore of Oneida Lake with surrounding residential land uses; properties along this stretch of the lake are bisected by Tuttle Road, a private road; and
- WHEREAS, the submitted survey dated July 17, 2019 shows an existing house on the lakeside portion of the property; the proposed garage will be constructed on the south side of Tuttle Road; per the submitted photographs, the south side of the site currently contains a small one-story shed structure and an RV and outdoor storage space; and
- WHEREAS, the submitted Standards of Proof indicate the new garage will allow for recreation equipment to be stored indoors and will improve the aesthetics of the property; additionally, the location of the garage in the rear yard is necessary to avoid an underground sewer line along Tuttle Road and overhead utility lines, which occur on the southern side of the property; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the sewer line which crosses the site is a county-owned Lakeshore Trunk Sewer; the sewer and related rights-of-way, if applicable, are not shown on the submitted plan, but are referenced within submitted narrative materials; it is unclear whether the proposed structure might encroach onto county right-of-way; per WEP, no permanent structures are permitted within the County right-of-way; for any other improvements, such as driveways, the applicant must execute agreements with WEP for any work within the County right-of-way; and
- WHEREAS, per the submitted plans, trench drains will be installed on either side of the proposed garage and pitched to drain to two flow wells at the rear corners of the garage for stormwater management; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Brewerton Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and

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

WHEREAS, GIS mapping shows a large expanse of potential state and/or federally-regulated wetlands occurring to the south of the site, affiliated with Chittenango Creek; the proposed garage does not appear to encroach on the federal wetland area; per the submitted photographs, the NYS Department of Environmental Conservation put wetland boundary flags in place on 10/12/2018; these flags presumably delineate state wetlands and occur 2-3 feet south of the rear lot line; as such, the proposed garage likely encroaches in the state's 100' wetland buffer; the plans indicate the US Army Corps of Engineers found no issues; and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper);
ADVISORY NOTE: the applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review; 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 the granting of non-essential bulk area variances to exceed the maximum allowable buildable area of structures which are within a floodplain, particularly when the site is also in such close proximity to significant wetland areas and important water bodies. Development within sensitive drainage areas may exacerbate existing flood issues along the Town's shoreline and ultimately affect water quality. The applicant is encouraged to resubmit a revised plan which does not exceed maximum buildable area standards.

The applicant must also revise plans to show the location of the County owned Lakeshore Trunk Sewer and any associated rights-of-way, and the Town must ensure that no construction of permanent structures occurs which may encroach into easement areas or affect the county infrastructure. The applicant must also sign an indemnity agreement with Onondaga County for any infrastructure-related disturbance of land (including the proposed driveway) within the county right-of-way.

The motion was made by James Corbett and seconded by Jim Stelter. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 28, 2019

OCPB Case # Z-19-239

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of LaFayette Planning Board at the request of Frances Williams for the property located 2256 Route 11A; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Route 11A, a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to operate a hair salon in a residential detached garage on a 40-acre parcel in an Agricultural Residential (AR) zoning district; and
- WHEREAS, the Board previously recommended Modification of a referral (S-06-93) to subdivide 1.4 acres from the parcel at its frontage, recommending reservation of a 60-foot right-of-way for the remaining lot to provide access to any future development; and
- WHEREAS, the site is located just south of the hamlet of Cardiff and NYS Route 20 in LaFayette; surrounding land uses are largely agriculture and wooded hillsides, with roadside farm buildings and housing; and
- WHEREAS, the 40 acre parcel contains a single-family house with an adjacent detached large garage and gravel driveway onto Route 11A, a state highway, as well as a garage building further to the south on another segment of frontage (no driveway apparent in Google maps); the remainder of the site is lawn and wooded lands; and
- WHEREAS, a submitted hand drawing roughly shows the three-bedroom house (72'x28') and garage (22'x30'), a general front yard septic location and rear yard well; within the garage, a 17'x13' space is noted for the hair salon, with a 6'x8' bathroom, accessed via the garage space; and
- WHEREAS, a notation on the hand drawing generally notes the garage will tap into the house for water, septic and electricity; no other exterior changes to the structures are noted; and
- WHEREAS, no information regarding customer volume, signage or parking accommodations was provided; a gravel drive runs approximately 175 feet from the road to the garage;
- ADVISORY NOTE: Per the New York State Department of Transportation, no parking, loading, or servicing of vehicles in the right-of-way, or backing of vehicles into the right-of-way, is permitted. No additional access onto Route 11A will be permitted, including any future expanded use; 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 Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to, or as a condition of, municipal approval of the site plan.

