



Onondaga County Planning Board

August 31, 2016

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

I. ATTENDANCE

MEMBERS PRESENT

Douglas Morris
Daniel Cupoli
Robert Antonacci
Brian Donnelly
James Corbett
Bill Fisher

STAFF PRESENT

Megan Costa
Ilana Cantrell
Robin Coon

GUESTS PRESENT

James Seeley

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on August 31, 2016.

III. MINUTES

Minutes from August 10, 2016 were submitted for approval. Daniel Cupoli made a motion to accept the minutes. James Corbett seconded the motion. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Brian Donnelly - yes; Daniel Cupoli - yes; Robert Antonacci - yes; James Corbett - yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-16-57	TLysPB	Modification	S-16-58	TPomPB	No Position With Comment
S-16-59	TClaPB	No Position With Comment	S-16-60	TLysPB	Modification
S-16-61	TClaPB	No Position With Comment	S-16-62	TCamPB	Modification
S-16-63	CSyrPB	No Position With Comment	S-16-64	TLysPB	Disapproval
S-16-65	TMarPB	No Position	S-16-66	CSyrPB	No Position
S-16-67	TCicPB	Extension Granted	S-16-68	TSkaPB	Modification
Z-16-301	TClaZBA	No Position With Comment	Z-16-302	CSyrPB	No Position With Comment
Z-16-303	CSyrPB	No Position With Comment	Z-16-304	TDewTB	Modification
Z-16-305	CSyrZA	Modification	Z-16-306	TSkaTB	Approval
Z-16-307	TClaZBA	Modification	Z-16-308	TManPB	Modification
Z-16-309	TPomTB	No Position With Comment	Z-16-310	TLysTB	Disapproval
Z-16-311	TSpaTB	No Position	Z-16-312	VMinVB	No Position
Z-16-313	CSyrPB	No Position	Z-16-314	TCicPB	Extension Granted
Z-16-315	TCicPB	No Position With Comment	Z-16-316	TCicPB	No Position With Comment
Z-16-317	TVanPB	Modification	Z-16-318	TVanPB	Modification
Z-16-319	TCicZBA	No Position	Z-16-320	TCicZBA	No Position
Z-16-321	VBalVB	No Position	Z-16-322	TDewTB	No Position
Z-16-323	TSkaTB	No Position	Z-16-324	TSkaPB	Disapproval
Z-16-325	TSkaPB	Modification	Z-16-326	TSkaPB	Modification
Z-16-327	TSkaPB	Modification	Z-16-328	TSkaPB	Modification
Z-16-329	TDewPB	Modification	Z-16-335	VSkaVB	No Position



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 31, 2016

OCPB Case # S-16-57

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of Lysander Planning Board at the request of William Warner for the property located at 1940 West Genesee Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of West Genesee Road (Route 370), a state highway, the municipal boundary between the Town of Lysander and the Town of Van Buren, and a farm operation located in an Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 5.987 acre parcel into two proposed lots, Lot 1 (3.840 acres) and Lot 2 (2.147 acres), in a Residential (R-20) zoning district; and
- WHEREAS, the Preliminary Plat dated June 28, 2016 shows that a small parcel to the south of proposed Lot 1 with frontage on the Seneca River, also owned by the applicant, would become part of proposed Lot 1; and
- WHEREAS, the plan shows an existing wood frame house, metal garage, and shed on proposed Lot 1 and an existing structure on proposed Lot 2; and
- WHEREAS, the plan shows an existing gravel drive on Route 370 for proposed Lot 1 and a 30 foot ingress/egress easement for a private gravel road, Goodfellow Lane, that runs along the the east side of proposed Lot 2 leading to the rear of both proposed lots, where it also provides access to several parcels to the south located adjacent to the Seneca River; any existing or proposed access on Route 370 must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the plan shows a New York State Department of Transportation taking running along the Route 370 frontage of both proposed lots; and
- WHEREAS, the plan shows water easements running along the southern boundary of both proposed lots and along the western boundary of proposed Lot 2; and
- WHEREAS, the Environmental Assessment Form (EAF) states that a septic system is proposed at this time, and a sewer line is proposed for the area but not yet approved; the Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to Department endorsement of this subdivision plan; and
- WHEREAS, National Wetland Inventory Maps indicate the potential presence of federal wetlands on a portion of the small lot adjacent to the Seneca River that would be added to proposed Lot 1; the applicant must obtain appropriate permits from the U.S. Army Corps of Engineers for any proposed development or drainage in federal wetlands on site; and
- WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that a portion of

the south side of both proposed lots is in a Special Flood Hazard Area (SFHA); preliminary updated FIRM data released in June 2008 shows that only a portion of the small lot adjacent to the Seneca River that would be added to proposed Lot 1 would be within a SFHA once maps are finalized; the plan appears to show only the preliminary updated FIRM data; and

WHEREAS, the EAF states that the proposed action is located in an archeological sensitive area; the site includes parcels on the Seneca River which is part of the historic Erie Canalway National Heritage Corridor; 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:

All access to proposed Lot 2 shall be from the Goodfellow Lane ingress/egress easement per the New York State Department of Transportation.

The Board offers the following comment:

The plan should be updated to show the location of the Special Flood Hazard Area based on current FEMA Flood Insurance Rate Maps data.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 31, 2016

OCPB Case # S-16-58

- 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 SUBDIVISION from the Town of Pompey Planning Board at the request of Rebecca Bizup for the property located at 7920 U.S. Route 20; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of U.S. Route 20, a state highway, and Ridge Road, a county road; and
- WHEREAS, the applicant is proposing to subdivide a 10.275-acre parcel into two proposed lots, Lot 3R-1A (7.178 acres) and Lot 3R-1B (3.097 acres), in a Farm zoning district; and
- WHEREAS, the Environmental Assessment Form (EAF) states that proposed Lot 3R-1B would be subdivided off to build a small modular home (approximately 1,500 square feet) for the applicant's disabled sister; and
- WHEREAS, the Final Map dated July 30, 2016 shows an existing house and woods on proposed Lot 3R-1A and a well on proposed Lot 3R-1B; and
- WHEREAS, the plan shows that both proposed lots have frontage on Route 20, and the plan shows an existing drive on proposed Lot 3R-1A and a highway monument on proposed Lot 3R-1B; any existing or proposed access on Route 20 must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, a letter from the New York State Department of Transportation Assistant Resident Engineer dated August 2, 2016 states that a driveway would be allowed to be constructed for residential use in this area, and a highway work permit will be needed; and
- WHEREAS, the EAF states that the site of the proposed action or an adjoining property has been the subject of remediation (ongoing or completed) for hazardous waste; the EAF states there is a remediation site at the corner of Route 20 and Ridge Road; and
- WHEREAS, National Wetland Inventory Maps indicate the potential presence of federal wetlands on proposed Lot 3R-1B; the EAF states that the proposed action would not physically alter, or encroach into, any existing wetland or waterbody; and
- WHEREAS, the Onondaga County Agricultural Districts map shows that the site is surrounded by land in Agricultural District 4; and
- WHEREAS, the Referral Notice states that the site is not located in the County Sanitary District or served by public water; and
- WHEREAS, the Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to Department endorsement of this subdivision plan; and

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

The applicant is advised to conduct a formal wetland delineation to determine the presence and location of any federal wetlands on site, and any delineated wetlands must be confirmed by the U.S. Army Corps of Engineers and shown on the plans for the site. The applicant is also advised to obtain appropriate permits from the Corps for any proposed development or drainage into wetlands on site.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 31, 2016

OCPB Case # S-16-59

- 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 PRELIMINARY SUBDIVISION from the Town of Clay Planning Board at the request of Woodside Commercial, LLC for the property located at 4938 West Taft Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of West Taft Road, a county road, and the municipal boundary between the Town of Clay and the Town of Salina; and
- WHEREAS, the applicant is proposing to subdivide a 9.13-acre parcel into two new parcels, proposed Lots C-R1 (8.13 acres) and C-R2 (1.00 acres), in a Planned Development District (PDD) zoning district; and
- WHEREAS, the Board took no position with comment on a text amendment referral (Z-15-431) to amend the Inverness Gardens PDD to allow a motor vehicle services use on a single proposed 1.2 acre lot within the PDD; the Board previously offered no position with comment on a site plan referral to construct a Mavis Discount Tire store on the proposed motor vehicle services lot (Z-15-250) and a site plan referral for an adjacent commercial building (Simon Agency) in the PDD (Z-14-226), commenting on drainage, access, water, and wastewater, and encouraging a strategy for site layout, parking, and access for the entire Inverness Gardens development; the Board previously offered no position with comment a zone change referral (Z-09-185) and recommended modification of a subdivision referral (S-09-89) to create the PDD; and
- WHEREAS, the Final Plan dated August 2, 2016 shows the remaining lands (proposed Lot C-R1) as Inverness Gardens Commercial Phase 1; and
- WHEREAS, the plan shows a proposed ingress/egress and utility easement containing an asphalt drive off of Wintersweet Drive on proposed Lot C-R2, and the drive also provides access to existing lot C-1; proposed Lot C-R1 also has frontage on West Taft Road; and
- WHEREAS, the plan shows an Onondaga County Water Authority easement running along Wintersweet Drive in front of the proposed lots; and
- WHEREAS, the Environmental Assessment Form (EAF) states that the site is located in an archeological sensitive area and that the site of the proposed action or an adjoining property have been the location of an active or closed solid waste management facility; and
- WHEREAS, the site will be served by public water and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the

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

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

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board 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 site plan phase and text amendment for the proposed vehicle service repair use:

1. The Town and applicant are advised to consider a strategy for site layout, parking, and access for the entire commercial Inverness Gardens development, in order to ensure safe movement of vehicles and pedestrians and sensitivity to neighboring residential properties. Generally, the Town and applicant are encouraged to minimize parking to the extent practicable through shared agreements and reduced requirements; to incorporate pedestrian and cross connections with surrounding neighborhoods, facilities, and amenities; and to screen parking, dumpsters, and loading areas. Specifically, the Town and applicant may wish to consider locating this and other commercial buildings closer to and facing Taft Road and Wintersweet Drive, with rear parking and adequate buffering.
2. The Onondaga County Department of Transportation requests a copy of the Stormwater Pollution Prevention Plan (SWPPP) be submitted to the Department for review.
3. Per the Onondaga County Department of Transportation, no additional access to West Taft Road will be permitted for any future development within the entire commercial property.
4. The applicant is advised to obtain a permit from the Onondaga County Department of Transportation prior to any proposed work within a county road right-of-way.
5. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
6. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at