The motion was made by James Corbett and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 28, 2019

OCPB Case # Z-19-240

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Cicero Zoning Board of Appeals at the request of Stephen Nichols for the property located at 5657 East Davey Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of the municipal boundary between the Town of Cicero and Oswego County; and
- WHEREAS, the applicant is requesting an area variance to install a fence in a Residential (R-10) zoning district; and
- WHEREAS, the site is located on the shore of the Oneida River inlet into Oneida Lake near the hamlet of Brewerton; the 0.67-acre parcel contains a single family house on a dead-end local road; a vinyl fence runs the length of the northwest property line; and
- WHEREAS, per the local application materials and plan, it appears the applicant proposes to build a 44 foot long fence along the northwest property line which would provide screening that is approximately 15 feet tall where fences no more than 6 feet is allowed; per the Town, the fence is not of uniform design or of consistent material and incorporates prohibited cloth material contrary to the requirements of the fence regulations; and
- WHEREAS, per a narrative provided by the landowner, the general purpose of the variance is to block a camera on an adjacent parcel from viewing the applicant's property, claimed to be a violation of privacy; the two landowners are currently in litigation over related conflicts; the applicant notes that he intends to install his own camera as part of the project to view his own cars and property; 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 Marty Voss and seconded by Jim Stelter. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 28, 2019

OCPB Case # Z-19-241

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Skaneateles Planning Board at the request of Kristen & Michael Drake / Norman Cay Holdings, LLC for the property located at 687 / 697 West Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of West Genesee Street (Route 20), a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting a special permit to re-establish a mini-golf course with accessory snack bar in a Rural Residential (RR) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Lot Line Adjustment referral (Z-19-242) for the project; and
- WHEREAS, the site is located along Route 20, just west of the Village of Skaneateles; surrounding land uses are primarily agriculture and residential; and
- WHEREAS, per the local application, the applicant proposes to redevelop a former mini golf recreation business that would operate April-December (10am-10pm), and include rebuilding an existing building to contain a snack bar, restrooms and a recreation/arcade area, adding a pavilion, lighting and fencing, modifying the parking area, driveway and curb cuts, installing a new septic system, and a lot line adjustment; and
- WHEREAS, the mini-golf course is currently located on a 1.59 acre parcel; the applicant proposes to add 0.40 acres at the rear of the site for a 1.99 acre lot, to meet the 15% impermeable surface coverage limits; the local application notes the building is nonconforming with a 24.6 foot front yard and is within 100 feet of a federal wetland; and
- WHEREAS, the Site Plan dated July 31, 2019 shows the reconstructed building in the same location as the existing, with a new sidewalk surrounding the structure, a 21'x28' pavilion to the rear, a slightly revised mini golf course, a shed, and 12 parking spaces in the front yard; the building would total 12,509 square feet with a lounge and snack bar/kitchen and restrooms on the first floor and a upper lounge and game room on the upper Mezzanine level; and
- WHEREAS, multiple driveways are shown to serve the site; on the adjacent parcel to the east, a 20' driveway runs parallel to the property line within a 30' driveway easement leading to the rear of the mini golf parcel, a telephone easement which crosses both lots, and a barn and greenhouses (which do not appear on aerial photography); the driveway shows connections to both parcels, including the gravel parking area in front of the mini golf business; a second driveway accesses the parking area from the center of the parcel frontage; a third driveway on the site is shown to be removed;

ADVISORY NOTE: The proposed driveways onto Route 20 require highway access and work permits from the NYS Department of Transportation. Additional stormwater runoff into the state's drainage system is prohibited; and

WHEREAS, the western portion of the parcel contains an unnamed stream, tributary to Skaneateles Creek, and related floodplains and federal wetland areas; the survey dated June 30, 2019 notes the location of wetland flags just beyond improved portions of the site, and a wetland assessment summary was included with the referral;

ADVISORY NOTE: 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 any necessary permits from the Corps for any proposed development or placement of fill in a federal wetland, or drainage of federal wetlands on site; and