<http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 31, 2016

OCPB Case # S-16-60

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of Lysander Planning Board at the request of Gabriel Quattrocchi for the property located at 9254 River 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 River Road, a county road, and the municipal boundary between Onondaga County and Oswego County; and
- WHEREAS, the applicant is proposing to subdivide a 5.15-acre parcel into two new lots, Lot 1 (1.47 acres) and Lot 2 (3.68 acres), in an Agricultural Residential (AR-40) zoning district; and
- WHEREAS, the site is located in the northern portion of the Town of Lysander, near the hamlet of West Phoenix, and the parcel backs up to the Oswego River; and
- WHEREAS, the Preliminary/Final Plan date July 8, 2016 shows proposed Lot 1 (1.47 acres) encompassing the entire frontage of the parcel, extending 242.5 feet back from the right-of-way, and containing an existing house and driveway onto River Road; proposed Lot 2 (3.68 acres) would become a landlocked parcel between Lot 1 and the Oswego River; and
- WHEREAS, the Plan indicates proposed Lot 2 is not a residential building lot under Onondaga County Health Department regulations and is therefore not approved by the department for residential use, and individual sewage disposal plans must be approved prior to conversion to residential building lot and issuance of a building permit; and
- WHEREAS, the Plan shows a 33 foot wide common driveway right-of-way along the the southern parcel line of both proposed lots, with 16.5 feet of the width of the easement on the subject lands and 16.5 feet on lands directly south; a gravel drive serving a number of shoreline parcels to the south is shown to slightly encroach into the right of way near the road; and
- WHEREAS, any existing or proposed access onto River Road must meet the requirements of the Onondaga County Department of Transportation; no proposed driveways are shown on the plan, and the plan notes "no new driveway cuts onto River Road" will be permitted; and
- WHEREAS, the existing house is served by public drinking water (OCWA) and a private septic system and is located outside the Onondaga County Sanitary District; and
- WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that a portion of this parcel along the Oswego River is in a Special Flood Hazard Area (SFHA); and
- WHEREAS, the Environmental Assessment Form states that the site of the proposed

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

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

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

1. Per the Onondaga County Department of Transportation, the location of the common driveway right-of-way shown on the plan is subject to the availability of sight distance, and the applicant is required to obtain a permit for any proposed driveways and prior to any proposed work within a county road right-of-way, per the Onondaga County Department of Transportation.
2. The Onondaga County Department of Transportation has determined that the proposed access road must provide access to any proposed future development on proposed Lot 2 and on any future adjacent parcel(s) to the south. No additional access for Lot 1 or 2 will be permitted. Maintenance responsibility for any shared driveways must be written into deeds and shown on the filed map.
3. As the proposed Lot 2 is less than five acres, the Onondaga County Health Department requires that the plan note regarding the lots status as a building lot be removed from the plan prior to Town subdivision approval.
4. The applicant must contact the Onondaga County Health Department to review any existing or proposed septic system to serve this property prior to Town approval.

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. Regarding any future development on the site, per the New York State Department of Environmental Conservation (NYS DEC), the project is in an area containing threatened or endangered species and/or associated habitats, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional NYS DEC Division of Environmental Permits office.
3. For any development on site, the Town is advised to contact the New York State Historic Preservation Office to determine if the project should be

submitted to the Office for review as part of the SEQR process.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 31, 2016

OCPB Case # S-16-61

- 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 Clay Planning Board at the request of Hidden Lake Woods, LLC for the property located Guy Young 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 Guy Young Road, a county road; and
- WHEREAS, the applicant is proposing to subdivide a 32.4-acre parcel into four new lots, Lot 1 is 7.379 acres, Lot 2 is 7.876 acres, Lot 3 is 6.495 acres and Lot 4 is 10.569 acres, in a Residential Agricultural (RA-100) zoning district; and
- WHEREAS, the Board is concurrently reviewing an area variance referral (Z-16-301) for the project to reduce the required lot width for flag lots from 30 feet to 22 feet; and
- WHEREAS, the Board recommended No Position with Comment on a zone change referral (Z-14-339) from Residential-Agricultural (RA-100) to One-Family Residential (R-15) on five parcels, including the subject parcel, totaling 127 acres to allow for 200+ additional single-family lots (Riverwalk South), recommending that “the town and applicant work to identify an appropriate scale of development, possibly considering other zoning and/or cluster/conservation subdivision options on these sites, that balances the availability of infrastructure with the land use objectives of the town as detailed in the Northern Clay Land Use Plan, and takes into consideration the unique and sensitive environmental assets on the site”; and
- WHEREAS, the site is located in Northern Clay on vacant, wooded land and a portion of a small pond at the rear of the parcel; surrounding land uses are vacant land, a small farm, scattered residential and the Riverwalk subdivision to the north across Guy Young Road; the site had previously been contemplated to be part of an expansion of the Riverwalk subdivision, the Town ultimately approved a zone change to R-10 for only one parcel to the east of the current project site; and
- WHEREAS, the Hidden Lake Woods Preliminary Plan dated July 25, 2016 shows four irregularly shaped flag lots, each with 22 feet of frontage onto Guy Young Road, ranging in total size from 6.5 to 10.5 acres each, with each lot extending south to the rear existing property line and each having frontage on an existing small pond; it is unclear whether lots would be constructed near the front or rear of the property; and
- WHEREAS, a 60-foot wide private driveway and utility easement containing a cul-de-sac private road extends from the Guy Young Road frontage, to serve all four lots; on the adjacent parcel to the east (presumably to be proposed for development at some time in the future), the plan shows a 60-foot wide right of way labeled

Proposed Future Public Road By Others, with a connection across the parcel line to the subject property and labeled Proposed Future Driveway Easement to Public Road, approximately 600 feet back from Guy Young Road; the plan further notes "Upon completion of public road, private drive will be relocated from Guy Young Road to public road as shown above."; any existing or proposed access onto Guy Young Road must meet the requirements of the Onondaga County Department of Transportation; and

WHEREAS, the site is located in the Brewerton Wastewater Treatment Plant service area; per conversation with the Town of Clay Planning Department, the proposed homes would be served by public water and individual septic systems; the Preliminary Plan notes that the "lots are not residential building lots under Onondaga County Health Department subdivision regulations and are not approved for residential use. Individual sewage disposal plans must be approved by the Health Department prior to conversion to a residential building lot and issuance of a building permit."; and

WHEREAS, the Plan and EAF indicate that a small area of federal wetlands occurs on site, primarily within the pond; the applicant must obtain appropriate permits from the U.S. Army Corps of Engineers for any proposed development or drainage in federal wetlands on site; and

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

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

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

1. The Board encourages the Town to work with the applicant, neighboring parcel owner, and the Onondaga County Department of Transportation, to explore whether the proposed future road to service both the current project and adjacent parcel to the east could be constructed immediately to serve the proposed development (with appropriate access agreements in place), rather than building a temporary road to be abandoned at a later date.
2. The applicant is required to obtain a permit from the Onondaga County Department of Transportation for any proposed roads or driveways and prior to any proposed work within a county road right-of-way.
3. The applicant is advised to conduct a formal wetland delineation to determine the presence and location of any federal wetlands on site, and any delineated wetlands must be confirmed by the U.S. Army Corps of Engineers and shown on the plans for the site. The applicant is also advised to obtain appropriate permits from the Corps for any proposed development or drainage

into wetlands on site.

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

5. The Town is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the SEQR process.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 31, 2016

OCPB Case # S-16-62

- 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 PRELIMINARY SUBDIVISION from the Town of Camillus Planning Board at the request of Mark Pigula for the property located at 6024 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 Route 5, a state highway, Devoe Road, a county highway, and a farm operation in an Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide an 83.5-acre parcel into two proposed lots, Lot 1 (10.94 acres) and Lot 2 (72.63 acres), in a Residential (R1) zoning district; and
- WHEREAS, the Preliminary/Final Plan dated April 13, 2016 shows a proposed house and proposed septic area on proposed Lot 1 and four barns, several silos, and a gravel area on proposed Lot 2; the plan shows that one of the barns on proposed Lot 2 encroaches on the county right-of-way; and
- WHEREAS, the plan shows an existing gravel drive on Devoe Road for proposed Lot 2 and a proposed drive on Devoe Road for proposed Lot 1; any existing or proposed access on Devoe Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the Referral Form states that the site is serviced by public water, and the site is located in the county sanitary district though on-site wastewater treatment is provided by septic system; the referral package includes a letter from the Onondaga County Health Department approving a plan for a proposed septic system for a three bedroom dwelling; and
- WHEREAS, per the Town application the site is located in an Agricultural District and the subject premises presently contain a farm operation; an Agricultural Data Statement was included with the referral; and
- WHEREAS, the Environmental Assessment Form (EAF) Mapper states that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and

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

Per the Onondaga County Department of Transportation, the applicant must

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

E-mail Address: countyplanning@ongov.ny.us

complete an Encroachment Permit Application from the Department for the barn on proposed Lot 2 that encroaches on the County right-of-way.

The Board offers the following comments:

1. Per the Onondaga County Department of Transportation, access to Devoe Road for proposed Lot 1 will be determined by the availability of sight distance.
2. The applicant should coordinate with the Onondaga County Department of Transportation to ensure that the existing access to proposed Lot 2 meets Department requirements.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 31, 2016

OCPB Case # S-16-63

- 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 FINAL SUBDIVISION from the City of Syracuse Planning Commission at the request of Rescue Mission for the property located 125 Dickerson Street & 120 Gifford Street; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of West Street, a state-owned arterial; and
- WHEREAS, the applicant is proposing to reconfigure two properties containing the Rescue Mission and associated parking into two new lots, Lot 1A (1.63 acres) and Lot 1B (0.33 acres), in an Industrial Class A (IA) zoning district; and
- WHEREAS, the Board previously recommended No Position With Comment on a Project Site Review referral (Z-16-74) and resubdivision referral (S-16-17) to combine the two lots, as part of a project to construct a 14,000 square foot addition to the existing Rescue Mission building, citing wastewater and stormwater coordination, floodplain coordination, and consistency with plans for the adjacent Onondaga Creekwalk; and
- WHEREAS, per the Final Plan dated July 13, 2016, the total area is 1.97 acres; proposed Lot 1A (1.63 acres) is to contain the existing main Rescue Mission building and lands eastward to the edge of Onondaga Creek; proposed Lot 1B (0.33 acres) is to contain parking and driveway access for the main building and other buildings and parking controlled by the Rescue Mission Alliance of Syracuse, Inc.; and
- WHEREAS, Lot 1B would retain vehicular access to both Gifford Street and Dickerson Streets, both City streets; Lot 1A would contain a single driveway from Gifford Street adjacent to the Creek; the site is in the Near Westside neighborhood, with a number of parcels surrounding the project site containing buildings and parking affiliated with the Rescue Mission Complex; and
- WHEREAS, the site is served by public 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 project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant

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

WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that the land along Onondaga Creek is in a Special Flood Hazard Area (SFHA); preliminary updated FIRM data released in June 2008 shows that additional lands on the project site are anticipated to be added to the SFHA once maps are finalized, including in the location of the proposed addition; and

WHEREAS, the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

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

The City should ensure that access agreements are in place to allow for continued driveway and parking access for the main building once the parcels are subdivided.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 31, 2016

OCPB Case # S-16-64

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Lysander Planning Board at the request of Cabbage Patch for the property located 8185 Emerick 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 New York Route 690, a state highway; and
- WHEREAS, the applicant proposes to subdivide approximately 26 acres into 35 single-family residential building lots, utilizing the town's Incentive Zoning Overlay in an Agriculture-Residential (AR-40) zoning district; and
- WHEREAS, the Board previously recommended Disapproval of an application to apply the Incentive Zoning Overlay to the proposed project, citing lack of information relating to buildout implications, a regional wastewater strategy, fiscal impact, and encouraging additional community discussion, farmland buffering, and master planning for the entirety of the overlay area prior to individual project review; the Town has approved the Incentive Zoning application; and
- WHEREAS, the Board also previously offered no position with comment on concurrent referrals to amend the Town's Subdivision Regulations, Zoning Regulations, and Zoning Map (Z-15-142, Z-15-146, and Z-15-147), and on the Town's Draft Comprehensive Land Use Plan (CLUP) update (Z-15-25), and adoption of the Town of Lysander Zoning Map to include Incentive Zoning Overlay locations (Z-15-323); in its recommendations, the Board expressed significant concern about the costs of extending sewers and other publicly-funded infrastructure assets into the proposed Incentive Zoning Overlay District, and emphasized that cost/benefits should be carefully weighed, townwide tax implications should be examined, and fiscal analysis should include the entire useful life of both local and regional infrastructure assets; the Board also noted strong public opinion favoring preservation of open space and farmland over residential development during plan outreach; and
- WHEREAS, the Incentive Zoning ordinance text, in its purpose and intent statement, notes "it is appropriate to make adjustments to permissible density and area requirements for specific purposes of preserving farmland and open space as well as to promote the extension of roadways, sewers and other such amenities"; stated objectives of the Overlay Zone include: A) preservation /enhancement of natural and cultural features; B) accommodation of uses and arrangements not contemplated in conventional zoning that would further land use conservation and development goals of the Town; C) creation of usable open space, recreation lands and trails, D) preservation of farmland, scenic and water resources, environmentally sensitive areas, and habitats; E) provision of a more desirable environment than would be possible through strict application of existing zoning; and F) promotion of the general health,

safety and welfare of the Town; and

WHEREAS, the site is located west of the Village of Baldwinsville, adjacent to an existing subdivision; the site and other neighboring land uses are agricultural, wooded land and road-side residential; and

WHEREAS, the Preliminary Subdivision Plan dated August 2016 shows 35 lots, ranging from 18,000-64,000 square feet, front yard lot widths of generally 100 feet, with the exception of several flag lots; 100' deep vegetated buffer areas are shown along the Emerick Road frontage, and a 50' vegetated buffer for lots adjacent to the existing Whispering Oaks subdivision; and

WHEREAS, the lots would front on two public roads, one extending east from Rubicon Road in the existing Whispering Oaks subdivision leading to a cul-de-sac, and another from that new road leading east to Emerick Road, a local road; the plan also shows that proposed Lots 10-15 (some flag lots) would use a shared 20-foot wide driveway (no turnaround area at end) which would also be the location of a 60' wide access and utility easement; proposed Lots 1 and 35 would share a 20' wide driveway and 30' wide access and utility easement; a 60 foot right-of-way for future street is also shown leading to lands to the north; and

WHEREAS, proposed Lot 15 shows approximately half of the lot to be encumbered by Wetlands A (federal), with a designated 150 foot vegetated buffer line; a portion of the wetland is to be removed for road construction; per documentation from the project engineer dated August 2016, depth to groundwater fluctuates from 0-6.5 feet; two wetlands occur on site, with one area determined to be an isolated wetland by the US Army Corps of Engineers; per the description, a small disturbance (0.07 acres) of the federally regulated wetland would take place, and a wetlands disturbance permit was applied for and granted in March 2015; the submitted EAF indicates wetland areas would be reduced by approximately 0.57 acres; and

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

WHEREAS, the site is to be served by Village of Baldwinsville water, and the EAF and EAF mapper indicates that the site is located over, or immediately adjoining, primary and principal aquifers; the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and

WHEREAS, the site is located within the Baldwinsville Seneca Knolls Wastewater Treatment Plant Service Area, and would be added to the Whispering Oaks Sewer District; per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at

www.ongov.net/wep/uselaws.html; the Onondaga County Department of Water Environment Protection notes that an additional pump station may be required for ultimate build out of lots north of Route 370 under incentive and/or traditional zoning in this area, and another pump station would very likely be required for service extension to the Seneca Estates area to the west (though the Town proposal instead relies on use of individual unit grinder pumps in lieu of a more costly pump station); WEP reiterates its prior warnings as to the significant capital and life-cycle costs related to pump stations; and

WHEREAS, the entirety of the Town within the boundary of the Onondaga County Sanitary District is tributary to the Baldwinsville-Seneca Knolls Treatment Plant; during the comprehensive plan development process as well as more recently, the Onondaga County Department of Water Environment Protection met with town representatives and offered several items for consideration in relation to town development objectives and the Incentive Zoning Overlay, including:

- 1.) Biochemical Oxygen Demand (BOD) loading and capacity constraints are on the horizon for the Baldwinsville-Seneca Knolls Wastewater Treatment Plant service area, and although highly dependent on current and potential industrial users, additional residential development also consumes constrained capacity;
- 2.) the Baldwinsville-Seneca Knolls Treatment Plant is subject to significant wet weather extraneous flows due to the substantial age and deteriorated condition of portions of the Town and Village sanitary system infrastructure in the service area, which adversely impacts the quality and cost of wastewater treatment, and therefore the Town should implement a Fix It First plan to mitigate this extraneous flow before it approves and acquires additional infrastructure;
- 3.) the Towns of Lysander, Van Buren and Village of Baldwinsville are encouraged to work cooperatively to identify an allocation strategy for the limited remaining capacity within the county system, to ensure capacity is used for the most beneficial land uses for the communities and the region, especially job creating entities;
- 4.) the Department estimates the costs related to providing new Town service to Peninsula shoreline properties, existing dry sewer areas and homes currently on septic systems, in addition to this proposed new development focused on single-family homes only, would be significant and likely exceed the cost willing to be borne by the development community, and therefore the Town should think critically about the costs and benefits of such an expansion strategy, and the value of such incentives, prior to approval of the proposed Incentive Overlay development;
- 5.) the operational and long-term repair/replacement costs of pump stations serving a limited residential tax base can be excessive, and WEP encourages cost-benefit analyses, construction standards, and assurances such as performance bonds, maintenance guarantees, and spare parts as part of the development review process; and

WHEREAS, the Town's new Comprehensive Land Use Plan (CLUP) cites "Incentive Zoning provisions will be applied to create amenities such as park land and to preserve open space and farmland as well as wastewater conveyance subject to fiscal impact analysis and coordination and concurrence with regional infrastructure providers"; the CLUP also cites "As a part of the Incentive Zoning process the Town Planning Board must take an active role in working

with the developer to best assure that fiscal analysis is proper for the scope of the entire development not just for capital expense but must include life cycle analysis as well. This analysis must ensure that the Town is making sound investments that it and its residents can sustain long term. The life cycle cost analysis should be used by the Town as the basis to build a reserve for the ongoing maintenance and ultimate replacement cost of the public infrastructure.”; and

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

The Town has not addressed the recommendations set forth in the prior Onondaga County Planning Boards resolution (Z-15-415) regarding application of the Incentive Zoning Overlay on this site, which offered the following:

As this project will likely set the precedent for future application of Incentive Zoning within this area from both a fiscal and site planning perspective, it is important to fully consider the project benefits, costs, and impacts both for the proposed site, but also for the entire Incentive Zoning area. Given these potential buildout implications, the wastewater strategy facilitated in part by this project, and the lack of certain fiscal impact information as required in the Comprehensive Land Use Plan for Incentive Zoning projects, the Board does not have adequate information to assess the impacts and merits of the project at this time.

The Board recommends more significant preliminary review, to include not only the applicant’s quantification of provided benefits, but also Town analysis of the fiscal impacts of the proposed project and financing strategy for the proposed sewerage of additional lands to the west.

As part of that preliminary review, the Board continues to advocate for a more robust community discussion regarding support for the proposed development and the proposed sewerage strategy for properties to the west, including identification and notification of potentially affected property owners, presentation of upfront and life cycle costs and likely funding sources, and potential direct expenses and property tax implications to affected existing homeowners in the area and townwide. Reliance on increasingly competitive state grants at a date well into the future to offset the vast majority of capital costs is a risky strategy, especially in light of significant anticipated costs for sewer expansion the Town is also pursuing on the Peninsula - which may likely rely on the same funding strategy.

The Board also offers the following for consideration as part of the Incentive Zoning review process:

In order to better meet the open space and farmland objectives of the overlay district, the Town is encouraged to consider farmland and open space buffers at minimum in locations bordering farmland as part of the incentive zoning review, in order to ease the transition from developed land to farmland in this area.