WHEREAS, the site is served by municipal drinking water and an individual septic system; a new septic system with grease pit is proposed, to be located on the adjacent property, beyond the 100 foot setback of the wetland; 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 Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to, or as a condition of, municipal approval of the special permit. The applicant must also file an easement agreement for any septic systems to be located on an adjacent parcel.
2. The New York State Department of Transportation has determined that the Town and the applicant are required to coordinate Route 20 access plans with the Department. Any mitigation as may be determined by the Department must be reflected on the project plans prior to, or as a condition of, Town approval.
3. The applicant must submit a lighting plan to the New York State Department of Transportation and reflect any mitigation as may be determined by the Department on the project plans prior to, or as a condition of, municipal approval. No glare or spillover onto adjacent properties or the state right-of-way will be permitted.
4. The municipality must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the New York State Department of Transportation. Any mitigation as may be determined by the Department must be reflected on the project plans prior to, or as a condition of, municipal approval. Additional stormwater runoff into the state's right-of-way or drainage system will be prohibited.

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. Per the New York State Department of Transportation, the municipality is advised to ensure appropriate access agreements are in place for any shared driveways on Route 20.
3. The applicant is encouraged to consider installation of bicycle parking to encourage local trips from the Village by bicycle. The Town is also encouraged to consider the addition of multi-use paths along Route 20 to support multi-modal transportation to nearby visitor-oriented areas such as this.
4. The Board encourages the applicant to consider the addition of front yard landscaping to capture stormwater and to minimize the prominence of the front yard parking area.

The motion was made by James Corbett and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 28, 2019

OCPB Case # Z-19-242

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a OTHER AUTHORIZATION from the Town of Skaneateles Planning Board at the request of Kristen & Michael Drake / Norman Cay Holdings, LLC for the property located at 687 / 697 West Genesee 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 West Genesee Street (Route 20), a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing a lot line adjustment to transfer 0.4 acres from 697 West Genesee Street (residential lot) to 687 West Genesee Street (recreation lot) in order to bring impermeable surface coverage to conformance to re-establish a mini-golf course with accessory snack bar in a Rural Residential (RR) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Special Permit referral (Z-19-241) for the project; and
- WHEREAS, the site is located along Route 20, just west of the Village of Skaneateles; surrounding land uses are primarily agriculture and residential; and
- WHEREAS, per the local application, the applicant proposes to redevelop a former mini golf recreation business that would operate April-December (10am-10pm), and include rebuilding an existing building to contain a snack bar, restrooms and a recreation/arcade area, adding a pavilion, lighting and fencing, modifying the parking area, driveway and curb cuts, installing a new septic system, and a lot line adjustment; and
- WHEREAS, the mini-golf course is currently located on a 1.59 acre parcel; the applicant proposes to add 0.40 acres at the rear of the site for a 1.99 acre lot, to meet the 15% impermeable surface coverage limits; the local application notes the building is nonconforming with a 24.6 foot front yard and is within 100 feet of a federal wetland; and
- WHEREAS, the Site Plan dated July 31, 2019 shows the reconstructed building in the same location as the existing, with a new sidewalk surrounding the structure, a 21'x28' pavilion to the rear, a slightly revised mini golf course, a shed, and 12 parking spaces in the front yard; the building would total 12,509 square feet with a lounge and snack bar/kitchen and restrooms on the first floor and an upper lounge and game room on the upper Mezzanine level; and
- WHEREAS, multiple driveways are shown to serve the site; on the adjacent parcel to the east, a 20' driveway runs parallel to the property line within a 30' driveway easement leading to the rear of the mini golf parcel, a telephone easement which crosses both lots, and a barn and greenhouses (which do not appear on

aerial photography); the driveway shows connections to both parcels, including the gravel parking area in front of the mini golf business; a second driveway accesses the parking area from the center of the parcel frontage; a third driveway on the site is shown to be removed; and

ADVISORY NOTE: The proposed driveways onto Route 20 require highway access and work permits from the NYS Department of Transportation. Additional stormwater runoff into the state's drainage system is prohibited.

WHEREAS, the western portion of the parcel contains an unnamed stream, tributary to Skaneateles Creek, and related floodplains and federal wetland areas; the survey dated June 30, 2019 notes the location of wetland flags just beyond improved portions of the site, and a wetland assessment summary was included with the referral;

ADVISORY NOTE: 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 any necessary permits from the Corps for any proposed development or placement of fill in a federal wetland, or drainage of federal wetlands on site; and

WHEREAS, the site is served by municipal drinking water and an individual septic system; a new septic system with grease pit is proposed, to be located on the adjacent property, beyond the 100 foot setback of the wetland; and

ADVISORY NOTE: The Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to municipal approval of the site plan or special permit.