The Board also encourages consideration of a more detailed planning process for the Incentive Zoning area prior to subdivision approval on a site by site

basis, to ensure desired outcomes from dense buildout. Items to consider include wetland/woodlands protection, agricultural buffers, and road network planning to both minimize municipal cost and maximize interconnectivity.

The Town should also continue to work with WEP, the Village of Baldwinsville, and the Town of Van Buren in developing a mutually acceptable allocation plan which prioritizes allocation of limited wastewater treatment capacity within the Baldwinsville-Seneca Knolls Wastewater Treatment Plan to the highest quality and most cost-effective uses and locations within the service area.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 31, 2016

OCPB Case # S-16-65

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Marcellus Planning Board at the request of Barbaro / McCarthy for the property located at 4871 & 4873 Lawless 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 NYS Route 174, a state highway and actively farmed land enrolled in an Agricultural District, and the municipal boundary between the Town of Camillus and the Town of Marcellus; and
- WHEREAS, the applicant is proposing a lot line adjustment to reduce the size of Lot 1 (10.-02-04.1) from 47.67 acres to become Lot 1A of 40.54 acres, and transfer the land to an adjacent parcel (10.-0-04.2), to create a new Lot 2A of 19.27 acres (formerly 12.14 acres) in a Residential (R1) zoning district; and
- WHEREAS, per the Final Plan dated June 28, 2016, New Lot 1A contains an existing single-family house, metal building, basketball court and asphalt and gravel drive onto Lawless Road, a town road; New Lot 1A is an irregularly shaped lot which extends north to the municipal boundary between the Towns of Marcellus and Camillus; and
- WHEREAS, per the plan New Lot 2A contains an existing single-family house, metal building and asphalt drive onto Lawless Road, a town road; the newly incorporated portion of Lot 2A would include a small pond and trail as shown on the plan; and
- WHEREAS, per aerial photography both sites are largely wooded, especially toward the rear of the site; and
- WHEREAS, the lots are adjacent to actively farmed lands, some of which are enrolled in the NYS Agricultural District; and
- WHEREAS, both proposed lots are currently served by public water and individual septic systems, and are located outside the Onondaga County Sanitary District; 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 Daniel Cupoli and seconded by Brian Donnelly. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Brian Donnelly - yes; Daniel Cupoli - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 31, 2016

OCPB Case # S-16-66

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the City of Syracuse Planning Commission at the request of Greater Syracuse Property Development Corp. for the property located at 133 & 135 (rear) South 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 Syracuse Developmental Center, a state owned facility; and
- WHEREAS, the applicant is proposing to combine two vacant lots of .19 acres and .20 acres into one new lot in a RB zoning district; and
- WHEREAS, the Board previously recommended No Position on a Local Protected Site Designation by the Syracuse Landmark Preservation Board, in order to protect the historic home on the site from being demolished; and
- WHEREAS, the site is now vacant and under the control of the Greater Syracuse Property Development Corporation (local land bank); and
- WHEREAS, the purpose of the resubdivision is to combine the irregularly shaped vacant parcels into one marketable site; and
- WHEREAS, the site has frontage on South Avenue, a local road, and is surrounded by existing homes, apartments and churches, some of which may be of historic and architectural value; 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 Daniel Cupoli and seconded by Brian Donnelly. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Brian Donnelly - yes; Daniel Cupoli - yes; Bob Antonacci - yes; James Corbett - abstain.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 31, 2016

OCPB Case # S-16-67

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY & FINAL SUBDIVISION from the Town of Cicero Planning Board at the request of Island Road Associates, Inc. for the property located 6274 Island 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 Island Road, a county road; and

WHEREAS, the applicant is proposing a two-lot subdivision (19.231 and 29.123 acres) to construct 94 apartments on the proposed 19-acre parcel in a Residential-Multiple (RM) zoning district; and

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

The Board has been granted an extension through September 22, 2016 to allow for a Town-initiated Coordinated Review meeting on the proposed project.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 31, 2016

OCPB Case # S-16-68

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SUBDIVISION from the Town of Skaneateles Planning Board at the request of Rick Moscarito for the property located 1601 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of East Genesee Street (U.S. Route 20), a state highway, Lee Mulroy Road and New Seneca Turnpike, both county roads, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is requesting Board review of a modified proposal to combine a 2.6-acre parcel containing a single-family residence with a 43.63-acre parcel containing an existing motel (Bird's Nest Motel) into a proposed new 46.23-acre lot in an Industrial/Research/Office (IRO) zoning district, as part of a project to demolish the motel and construct a new hotel facility with 43 rooms (formerly proposed 52 rooms) and related amenities, with the single-family residence to remain; and
- WHEREAS, the Board is concurrently reviewing site plan and special permit referrals for the project (Z-16-327 and Z-16-328); a special permit is required to have the single-family residence on the same parcel as the proposed hotel; and
- WHEREAS, the Board previously recommended modification of a subdivision referral (S-05-57) to create the existing 2.6-acre parcel to construct the single-family residence, requiring a formal easement for the landlocked single-family parcel to have access to Route 20 via the motel parcel; a narrative dated June 6, 2016 notes it was a conservation subdivision; the Board also previously recommended Modification of a subdivision, site plan and special permit (S-16-44, Z-16-225, Z-16-226) for the currently proposed project, at a slightly less intense buildout; the Board required coordination with NYSDOT on traffic data, access and permits, County Health Department coordination, and NYSDEC/ACOE permits for any wetland disturbance; and
- WHEREAS, the site is located less than a mile east of the Village along East Genesee Street near the intersection with Lee Mulroy Road; surrounding properties include other commercial properties (Skan Ellus Drive In, offices, and small service-oriented businesses), farmland (some in New York State Agricultural District 2), and wooded land; and
- WHEREAS, per the Enlarged Site Plan revised June 6, 2016 and the narrative, the existing 21-room hotel, the 10-room annex (approved by special permit in 1979), and pool will be demolished, the existing single-family dwelling and a detached building will remain, and the proposed new hotel facility will include: a three-story main lodge with an 80-seat restaurant, lounge area, gift shop, exercise room, spa, arcade entertainment area; a swimming pool and patio west of the main lodge; an attached two-story annex building with 20

rooms with private balconies; 13 cottages with a total of 23 bedrooms in the wooded area between the main lodge and a pond to the north; and a maintenance building between the annex and the single-family dwelling; and

WHEREAS, the plan and narrative further indicate 112 parking spaces will be provided throughout the site, primarily split between lots wrapped around the main lodge, annex, and maintenance building, and individual parking areas near the cottages; and

WHEREAS, plans and the narrative indicate that all access to the site is proposed to occur via a single entrance on East Genesee Street, approximately in the same location as one of two existing driveways on East Genesee Street, with the eastern driveway to be removed; per an email from the New York State Department of Transportation dated June 3, 2016, a conceptual design has been reviewed by the Department with no objections; any existing or proposed access to East Genesee Street must meet Department requirements; and

WHEREAS, plans shows a conservation easement line north of the developed part of the site, which contains the pond and some of the surrounding wetlands; the referral included an undated map of field-delineated, state and federally mapped wetlands showing additional wetland boundaries and buffers; corresponding boundaries are shown on the site plan indicating a portion of a 10 foot driveway to two cottages to occur within the state wetland buffer line, as well as a network of permeable nature trails within the 100-foot wetland buffer and one portion of the trail crossing the wetland itself; and

WHEREAS, the narrative notes mature pine trees and as much of the forested area as possible will be preserved, and that a comprehensive landscaping plan is being developed to include the berm and buffers along the east and west property lines; the plan shows a landscaped dumpster enclosure between the septic area and the first cottage; and

WHEREAS, a large stormwater BMP facility is shown east of the cottages (size to be determined) in an area which also contains a non-DEC wetland and a stream; the narrative notes the proposed impermeable surface coverage of the combined lot will be 2.36% and open space is 97.51%; the Environmental Assessment Form dated June 9, 2016 notes a NYS DEC SPDES permit will be required; and

WHEREAS, the plan shows a 14' wide stone drive leading from the main parking area back to the cottages with a 50' radius circle, which the narrative notes is to accommodate emergency vehicles; the narrative notes the site will be served by town water and "While the water usage is anticipated to be in the range of 8,800 gallons per day, the buildings will have sprinkler systems. With the use of a fire pump for a 50 psi boost, the applicant states the town water supply will be adequate for the project; dry hydrants from the pond are also noted as being explored to provide additional protection; the Onondaga County Health Department notes the town has historically experienced periodic low water pressure; and

WHEREAS, the narrative notes the proposed septic system will be located along the south end of the property along Route 20 where favorable perks will allow a conventional system; per the applicant, the current concept would collect sewage in several septic tanks that pump to the common leach field, allowing the entire septic field to be utilized regardless of the occupancy of different buildings or cottages; per the narrative, RZ Engineering is currently working out details with the Onondaga County Health Department; the Onondaga

County Health Department must approve any existing or proposed septic system to service this property prior to issuance of a building permit; and

WHEREAS, the narrative further notes a lighting plan will include night sky compliant fixtures with soft lighting for safety in the parking areas and along the main trails; aerial photography shows an existing pylon sign in the front yard; no proposed signage plans were included with the referral; 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 Town and applicant must continue to coordinate with the New York State Department of Transportation regarding traffic data, access to East Genesee Street, and obtaining appropriate permits, and the plan must be modified to reflect any Department requirements.
2. The Town and applicant must also continue to coordinate with the Onondaga County Health Department regarding proposed plans for septic service on site, and the Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to Department endorsement of the subdivision plan or issuance of a building permit.
3. The applicant must coordinate with the Town Engineer and Onondaga County Health Department regarding the availability of water and acceptable water flow and pressure for the proposed use.
4. The applicant must obtain all necessary permits for any development or drainage into confirmed wetlands and buffers from the New York State Department of Environmental Conservation and/or the U.S. Army Corps of Engineers, prior to Town approval of plans for this site.

The Board also offers the following comment:

The Board encourages the applicant and Town to reconsider the use of extensive front yard parking, and suggests that the main building should be moved closer to the roadway (and sidewalk path) to maintain continuity front yard setbacks of adjacent parcels on the corridor.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 31, 2016

OCPB Case # Z-16-301

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of Hidden Lake Woods, LLC for the property located Guy Young 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 Guy Young Road, a county road; and
- WHEREAS, the applicant is requesting an area variance to allow for a four (4) lot subdivision with a reduction from the required 30 feet wide minimum frontage for flag lots to a requested 22 feet in a Residential Agricultural (RA-100) zoning district; and
- WHEREAS, the Board is concurrently reviewing a subdivision referral (S-16-61) for the project; and
- WHEREAS, the Board recommended No Position with Comment on a zone change referral (Z-14-339) from Residential-Agricultural (RA-100) to One-Family Residential (R-15) on five parcels, including the subject parcel, totaling 127 acres to allow for 200+ additional single-family lots (Riverwalk South), recommending that “the town and applicant work to identify an appropriate scale of development, possibly considering other zoning and/or cluster/conservation subdivision options on these sites, that balances the availability of infrastructure with the land use objectives of the town as detailed in the Northern Clay Land Use Plan, and takes into consideration the unique and sensitive environmental assets on the site”; and
- WHEREAS, the site is located in Northern Clay on vacant, wooded land and a portion of a small pond at the rear of the parcel; surrounding land uses are vacant land, a small farm, scattered residential and the Riverwalk subdivision to the north across Guy Young Road; the site had previously been contemplated to be part of an expansion of the Riverwalk subdivision, the Town ultimately approved a zone change to R-10 for only one parcel to the east of the current project site; and
- WHEREAS, the Hidden Lake Woods Preliminary Plan dated July 25, 2016 shows four irregularly shaped flag lots, each with 22 feet of frontage onto Guy Young Road, ranging in total size from 6.5 to 10.5 acres each, with each lot extending south to the rear existing property line and each having frontage on an existing small pond; it is unclear whether lots would be constructed near the front or rear of the property; and
- WHEREAS, a 60-foot wide private driveway and utility easement containing a cul-de-sac private road extends from the Guy Young Road frontage, to serve all four lots; on the adjacent parcel to the east (presumably to be proposed for development at some time in the future), the plan shows a 60-foot wide right of way labeled Proposed Future Public Road By Others, with a connection across the parcel

line to the subject property and labeled Proposed Future Driveway Easement to Public Road, approximately 600 feet back from Guy Young Road; the plan further notes "Upon completion of public road, private drive will be relocated from Guy Young Road to public road as shown above."; any existing or proposed access onto Guy Young Road must meet the requirements of the Onondaga County Department of Transportation; and

WHEREAS, the site is located in the Brewerton Wastewater Treatment Plant service area; per conversation with the Town of Clay Planning Department, the proposed homes would be served by public water and individual septic systems; the Preliminary Plan notes that the "lots are not residential building lots under Onondaga County Health Department subdivision regulations and are not approved for residential use. Individual sewage disposal plans must be approved by the Health Department prior to conversion to a residential building lot and issuance of a building permit."; and

WHEREAS, the Plan and EAF indicate that a small area of federal wetlands occurs on site, primarily within the pond; the applicant must obtain appropriate permits from the U.S. Army Corps of Engineers for any proposed development or drainage in federal wetlands on site; and

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

1. The Board encourages the Town to work with the applicant, neighboring parcel owner, and the Onondaga County Department of Transportation, to explore whether the proposed future road to service both the current project and adjacent parcel to the east could be constructed immediately to serve the proposed development (with appropriate access agreements in place), rather than building a temporary road to be abandoned at a later date.

2. The applicant is required to obtain a permit from the Onondaga County Department of Transportation for any proposed roads or driveways and prior to any proposed work within a county road right-of-way.

3. The applicant is advised to conduct a formal wetland delineation to determine the presence and location of any federal wetlands on site, and any delineated wetlands must be confirmed by the U.S. Army Corps of Engineers and shown on the plans for the site. The applicant is also advised to obtain appropriate permits from the Corps for any proposed development or drainage into wetlands on site.

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

5. The Town is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the SEQRA process.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 31, 2016

OCPB Case # Z-16-302

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of David Jacobs for the property located at 113 Marshall 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 Crouse-Irving Memorial Hospital; and
- WHEREAS, the applicant is proposing to modify an existing special permit to paint the front façade and install a new awning for a restaurant (Secret Garden II) in an existing building on a 0.24-acre parcel in a Local Business A (BA) zoning district; and
- WHEREAS, the Board previously recommended No Position With Comment on a special permit modification for the restaurant, citing sewer consultation with the Onondaga County Department of Water Environment Protection; and
- WHEREAS, the existing single-story storefront building is part of a row of existing single and multi-story retail and restaurant buildings along Marshall Street in the University district; and
- WHEREAS, per the Schematic Floor Plan & Front Elevation drawing dated 6/30/2016, a 20.5' x 4' x 2' deep awning in black with 2'x6' stenciled name is to be installed above the storefront; the façade will be painted a sage color with black trim; storefront windows are to remain; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); unless it can be demonstrated that anticipated flows will not exceed previous flows, the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

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

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 31, 2016

OCPB Case # Z-16-303

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of Toomey Abbott Market for the property located at 1207-1211 Almond Street (aka 1213 Almond Street); and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Interstate Route 81, a state highway; and
- WHEREAS, the applicant is requesting a special permit to allow the addition of two fryers and a counter top griddle in the existing Toomey Abbott Market, inside the Toomey Abbott Towers residential complex on a 3.62-acre parcel in Residential Class B (RB) zoning district; and
- WHEREAS, the Board recently recommended No Position on a site plan referral (Z-14-125) to install rooftop cellular equipment on the site; and
- WHEREAS, aerial photography and maps show the site to have frontage along Almond Street, East Taylor Street, Burt Street, and Renwick Avenue, all City streets, and Interstate Route 81; and
- WHEREAS, per the local application, the site has 87 existing available off-street parking spaces for the apartment and market; and
- WHEREAS, per submitted photos and grocery store detail drawings dated 3/16/92, the Toomey Abbott Market operates as a small grocery store with existing deli service counter and rear kitchen preparation area, where the two fryers and griddle would be located; and
- WHEREAS, the site has access to City of Syracuse drinking water and is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); unless it can be demonstrated that anticipated flows will not exceed previous flows, the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 31, 2016

OCPB Case # Z-16-304

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of DeWitt Town Board at the request of Town of DeWitt for the property located in the Hamlet of Jamesville; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing a local law amending the Town of DeWitt Town Code Chapter 192-106 (l) Temporary Signs by adding a new sub-section "9" to allow the use of temporary sandwich board signs in the Hamlet of Jamesville; and
- WHEREAS, the proposed local law states that a single A-frame sign (sandwich board) will be permitted for each shop or commercial premises within the Hamlet of Jamesville; and
- WHEREAS, the proposed local law states that the intent is "to enhance the appearance and safety of the shopping areas or similar locations within the Hamlet of Jamesville through a consistent approach to the size, presentation and placement of sandwich board signs with a degree of flexibility as may be appropriate; to provide that sandwich board signs will not be permitted in areas outside the hamlet shopping area or similar location; and to ensure that the sandwich board signs that do not meet the criteria outlined in this policy may be subject to removal by the code enforcement office"; and
- WHEREAS, a sandwich board sign is defined as a free standing temporary sign, with no moving parts or lights, no larger than seven square feet total sign size, displayed outside a business, during business hours, to advertise the business, hours of operation, an event, a promotion, or offerings (excluding real estate signage); and
- WHEREAS, the proposed local law states that any sandwich board sign shall not exceed two linear feet in width, with a maximum height of 42 inches, and within these specified maximum dimensions creative shapes that reflect the theme of the business are encouraged (e.g., ice cream shops may display a sign in the shape of an ice cream cone); and
- WHEREAS, the proposed local law states that signs may be placed on a sidewalk directly in front of associated establishment or placed on that part of the property or sidewalk associated with vehicular and pedestrian traffic without interfering or obstructing pedestrian or vehicular traffic; a minimum of five feet of passage must be maintained on the sidewalk between the street and the sign; and
- WHEREAS, the proposed local law states that prior to erecting a sandwich board sign, a permit must be obtained from the Town; 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 and the New York State Department of Transportation, signs must be placed at least 12 feet back from the edge of shoulder of any county or state highways to ensure adequate sight distance to meet the requirements of both Departments. This requirement must be included in the proposed local law.

The Board offers the following comment:

The Board encourages the Town to consider the proposed local law in the context of the Jamesville Hamlet Masterplan effort that is currently underway. The Town should ensure that the proposed law is consistent with the goals of the Masterplan and promotes community character in the Hamlet by considering issues including enhancing community appearance, creating a sense of place at the Hamlet center, preserving historic character, and improving pedestrian, bicycle and vehicular circulation.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 31, 2016

OCPB Case # Z-16-305

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Zoning Administration at the request of Steven Donigan for the property located at 706 West Belden Avenue; 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 690, a state highway; and
- WHEREAS, the applicant is proposing to replace an existing pole sign with a new internally illuminated sign of the same size and height on a 0.07-acre parcel in an Industrial (I-A) zoning district; and
- WHEREAS, per a submitted survey dated 11/17/98, the site contains a single-story masonry building, surrounded by asphalt along frontages and for parking, and a concrete sidewalk primarily along Leavenworth Avenue; and
- WHEREAS, the survey shows the location of the existing sign at the rear of the parcel, in a parking area accessible from West Belden Avenue; while the pole location is wholly contained on the subject parcel, it appears the sign face extends across the property line over Interstate 690 right-of-way lands; and
- WHEREAS, submitted drawings show the proposed sign to be internally lit, measuring 14' x 7', on a 20' pole, for an overall height of 27'; and
- WHEREAS, submitted drawings for the signage by the vendor show varied messaging for the sign face, including Amber Alerts, time and temperature, a "Don't Text and Drive" graphic, and advertising for the Donigan Insurance business on site; and
- WHEREAS, it is unclear per the referral materials if the sign is to contain variable messaging, or is to be considered subject to any off-premise or digital sign standards set by the City or State; the City is working with the applicant to clarify outstanding questions; 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 plan must be modified to ensure the sign face does not encroach within the state right-of-way, nor can there be any light spillage from the proposed sign onto the state right-of-way, per the New York State Department of Transportation.
2. The City and applicant must ensure that the proposed sign meets all applicable city and state signage standards.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 31, 2016