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

While the Board offers no position for the proposed lot line adjustment, the following recommendations are intended for the project as a whole:

1. The Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to, or as a condition of, municipal approval of the special permit. The applicant must also file an easement agreement for any septic systems to be located on an adjacent parcel.
2. The New York State Department of Transportation has determined that the Town and the applicant are required to coordinate Route 20 access plans with the Department. Any mitigation as may be determined by the Department must be reflected on the project plans prior to, or as a condition of, Town approval.
3. The applicant must submit a lighting plan to the New York State Department of Transportation and reflect any mitigation as may be determined by the Department on the project plans prior to, or as a condition of, municipal approval. No glare or spillover onto adjacent properties or the state right-of-way will be permitted.

4. The municipality must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the New York State Department of Transportation. Any mitigation as may be determined by the Department must be reflected on the project plans prior to, or as a condition of, municipal approval. Additional stormwater runoff into the state's right-of-way or drainage system will be prohibited.
5. 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.
6. Per the New York State Department of Transportation, the municipality is advised to ensure appropriate access agreements are in place for any shared driveways on Route 20.
7. The applicant is encouraged to consider installation of bicycle parking to encourage local trips from the Village by bicycle. The Town is encouraged to consider the addition of multi-use paths along Route 20 to support multi-modal transportation to nearby visitor-oriented areas such as this.
8. The Board encourages the applicant to consider the addition of front yard landscaping to capture stormwater and to minimize the prominence of the front yard parking area.

The motion was made by James Corbett and seconded by Marty Voss. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 28, 2019

OCPB Case # Z-19-243

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Skaneateles Planning Board at the request of Stephen Datz for the property located at 866 Franklin 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 the municipal boundary between the Town of Skaneateles and the Village of Skaneateles; and
- WHEREAS, the applicant is proposing construction of a 2-family dwelling on a vacant 0.44-acre parcel in a Rural Residential (RR) zoning district; and
- WHEREAS, the Board is concurrently reviewing an area variance referral (Z-19-231) as part of the proposed project; in 2018, the Board offered no position for an area variance referral (Z-18-10) to reduce the side and rear yard setbacks on the subject site to construct a single-family home; the Town approved the requested area variances, though the project was not completed; and
- WHEREAS, the site is located just outside the Village of Skaneateles in a residential neighborhood abutting the Mirbeau Inn and Spa, for which the Board reviewed Preliminary Subdivision (S-17-29), Zone Change (Z-17-122), Site Plan (Z-17-123), Special Permit (Z-17-124), Area Variance (Z-17-125), and Other Authorization (Z-17-126) referrals in 2017 as part of a project to expand lodging facilities at Mirbeau and add new housing at the corner of Franklin Street and West Genesee Street, a state road to the south; and
- WHEREAS, aerial imagery shows the vacant parcel has frontage on Franklin Street, a local road, and is situated between two residential lots containing existing single-family houses; the submitted Site Plan dated August 17, 2018 shows the proposed townhouse building set back 59' from the road; per the local application, the building will have a teasel barn-style and two dwelling units; the dwelling units will be available for rent; and
- WHEREAS, per the Site Plan, each dwelling unit will have a front walk and rear deck; there is a proposed paved driveway onto Franklin Street serving both units; and
- WHEREAS, per the Town zoning code, two-family dwellings shall be permitted by right on lots that are at least twice the minimum lot size in the district; the RR district requires a minimum lot size of 2 acres, or 4 acres for 2 dwelling units, and the subject parcel is 0.44 acres; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated July 11, 2019, 1/3 acre will be disturbed by the proposed project and stormwater runoff will be directed to an existing roadside culvert; and
- WHEREAS, per the referral notice, the site has access to public drinking water; the Site Plan shows two proposed septic systems at the front of the site; per the

referral notice, the site currently has approved septic plans for a three-bedroom unit; if the two-family dwelling is approved, septic plans will be revised to reflect the two independent systems; and

WHEREAS, the site is outside the Skaneateles Lake watershed; and

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

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

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

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

The Onondaga County Health Department notes that the new townhouse plan has not yet been reviewed for this site, and the applicant must submit a plot plan showing the final location of structures and proposed sewage disposal to the Department. The Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to municipal approval of the area variance or site plan.

The motion was made by James Corbett and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 28, 2019

OCPB Case # Z-19-246

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Skaneateles Planning Board at the request of Dena Weber for the property located at 3 West Lake 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 West Genesee Street (Route 20), a state highway; and
- WHEREAS, the applicant is proposing numerous improvements to the landscape, driveway, patio, walkways and dock on a 0.41-acre shoreline residential parcel in a Residential (A-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing special permit (Z-19-247) and area variance (Z-19-248) referrals for the project; in 2008, the Board reviewed an area variance (Z-08-153) to increase the allowable volume of a non-conforming structure to add dormers and an addition to the existing house; and
- WHEREAS, the 0.41 acre site with an existing 2,360 square foot house and improvements is located on the northern shoreline of Skaneateles Lake within the Skaneateles Village, just off of NYS Route 20, on a local street; surrounding land uses are village and shoreline residential, a municipal park, and the village business district; and
- WHEREAS, the applicant proposes several exterior changes to the front and rear of the site to replace and expand driveway, add a second driveway entrance, replace and expand stone pathways, replace a front gate, pillars and fencing, replace wood decks, replace an outdoor kitchen, replace a fireplace with a fire pit, replace an outdoor dining patio, and install a bocce court; and
- WHEREAS, at the shoreline, the applicant proposes to replace a wood pergola with a lakeshore pavilion with a gas fireplace, replace an existing seawall and construct a permanent multi-slip dock attached to an existing shoreline pier; and
- WHEREAS, per the referral form and provided lot coverage calculations, lot coverage will increase from 4,724 to 6,375 square feet, for an open space percentage of 66% where 90% is required; variances are also needed for use of the front yard for parking, as well as for setbacks and height of the proposed lakeshore pavilion; and
- WHEREAS, per a submitted reference sheet dated 4/29/2019, notes from the Village staff on applicable regulations include several areas of needed review and inconsistency with local regulations, including the need for a flood plain development permit from the ZBA for the lake pavilion, errors in calculation of the minimum open space, several setback encroachments for rear yard improvements, DEC and local permit requirement for permanent dock installation, 54.6% of the front yard paved or used for driveway, where no

more than 25% is allowed, accessory uses less than 15 feet from the rear property line, structures less than 50 feet of the lake line, open space within the Lakeshore Setback Zone (71.2% where 90% required), as well as other notes; and

WHEREAS, GIS mapping shows floodplain associated with Skaneateles Lake to encroach onto the shoreline of the property, extending close to the existing house; and
ADVISORY NOTE: The Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, the site is connected to Village drinking water and sewer infrastructure, and no changes are proposed; a storm drain will tie in with the village conveyance system; and

WHEREAS, the site is located within the Skaneateles Lake Watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed;

ADVISORY NOTE: Skaneateles Watershed Rules and Regulations require that the applicant submit plans to the City of Syracuse Water Department for approval; and

WHEREAS, the EAF Mapper and SEQR EAF note the site contains or is substantially contiguous to a building, archeological site, or district on (or eligible for listing on) the National Register; site photographs and documents show research on the property history, including a circa 1880 shoreline boathouse; the EAF notes a request for information regarding cultural resources was submitted to NYS OPRHP; the EAF Mapper also notes several nearby eligible properties within the village; and

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

WHEREAS, the plans show a permanent docking facility to be installed in Skaneateles Lake, with space for approximately five boats;

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

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

Skaneateles Lake is a sensitive environmental asset, an unfiltered public drinking water source for over 100,000 residents, and an important economic, scenic and recreational resource. As such, the Board does not endorse the granting of area variances for non-essential projects that significantly exceed bulk area, impervious surface coverage, or shoreline setback regulations set by the municipality.

The Site Plan as submitted exceeds a reasonable allowance for variances of

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

E-mail Address: countyplanning@ongov.net

impermeable surface coverage, in particular. Resubmission of a revised plan to the Onondaga County Planning Board is encouraged, which incorporates alternatives for this already constrained and non-conforming site.

The motion was made by James Corbett and seconded by Jim Stelter. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 28, 2019