OCPB Case # Z-16-306

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a TEXT AMENDMENT from the Town of Skaneateles Town Board at the request of Town of Skaneateles for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing to adopt an open space plan to preserve agricultural land and other unique and valued open space in the Town of Skaneateles; and
- WHEREAS, per the Executive Summary “The Skaneateles Open Space Committee established a partnership with the Central New York Regional Planning and Development Board (CNY RPDB) in order to compile this Open Space Plan. The Committee goals were to identify and priorities land parcels for open space conservation and to develop recommendations that would protect natural and cultural resources, support agricultural sustainability, and protect Skaneateles Lake water quality. The report is intended to serve as a living document that can be referenced and updated in the coming years.”; and
- WHEREAS, recommendations focus on land use practices that will reduce urban sprawl and haphazard or arbitrary growth that can negatively impact open space resources, and promotes the protection of scenic views, agricultural lands, forests, lake water quality, historic sites, wildlife habitats, and critical environmental areas; and
- WHEREAS, the following goals were established as part of the Open Space Plan: 1) Preserve and protect areas with natural and cultural significance, 2) Protect water resources, 3) Provide opportunities for a long-term mechanism to finance open space preservation, 4) Protect valuable farmland and the rural agrarian landscape, 5) Maintain a network of pedestrian and recreational trails and 6) Provide educational opportunities for diverse target groups; and
- WHEREAS, the Committee updated municipal mapping and developed a GIS model to identify and prioritize valued sites for conservation purposes; characteristics used to identify priority land included quality of agricultural lands/soils, parcel size, shoreline, road frontage, watershed, slopes, proximity to other assets, infrastructure proximity, wetlands, historic/cultural assets, viewsheds, and other indicators; mapping shows high, moderate, and low priority parcels for open space conservation throughout the Town; and
- WHEREAS, the plan noted a variety of venues to pursue funding the acquisition of conservation easement, including a real estate transfer fee, state grants, USDA grants, donation of easements, and others; the Town currently maintains an Open Space Fund to support open space conservation efforts and proposes use of these funds to offset costs related to the purchase or donation of conservation easements is recommended; and

WHEREAS, the plan also explored policy and regulatory options for open space and farmland protection, including NYS Agricultural District enrollment and protections, designation of Critical Environmental Areas, deed restrictions, zoning regulations including Planned Unit Developments, subdivision regulations including use of conservation subdivisions, site plan review; and

WHEREAS, recommendations also included associated practices such as green infrastructure to reduce stormwater runoff, and interconnected networks of trails and bikeways, to support town goals; and

WHEREAS, SOCPA staff was consulted during the development of the Open Space Plan and the Committee reviewed county planning documents including the Onondaga County 2010 Development Guide, Draft Sustainable Development Plan, and Onondaga County Hazard Mitigation Plan in preparing the plan; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends that said application be APPROVED.

The Board commends the work of the Open Space Committee for undertaking such a detailed analysis of the opportunities and venues for protection of critical open space, recreational and farmland assets in Onondaga County.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 31, 2016

OCPB Case # Z-16-307

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of Jay A. Seitz, Jr. for the property located 8201 Caughdenoy 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 Caughdenoy Road, a county road; and
- WHEREAS, the applicant is requesting an area variance to allow construction of a 48' X 32' garage, with a 26.3 foot front yard setback where 75 feet is required, on a 2.33-acre parcel in a RA-100 zoning district; and
- WHEREAS, per aerial photography, the parcel contains a single family house with a 40-foot wide driveway; and
- WHEREAS, per the submitted drawing, the road boundary appears to have been widened at some point in time, but allowing a 15.25' deep encroachment into the road boundary for 109.7 feet near the house; the house would have encroached into the newer road boundary, and is within 10 feet of the modified front yard boundary; and
- WHEREAS, the proposed new stand-alone 32'x48' garage building is shown to be set back 26.3' from the newer road boundary, and approximately 30' behind the front of the existing house; and
- WHEREAS, per the submitted drawing the site also contains a 40'x40' metal buiding, set back approximately 124' from the road, with a separate narrow gravel driveway; and
- WHEREAS, the submitted drawing does not show a proposed new or relocated driveway serving the new building; any existing or proposed access onto Caughdenoy Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the site is served by public water and utilizes a private septic system; a 20' wide sanitary sewer easement crosses the rear of the 2.3 acre parcel; and

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

1. Per the Onondaga County Department of Transportation, widening of the existing driveway is prohibited, and any reconfiguration or relocation of the existing driveway must be approved by the Department and reflected on the plan prior to issuance of a building permit. Any proposed access to Caughdenoy Road will be determined by the availability of sight distance, and the applicant is required to obtain a permit from the Onondaga County

Department of Transportation for any proposed driveways and prior to any proposed work within a county road right-of-way.

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 31, 2016

OCPB Case # Z-16-308

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Manlius Planning Board at the request of Walker Tree Care for the property located 8655 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of State Route 5 (East Genesee Street), a state highway and a farm operation in an Agricultural District; and
- WHEREAS, the applicant is proposing to operate a tree care business from existing structures on two parcels totaling 9.46-acres in Commercial A (CA), Residential A (RA) and Commercial B (CB) zoning districts; and
- WHEREAS, the Board previously recommended disapproval of a Zone Change and Site Plan referral (Z-06-100 and 101) to allow outdoor used car sales and repair on the smaller 0.69 acre parcel, citing parcel size, uncontrolled access, landscaping, and inconsistency with the surrounding neighborhood; the Town approved the proposals; and
- WHEREAS, a topographic survey map dated 9/1/11 shows the entirety of the two parcels, totaling 9.462 acres, containing an existing garage and office building (approximately 70'x55'), and small garage; the plan and aerial photography show the building to be surrounded by asphalt including the entire frontage, extending back approximately 100' from the edge of pavement line; and
- WHEREAS, a proposed site plan for Walker Tree Care Inc. dated 8/2/16 shows the 0.69 acre parcel, including the garage/office building to remain, asphalt areas to remain, four parking areas for the owner, express parking, employee parking and equipment parking in a fenced, gated area at the rear of the smaller parcel; and
- WHEREAS, the site plan shows the highway boundary extending 48.5 feet from the centerline, to remain entirely asphalt with no delineated driveway shown; and
- WHEREAS, all existing and proposed access onto New York State Route 5 must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the site is located outside the Onondaga County Sanitary District and is served by an existing septic system, presumably on parcel 082.-02-07.1; and
- WHEREAS, the site is largely surrounded by parcels which are actively farmed and enrolled in an Agricultural District; an agricultural data statement was not included with the referral materials; 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:

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

E-mail Address: countyplanning@ongov.ny.us

1. The New York State Department of Transportation has determined that the applicant must submit a site plan to the Department for review, and driveway requirements must be reflected on the plan prior to Town approval. The applicant is advised that access must be narrowed and delineated to meet New York State Department of Transportation commercial driveway standards, is subject to sight distance requirements, and will be required to obtain a highway work permit for any work within the right of way.
2. The applicant must contact the Onondaga County Health Department to review any existing or proposed septic system to service this property prior to Town approval of this site plan.
3. The Town and applicant are advised to contact the New York State Department of Environmental Conservation regarding any potential soil contamination from prior tenants, and coordinate on any testing or remediation as needed, prior to conversion of the site to a new use.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 31, 2016

OCPB Case # Z-16-309

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Pompey Town Board at the request of Pompey Town Board for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing to amend Chapter 165 (Zoning), Section 165-9.1 (Farm Business Overlay Zone District) of the Code of the Town of Pompey to alter the applicability requirements therein; and
- WHEREAS, per the Farm Business Overlay Zone District regulations, the findings and purpose statement for the overlay reads: "The Town of Pompey finds that protection of agriculture is essential to implementing the goals of the Town of Pompey Comprehensive Plan. Protection of land for agricultural purposes is a legitimate zoning objective under New York State law, which the rules set forth in this section seek to achieve. It is also a policy of the New York State Constitution to preserve agriculture. The purposes of the Farm Business Overlay Zone District (hereafter the FB-O District), among others, are as follows: (1) To implement the Town's Comprehensive Plan, which contains the goals of protecting rural and farm lands, discouraging incompatible nearby land uses, and promoting agriculture as a component of the local economy now and in the future; (2) To conserve a critical mass of productive farm lands in order to facilitate active and economically viable farm use of the lands now and in the future; (3) To enhance farm businesses that contribute to the general economic conditions of the Town; (4) To maintain a viable farm base to support agricultural processing and service industries; (5) To separate farm land uses and activities from incompatible residential, commercial, industrial, and public facility development; (6) To prevent fragmentation of the Town's existing farm lands by nonfarm development; and (7) To ensure the availability of a safe, locally grown food supply"; and
- WHEREAS, the Applicability section of the overlay zone is proposed to be amended to change applicability from lands "Owned and operated by a 'qualified farmer' as that term is defined by the Internal Revenue Service" to "Owned and operated by persons, partnerships, corporations or assignees engaging in agricultural operations"; and
- WHEREAS, the Accessory Uses section of the overlay zone is proposed to add "(when reasonably available)" to the following item (b) "Wineries, breweries, distilleries and cider mills (reuse of farm buildings and new construction, the latter no greater than 10,000 square feet in gross floor area) selling product in a tasting room, derived from crops of which a minimum of 25% (when reasonably available) is grown in the Town of Pompey."; and

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

The Town is advised to consult with the New York State Department of Agriculture & Markets to review any local laws pertaining to agricultural operations, in order to avoid potential conflicts with Agricultural Districts law or Right To Farm laws, if applicable in the Town.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 31, 2016

OCPB Case # Z-16-310

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Lysander Town Board at the request of Bella Casa Builders for the property located Collington Point East; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law and the site is located within 500 feet of actively farmed land in an Agricultural District; and
- WHEREAS, the applicant is requesting approval to apply the Town of Lysander's Incentive Zoning Overlay to develop a 122-lot single-family subdivision on three parcels totaling 76.624 acres, currently zoned Agricultural Residential (AR-40); and
- WHEREAS, the Board also previously offered no position with comment on concurrent referrals to amend the Town's Subdivision Regulations, Zoning Regulations, and Zoning Map (Z-15-142, Z-15-146, and Z-15-147), and on the Town's Draft Comprehensive Land Use Plan (CLUP) update (Z-15-25), and adoption of the Town of Lysander Zoning Map to include Incentive Zoning Overlay locations (Z-15-323); the Board also recommended Disapproval on two Incentive Zoning applications (Z-15-413 and 415); in its recommendations, the Board expressed significant concern about the costs of extending sewers and other publicly-funded infrastructure assets without further analysis and public outreach, and emphasized that cost/benefits should be carefully weighed, townwide tax implications should be examined, and fiscal analysis should include the entire useful life of both local and regional infrastructure assets; the Board also noted strong public opinion favoring preservation of open space and farmland over residential development during initial plan outreach, and the Board expressed concern that the development strategy will affect the viability of remaining farmland on the Peninsula; and
- WHEREAS, the Town's new Comprehensive Land Use Plan cites "Incentive Zoning provisions will be applied to create amenities such as park land and to preserve open space and farmland as well as wastewater conveyance subject to fiscal impact analysis and coordination and concurrence with regional infrastructure providers"; and
- WHEREAS, the site is located in the area of Lysander known as the Peninsula, and is adjacent to the existing Collington Pointe residential subdivision, wooded and agricultural land; the site is largely vacant and wooded with a single house (presumed to be removed) at the front of one of the three parcels; the land contains a pond, wetland areas and slopes down to the back of the parcel; three roadside residences along Patchett Road are surrounded by the project site; one of the subject parcels as well as several area parcels are enrolled in the New York State Agricultural District; the referral did not include an Agricultural Data Statement; and

- WHEREAS, existing zoning would allow for 45 single-family lots under AR-40 zoning, per a submitted Concept Plan from the applicant; the Proposed Layout & Phasing Plan W/ Incentive Zoning dated June 22, 2016 shows 122 proposed single-family lots of various sizes (generally 10,000-30,000 sq ft); the plan shows the development to occur in 6 phases; and
- WHEREAS, the Layout Plan shows curvilinear local roads with two road access points onto Patchett Road, a town road, and one road leading to the existing Collington Pointe; the road connections to Patchett Road would occur between and adjacent to existing roadside homes; and
- WHEREAS, state and federal wetland areas are shown on the plan primarily near a small pond and at the rear of the parcel, and a 100-foot wetland buffer is shown on the Layout Plan, encroaching significantly onto a number of parcels; and
- WHEREAS, the Town's Comprehensive Land Use Plan (CLUP) cites "Incentive Zoning provisions will be applied to create amenities such as park land and to preserve open space and farmland as well as wastewater conveyance subject to fiscal impact analysis and coordination and concurrence with regional infrastructure providers"; the CLUP also cites "As a part of the Incentive Zoning process the Town Planning Board must take an active role in working with the developer to best assure that fiscal analysis is proper for the scope of the entire development not just for capital expense but must include life cycle analysis as well. This analysis must ensure that the Town is making sound investments that it and its residents can sustain long term. The life cycle cost analysis should be used by the Town as the basis to build a reserve for the ongoing maintenance and ultimate replacement cost of the public infrastructure."; and
- WHEREAS, per the Collington Pointe East Incentive Zoning Application letter dated August 3, 2016, Bella Casa Builders offers the following direct benefits in return for increased density: 1) Patchett Road improvements (2' gravel shoulders along 4,900' from River Road to the intersection of Collington Pointe Way including stormwater facilities in existing ditch locations) at a value of \$308,000 in 4 phased payments; 2) a cash contribution of \$1,400 per lot (Cabbage Patch contribution contemplated at \$1,600/lot) to be set aside to provide sewers to the properties in the Red Rock and Hayes Road neighborhoods, which is noted "will also accommodate OCDWEP's requirement on any sanitary sewer offsets", for an approximate value of \$183,000 in three phases; 3) a stone dust walking trail around the existing and proposed stormwater management areas for the development, to be maintained by the town; and 4) the developer will design deed restrictions or covenants on the project that require the homeowners to install two trees within the face of the house and the front yard setback within one year from the date of Certificate of Occupancy; and
- WHEREAS, per the applicant letter, community benefits due to implementation include: 1) long-term infrastructure cost reduction (larger number of owners reduces cost per property); 2) improved water quality in the Seneca River (cash payments to provide sewers to properties currently on septic systems which may not meet NYS Department of Health standards); 3) additional recreational opportunities (trail access from Collington Pointe and Collington Pointe East developments for resident use); 4) retain open spaces and wetland areas (through deed restrictions, required to retain open space with minimum number of trees, and restrictions within 100' wetland buffer zone); and 5) increased tax base (45 lots @\$500,000 = \$22.5m versus 122 lots @ \$300,000

= \$36.6m in assessed taxable value); and

WHEREAS, in the Onondaga County Planning Board review of the Comprehensive Land Use Plan update and subsequent referrals, the Board noted several areas of sensitivity, including the capacity of roadways in the area to accommodate such intensive housing growth, the difficulty in financing new infrastructure, limitations of the wastewater conveyance and treatment systems, balancing housing growth without negatively impacting commercial and industrial capacities, affordable housing provisions, and the strong support for preservation of agricultural lands; and

WHEREAS, the entirety of the Town within the boundary of the Onondaga County Sanitary District is tributary to the Baldwinsville-Seneca Knolls Treatment Plant; during the comprehensive plan development process as well as more recently, the Onondaga County Department of Water Environment Protection met with town representatives and offered several items for consideration in relation to town development objectives and the Incentive Zoning Overlay, including:

- 1.) Biochemical Oxygen Demand (BOD) loading and capacity constraints are on the horizon for the Baldwinsville-Seneca Knolls Wastewater Treatment Plant service area, and although highly dependent on current and potential industrial users, additional residential development also consumes constrained capacity;
- 2.) the Baldwinsville-Seneca Knolls Treatment Plant is subject to significant wet weather extraneous flows due to the substantial age and deteriorated condition of portions of the Town and Village sanitary system infrastructure in the service area, which adversely impacts the quality and cost of wastewater treatment, and therefore the Town should implement a Fix It First plan to mitigate this extraneous flow before it approves and acquires additional infrastructure;
- 3.) the Towns of Lysander, Van Buren and Village of Baldwinsville are encouraged to work cooperatively to identify an allocation strategy for the limited remaining capacity within the county system, to ensure capacity is used for the most beneficial land uses for the communities and the region, especially job creating entities;
- 4.) the Department estimates the costs related to providing new Town service to Peninsula shoreline properties, existing dry sewer areas and homes currently on septic systems, in addition to this proposed new development focused on single-family homes only, would be significant and likely exceed the cost willing to be borne by the development community, and therefore the Town should think critically about the costs and benefits of such an expansion strategy, and the value of such incentives, prior to approval of the proposed Incentive Overlay development;
- 5.) the operational and long-term repair/replacement costs of pump stations serving a limited residential tax base can be excessive, and WEP encourages cost-benefit analyses, construction standards, and assurances such as performance bonds, maintenance guarantees, and spare parts as part of the development review process; and

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

The Board reiterates many of the recommendations and comments of prior Incentive Zoning cases which relate to the Board's significant concerns and questions regarding the proposed buildout and wastewater strategy for the

Lysander Peninsula, to which this project would contribute Incentive Zoning payments, as well as a lack of fiscal information as required in the Comprehensive Land Use Plan for Incentive Zoning projects. As such the Board does not have adequate information to assess the impacts and merits of the project at this time.

The Board recommends a more significant preliminary review of Incentive Zoning projects, to include not only the applicants' quantification of provided benefits, but also Town analysis of the fiscal impacts and life-cycle costs of proposed projects. The Board also encourages refinement and continued coordination with OCDWEP and landowners of a financing strategy for the proposed sewerage of additional lands on the peninsula.

The Board continues to advocate for a more robust community discussion regarding support for the development being proposed on this site and other proposed development sites on the Peninsula, as well as regarding the Peninsula sewerage strategy. Community discussion would optimally include identification and notification of potentially affected property owners within proposed sewer districts, presentation of anticipated upfront and life cycle costs and funding sources, and potential direct expenses and property tax implications to affected existing homeowners on the Peninsula and townwide.

The Board also questions the viability of the farmland proposed to remain on the Peninsula, and points out the significant potential for conflicts between farming activities and proposed housing.

The Board also advocates for additional preliminary discussion of proposed project site planning prior to Town approval of Incentive Zoning applications, as well as during future subdivision review. In particular, the Town should ensure that stated community benefits relate to the amount of lots realistically to be allowed, once more careful site planning occurs to protect important elements identified in the Incentive Zoning regulations such as open space, viewshed protection, buffering and farmland protection.

The Town should also continue to work with WEP, the Village of Baldwinsville, and the Town of Van Buren in developing a mutually acceptable allocation plan which prioritizes allocation of limited wastewater treatment capacity within the Baldwinsville-Seneca Knolls Wastewater Treatment Plan to the highest quality and most cost-effective uses and locations within the service area.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 31, 2016

OCPB Case # Z-16-311

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Spafford Town Board at the request of Town of Spafford Town Board for the property located Town Wide; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing Local Law No. 4-2016: "A Local law to Amend the Zoning Code of the Town of Spafford for the Purpose of Regulating the Short Term Rental of Homes"; and
- WHEREAS, the proposed local law states that the owner of a one-family or two-family dwelling may rent the dwelling for a term not exceed 120 days; the owner may rent the dwelling multiple times in any given year, but the total duration of all rentals may not exceed 120 days per calendar year; and
- WHEREAS, the proposed local law states that if the residential premises contains two bedrooms or less, the maximum number of persons allowed to occupy the premises during the period of rental may not exceed eight people, for overnight occupancy; if the residential premises contains more than two bedrooms, the maximum number of persons allowed is ten; and
- WHEREAS, the proposed local law states that the owner(s) as well as the renter(s) are responsible to ensure that the use and occupancy of a temporary rental premises does not create undue or excessive noise or disturbance and that the same does not endanger the health, comfort, use, enjoyment, safety or welfare of any person, property or vegetation within the Town, and is otherwise in compliance with the Zoning Code; and
- WHEREAS, the proposed local law states that the premises is not to be rented for any commercial purpose, or any other purpose not expressly permitted herein, such as concerts or weddings; and
- WHEREAS, the proposed local law states that all owners offering a temporary rental must complete a registration form and are required to pay a \$100.00 registration fee for each year they intend to offer temporary rentals; penalties for violations are set forth in the Zoning Code, and the registration may be suspended or revoked by the Town Code Enforcement Officer for violation on multiple occasions following notice of violation and a hearing; and
- WHEREAS, the proposed local law states that an owner of a residential property may seek approval for the temporary rental of the property under terms that may be inconsistent or deviate from the requirements set forth in the Zoning Code of the Town of Spafford through application of a Special Use Permit and pursuant to the terms and procedures as set forth in the Zoning Code; and
- WHEREAS, the proposed local law states that preexisting, non-conforming rentals of one-family and two-family dwellings that predate the enactment of this Local Law

shall conform to the provisions of the Zoning Code, as amended by this Local Law, within five years from the date of its passage; and