OCPB Case # Z-19-247

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Village of Skaneateles Planning Board at the request of Dena Weber for the property located at 3 West Lake Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of West Genesee Street (Route 20), a state highway; and
- WHEREAS, the applicant is requesting a special permit to allow numerous improvements to landscape, driveway, patio, walkways and dock on a 0.41-acre parcel in a Residential (A-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing and area variance (Z-19-248) and site plan (Z-19-246) referrals for the project; in 2008, the Board reviewed an area variance (Z-08-153) to increase the allowable volume of a non-conforming structure to add dormers and an addition to the existing house; and
- WHEREAS, the 0.41 acre site with an existing 2,360 square foot house and improvements is located on the northern shoreline of Skaneateles Lake within the Skaneateles Village, just off of NYS Route 20, on a local street; surrounding land uses are village and shoreline residential, a municipal park, and the village business district; and
- WHEREAS, the applicant proposes several exterior changes to the front and rear of the site to replace and expand driveway, add a second driveway entrance, replace and expand stone pathways, replace a front gate, pillars and fencing, replace wood decks, replace an outdoor kitchen, replace a fireplace with a fire pit, replace an outdoor dining patio, and install a bocce court; and
- WHEREAS, at the shoreline, the applicant proposes to replace a wood pergola with a lakeshore pavilion with a gas fireplace, replace an existing seawall and construct a permanent multi-slip dock attached to an existing shoreline pier; and
- WHEREAS, per the referral form and provided lot coverage calculations, lot coverage will increase from 4,724 to 6,375 square feet, for an open space percentage of 66% where 90% is required; variances are also needed for use of the front yard for parking, as well as for setbacks and height of the proposed lakeshore pavilion; and
- WHEREAS, per a submitted reference sheet dated 4/29/2019, notes from the Village staff on applicable regulations include several areas of needed review and inconsistency with local regulations, including the need for a flood plain development permit from the ZBA for the lake pavilion, errors in calculation of the minimum open space, several setback encroachments for rear yard improvements, DEC and local permit requirement for permanent dock installation, 54.6% of the front yard paved or used for driveway, where no

more than 25% is allowed, accessory uses less than 15 feet from the rear property line, structures less than 50 feet of the lake line, open space within the Lakeshore Setback Zone (71.2% where 90% required), as well as other notes; and

WHEREAS, GIS mapping shows floodplain associated with Skaneateles Lake to encroach onto the shoreline of the property, extending close to the existing house; and
ADVISORY NOTE: The Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, the site is connected to Village drinking water and sewer infrastructure, and no changes are proposed; a storm drain will tie in with the village conveyance system; and

WHEREAS, the site is located within the Skaneateles Lake Watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed;

ADVISORY NOTE: Skaneateles Watershed Rules and Regulations require that the applicant submit plans to the City of Syracuse Water Department for approval; and

WHEREAS, the EAF Mapper and SEQR EAF note the site contains or is substantially contiguous to a building, archeological site, or district on (or eligible for listing on) the National Register; site photographs and documents show research on the property history, including a circa 1880 shoreline boathouse; the EAF notes a request for information regarding cultural resources was submitted to NYS OPRHP; the EAF Mapper also notes several nearby eligible properties within the village; and

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

WHEREAS, the plans show a permanent docking facility to be installed in Skaneateles Lake, with space for approximately five boats;

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

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

Skaneateles Lake is a sensitive environmental asset, an unfiltered public drinking water source for over 100,000 residents, and an important economic, scenic and recreational resource. As such, the Board does not endorse the granting of area variances for non-essential projects that significantly exceed bulk area, impervious surface coverage, or shoreline setback regulations set by the municipality.

The Site Plan as submitted exceeds a reasonable allowance for variances of

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

E-mail Address: countyplanning@ongov.net

impermeable surface coverage, in particular. Resubmission of a revised plan to the Onondaga County Planning Board is encouraged, which incorporates alternatives for this already constrained and non-conforming site.

The motion was made by James Corbett and seconded by Jim Stelter. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 28, 2019

OCPB Case # Z-19-248

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Village of Skaneateles Planning Board at the request of Dena Weber for the property located at 3 West Lake Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of West Genesee Street (Route 20), a state highway; and
- WHEREAS, the applicant is requesting multiple area variance to allow numerous improvements to landscape, driveway, patio, walkways and dock on a 0.41-acre parcel in a Residential (A-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing special permit (Z-19-247) and site plan (Z-19-246) referrals for the project; in 2008, the Board reviewed an area variance (Z-08-153) to increase the allowable volume of a non-conforming structure to add dormers and an addition to the existing house; and
- WHEREAS, the 0.41 acre site with an existing 2,360 square foot house and improvements is located on the northern shoreline of Skaneateles Lake within the Skaneateles Village, just off of NYS Route 20, on a local street; surrounding land uses are village and shoreline residential, a municipal park, and the village business district; and
- WHEREAS, the applicant proposes several exterior changes to the front and rear of the site to replace and expand driveway, add a second driveway entrance, replace and expand stone pathways, replace a front gate, pillars and fencing, replace wood decks, replace an outdoor kitchen, replace a fireplace with a fire pit, replace an outdoor dining patio, and install a bocce court; and
- WHEREAS, at the shoreline, the applicant proposes to replace a wood pergola with a lakeshore pavilion with a gas fireplace, replace an existing seawall and construct a permanent multi-slip dock attached to an existing shoreline pier; and
- WHEREAS, per the referral form and provided lot coverage calculations, lot coverage will increase from 4,724 to 6,375 square feet, for an open space percentage of 66% where 90% is required; variances are also needed for use of the front yard for parking, as well as for setbacks and height of the proposed lakeshore pavilion; and
- WHEREAS, per a submitted reference sheet dated 4/29/2019, notes from the Village staff on applicable regulations include several areas of needed review and inconsistency with local regulations, including the need for a flood plain development permit from the ZBA for the lake pavilion, errors in calculation of the minimum open space, several setback encroachments for rear yard improvements, DEC and local permit requirement for permanent dock installation, 54.6% of the front yard paved or used for driveway, where no

more than 25% is allowed, accessory uses less than 15 feet from the rear property line, structures less than 50 feet of the lake line, open space within the Lakeshore Setback Zone (71.2% where 90% required), as well as other notes; and

WHEREAS, GIS mapping shows floodplain associated with Skaneateles Lake to encroach onto the shoreline of the property, extending close to the existing house; and
ADVISORY NOTE: The Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, the site is connected to Village drinking water and sewer infrastructure, and no changes are proposed; a storm drain will tie in with the village conveyance system; and

WHEREAS, the site is located within the Skaneateles Lake Watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed;

ADVISORY NOTE: Skaneateles Watershed Rules and Regulations require that the applicant submit plans to the City of Syracuse Water Department for approval; and

WHEREAS, the EAF Mapper and SEQR EAF note the site contains or is substantially contiguous to a building, archeological site, or district on (or eligible for listing on) the National Register; site photographs and documents show research on the property history, including a circa 1880 shoreline boathouse; the EAF notes a request for information regarding cultural resources was submitted to NYS OPRHP; the EAF Mapper also notes several nearby eligible properties within the village; and

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

WHEREAS, the plans show a permanent docking facility to be installed in Skaneateles Lake, with space for approximately five boats;

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

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

Skaneateles Lake is a sensitive environmental asset, an unfiltered public drinking water source for over 100,000 residents, and an important economic, scenic and recreational resource. As such, the Board does not endorse the granting of area variances for non-essential projects that significantly exceed bulk area, impervious surface coverage, or shoreline setback regulations set by the municipality.

The Site Plan as submitted exceeds a reasonable allowance for variances of

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

E-mail Address: countyplanning@ongov.net

impermeable surface coverage, in particular. Resubmission of a revised plan to the Onondaga County Planning Board is encouraged, which incorporates alternatives for this already constrained and non-conforming site.

The motion was made by James Corbett and seconded by Jim Stelter. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 28, 2019

OCPB Case # Z-19-249

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Van Buren Planning Board at the request of Sysco Food Services of Syracuse, LLC for the property located at 2508 Warners 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 90 (NYS Thruway), a state highway, Warners Road (Route 173N, Route 64), a county highway, the municipal boundary between the Town of Van Buren and the Town of Camillus, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant (Sysco) is proposing to replace a single driveway with two new driveways (one for employees and one for delivery trucks) on a 25.50-acre parcel in an Industrial (IN-A) zoning district; and
- WHEREAS, in 2011, the Board recommended Modification of a site plan referral (Z-11-81) to significantly expand the warehouse and distribution facility for Sysco Food Services, noting traffic study, stormwater, septic plans and lighting requirements; and
- WHEREAS, the site is located in a rural area between the NYS Thruway and the CSX NY Central Railroad Line; the site has public water and private septic; surrounding land uses are rural residential, vacant open space, agriculture, and civic uses; and
- WHEREAS, aerial photography shows the subject parcel and neighboring parcels to contain a 100,000+/- square foot warehousing and distribution facility building with associated loading docks, a fueling facility/garage, truck and employee parking areas and offices; driveway access occurs through a single access driveway onto Warners Road, a county highway; and
- WHEREAS, the Site Plan dated August 2018 shows a new 28' wide driveway to service a large visitor and employee parking lot from Warners Road, just south of the main driveway, to be modified; a drop arm gate would be installed just before the parking area; and
- WHEREAS, the main existing entrance serving truck traffic just to the west would be relocated slightly to the west and be 40' wide with 4' gravel shoulders, with a drop arm gate and guard shack at the parking lot entrance; and
- WHEREAS, the plan shows new landscape beds with 22 trees to line the new main driveway, and new grassed areas at the front of the site; new signage for the truck entrance and visitor and employee parking would be installed just behind the right-of-way; fencing surrounds the entirety of the site and lighting is proposed along the new driveways and parking areas; and
- WHEREAS, existing concrete sidewalk is shown along Warners Road to the east of the new

driveway, which extend into the hamlet of Warners; no sidewalks connecting to the buildings are shown from Warners Road; and

WHEREAS, the plan shows that the Warners Road shoulders on either side of the driveways would also be repaved 20-50 feet beyond the limits of the driveway aprons; and

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

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

The Onondaga County Department of Transportation has determined that the municipality and the applicant are required to coordinate on Warners Road access plans, lighting, stormwater and traffic generation data with the Department. The municipality must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation.

Any mitigation as may be determined by the Department must be reflected on the project plans prior to, or as a condition of, municipal approval.

The motion was made by James Corbett and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 28, 2019

OCPB Case # Z-19-250

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Spafford Zoning Board of Appeals at the request of Jeanne Byrne for the property located at 2310 Olanco Road; and
- WHEREAS, General Municipal Law Section 239-1-3 allows municipalities to refer applications to the County Planning Board for informal review or technical assistance; and
- WHEREAS, the applicant is requesting an area variance to demolish an existing residence and construct a new one 34' from the lakefront where 50' is required on a 0.50-acre parcel in an Otisco Lake (OL) zoning district; and
- WHEREAS, the site is a steeply sloped lakefront property on the western shore of Otisco Lake in the Town of Spafford; surrounding land uses are shoreline houses and agriculture; and
- WHEREAS, a new 2-3 story house with walkout basement, and 4 bedrooms (2,402 sf) would be constructed to replace an existing 1,651 square foot, 3 bedroom house, to be torn down; and
- WHEREAS, exterior changes include removal of part of an existing brick driveway, removal of a former garage foundation, plantings on a steep slope area, retention of an existing wood dock and concrete patio, and addition of a 4'x6' deck with steps; and
- WHEREAS, per the provided site plan calculations, lot coverage would increase from 15% to 22.1%, and lakeshore structures would increase from 4.3% to 5%; the new house would be set back 34 feet from the shoreline where 50 feet is required (current house is 9.9' from the shoreline); side yard setbacks would be 10 feet on each side; and
- WHEREAS, GIS mapping shows floodplain associated with Otisco Lake to encroach onto the shoreline of the property;
ADVISORY NOTE: 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, nor create the potential for repetitive loss properties within the flood plain; and
- WHEREAS, the site is located in the Otisco Lake watershed; Otisco Lake is a public drinking water supply source for the Onondaga County Water Authority; and
- WHEREAS, the existing house is and the proposed new house would be served by public drinking water and an individual septic system; the narrative included with the referral indicates a new septic system has been designed for the house to be located on a parcel west of Olanco Road under common ownership, and the septic tank on the west side of the new house would pump effluent to the new

system; and

WHEREAS, per the narrative a new storm drain will be placed along the north side of the property to control stormwater and prevent future washouts; steep banks will be vegetated and silt fencing will be used to control erosion during construction; and

WHEREAS, no changes to the existing driveway are proposed; and

WHEREAS, per the variance narrative, should the variance not be granted, the alternative would be to rebuild the existing house on the same footprint, making it 10% larger; however, per Article IX: Nonconforming Uses Buildings and Lots of the Spafford Zoning Code, any alteration, reconstruction, extension or enlargement shall comply with all setback requirements for the particular district; 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 the granting of area variances which encroach into important setback areas along water bodies which are used for drinking water. Otisco Lake is a sensitive environmental asset, a public drinking water source for thousands of residents, and an important scenic and recreational resource. Preservation of vegetated shoreline buffers, particularly with steep slopes, and avoidance of floodplains, are important elements in water quality protection, and related setbacks should thus be upheld. Resubmission of a revised plan to the Onondaga County Planning Board is encouraged.

The Town is also encouraged to contact the Onondaga County Water Authority for consultation and comment on shoreline or other projects in the Town which may impact drinking water quality.

The motion was made by James Corbett and seconded by Jim Stelter. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.