WHEREAS, the proposed local law states that the Town Planning Board may grant an extension of time allowing the owner(s) of a one-family or two-family dwelling to continue the preexisting, non-conforming rental of the property after the conclusion of the five year amortization period provided that the owner(s) prove that, due to specific circumstances, such amortization period is unreasonable and will result in a substantial loss of investment; this section lists several factors that the Planning Board shall consider in making its determination; 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 Daniel Cupoli and seconded by Brian Donnelly. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Brian Donnelly - yes; Daniel Cupoli - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 31, 2016

OCPB Case # Z-16-312

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a TEXT AMENDMENT from the Village of Minoa Village Board at the request of Village of Minoa for the property located Village Wide; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and

WHEREAS, the applicant is proposing a new Section 160-25.1A(3) of the Code of the Village of Minoa requiring no building permit for certain accessory use structures having a square footage of less than 100 square feet; and

WHEREAS, the proposed Code section states, "In the discretion of the Codes Enforcement Officer, no building permit may be required for construction or installation of one-story detached structures associated with one- or two-family dwellings or multiple attached or clustered single-family dwellings (patio homes, townhouses) which are used for tool and storage sheds, playhouses or similar uses, and have a gross floor area of 100 square feet or less."; 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 Daniel Cupoli and seconded by Brian Donnelly. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Brian Donnelly - yes; Daniel Cupoli - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 31, 2016

OCPB Case # Z-16-313

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a OTHER AUTHORIZATION from the City of Syracuse Planning Commission at the request of Lamar Advertising for the property located at 808 West Belden Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law the site is located within 500 feet of Interstate 690, a state highway; and
- WHEREAS, the applicant is proposing installation of a 10.6' X 36' single-sided LED billboard on a 0.06-acre vacant lot in an Industrial A (IA) zoning district; and
- WHEREAS, the site is located on a formerly residential parcel backing up to Interstate 690, near Leavenworth Avenue; surrounding land uses are primarily multi-family residential and auto sales and service; and
- WHEREAS, per the local application materials and site plan (undated sketch), the site would contain a single pole, extending to 30' above Interstate 690 (52' total), which is elevated in this location above neighboring streets, and contain a one-sided LED variable messaging sign (CEVMS); and
- WHEREAS, the sign is to measure 10.6' x 36', and be oriented toward I-690 eastbound traffic, with an 8-second delay per advertiser; and
- WHEREAS, per applicant materials, a narrative explains how signage conforms to City and State regulations in that no other "off-premise" signs occur within 500 feet of the proposed location, and no other digital sign faces within 1000' (or 2500' per state regulations) of the proposed sign oriented in the same direction; and
- WHEREAS, per applicant materials, the applicant will remove two "off-premise" sign units that currently violate the 500' spacing provisions, one on the north side of I-690 on Evans Street, and one on the 700 block of West Belden Avenue; and
- WHEREAS, the applicant notes the digital sign face will not exceed brightness regulations as set forth in NYSDOT policy; 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 Daniel Cupoli and seconded by Brian Donnelly. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Brian Donnelly - yes; Daniel Cupoli - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 31, 2016

OCPB Case # Z-16-314

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Two Plus Four Construction (Island Hollow) for the property located 6274 Island Road; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Island Road, a county road; and

WHEREAS, the applicant is proposing construction of a 36-unit senior apartment building, 12 four-unit apartment buildings, 2 five-unit apartment buildings, 4 garage buildings and a community center along a newly constructed private roadway system on approximately 19 acres of a 48.51-acre site in a Residential-Multiple (RM) zoning district; and

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

The Board has been granted an extension through September 22, 2016 to allow for a Town-initiated Coordinated Review meeting on the proposed project.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 31, 2016

OCPB Case # Z-16-315

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Niagara Mohawk Power Corp. dba National Grid for the property located 8842 Brewerton Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Brewerton Road (Route 11) and Route 81, both state highways, and Sneller Road and Pardee Road, both county highways; and
- WHEREAS, the applicant is proposing to establish a marshalling yard for a period of 18-24 months to store materials and equipment and to provide a "show-up" area and field office for National Grid on a vacant 3.67-acre parcel in a General Commercial zoning district; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-16-316) for a similar marshalling yard on Eastman Road in the Town of Cicero; and
- WHEREAS, per an attachment to the Town application, the marshalling yards are part of a National Grid project to relocate and reconstruct two existing 115kV transmission lines (Clay to Teall Line 10 and Clay to DeWitt Line 3); both yards (Sneller and Eastman Roads) are leased for the duration of the project, and are adjacent to the existing utility corridor; and
- WHEREAS, per the attachment and Exhibit A site plan dated January 8, 2016, the yard will include signage, security fences, lightpoles, secured/gated construction entrances, two field office trailers, portable toilets, and parking for approximately 25 vehicles and material storage; and
- WHEREAS, per the attachment narrative, the Sneller Road site is surrounded by active and inactive commercial properties, and is adjacent to Route 81; and
- WHEREAS, the site plan shows two proposed driveways off of Sneller Road, a short dead-end road between US Route 11 and Interstate Route 81; any existing or proposed access onto Sneller Road must meet the requirements of the Onondaga County Department of Transportation; the New York State Department of Transportation notes that no access shall be permitted onto US Route 11; and
- WHEREAS, no existing drinking water or wastewater facilities exist onsite, and none are proposed; 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 New York State Department of Transportation advises that no increase to the amount of site drainage entering the state right-of-ways will be permitted, and a drainage plan should be submitted to the Department if any land disturbance is planned on site.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 31, 2016

OCPB Case # Z-16-316

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Niagara Mohawk Power Corp. dba National Grid for the property located Northern Boulevard; 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 Northern Boulevard, a county highway and Interstate 481, a state highway; and
- WHEREAS, the applicant is proposing to establish a marshalling yard for a period of 18-24 months to store materials and equipment and to provide a "show-up" area and field office for National Grid on a vacant 9.10-acre parcel in an Agricultural zoning district; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-16-315) for a similar marshalling yard on Sneller Road in the Town of Cicero; and
- WHEREAS, per an attachment to the Town application, the marshalling yards are part of a National Grid project to relocate and reconstruct two existing 115kV transmission lines (Clay to Teall Line 10 and Clay to DeWitt Line 3); both yards (Sneller and Eastman Roads) are leased for the duration of the project, and are adjacent to the existing utility corridor; and
- WHEREAS, per the attachment and Exhibit A site plan dated January 11, 2016, the yard will include signage, security fences, lightpoles, secured/gated construction entrances, two field office trailers, portable toilets, parking for approximately 55 vehicles and material storage; and
- WHEREAS, per the attachment narrative, the Eastman Road site appears to have been used for material storage in the past and has a firm gravel base, and is adjacent to Interstate Route 481; and
- WHEREAS, the site plan shows one existing and one proposed new driveway off Eastmean Road, a town road; the Onondaga County Department of Transportation notes no access shall be permitted onto Northern Boulevard, and the New York State Department of Transportation notes that no access shall be permitted onto Interstate Route 481; and
- WHEREAS, no existing drinking water or wastewater facilities exist on site, and none are proposed; and
- WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that a significant portion of this parcel is in or near a Special Flood Hazard Area (SFHA); preliminary updated FIRM data, anticipated to be finalized in 2016, shows that additional lands on the parcel are anticipated to be added; and
- WHEREAS, National Wetland Inventory Maps indicate the potential presence of federal wetlands on the subject 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. The Board has offered the following COMMENT(S) in regards to the above referral:

1. The New York State and Onondaga County Departments of Transportation advises that no increase to the amount of site drainage entering the state or county right-of-ways will be permitted, and a drainage plan should be submitted to the Departments if any land disturbance is planned on site.
2. The municipality is encouraged to minimize exposure to damage from natural hazards and uphold local flood ordinance requirements, as required for good standing in the National Flood Insurance Program, by ensuring that any proposed development would not negatively affect drainage patterns in or near the floodplain.
3. The applicant is advised to conduct a formal wetland delineation to determine the presence and location of any federal wetlands on site, and any delineated wetlands must be confirmed by the U.S. Army Corps of Engineers and shown on the plans for the site. The applicant is also advised to obtain appropriate permits from the Corps for any proposed development or drainage into wetlands on site.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 31, 2016

OCPB Case # Z-16-317

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Van Buren Planning Board at the request of Riccelli Northern, LLC for the property located 6900 Van Buren 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 Herman Road, Van Buren Road, and Walters Road, all county roads, and the New York State Thruway, a state highway; and
- WHEREAS, the applicant is proposing site modifications to accommodate construction of a new bituminous concrete plant to replace an existing plant on a 42.9-acre parcel in a Planned Industrial District (PID) zoning district; and
- WHEREAS, the Board previously recommended No Position on a zone change referral (Z-08-186) and site plan referral (Z-09-115) to construct a hot mix asphalt facility and portable rock crusher on the site; and
- WHEREAS, the site is located in a suburban fringe area characterized with a variety of land uses, including commercial and industrial properties, agricultural uses, including neighboring parcels enrolled in the Agricultural District, and scattered residential; the site is near the New York State Thruway and Interstate 690 access points to the north; and
- WHEREAS, the Site Plan dated July 18, 2016 shows the new asphalt plant related facilities, including a fueling station and diesel fuel storage area generally within the same cleared area at the center of the site as the existing plant, which is surrounded by vegetated areas of trees and brush; the EAF notes that approximately 10 acres of the 43 acres site is to be disturbed, and five structures are to be constructed, with a maximum height of 75 feet; and
- WHEREAS, the site has an existing long gravel driveway, with asphalt apron and gated access onto Van Buren Road, to remain; any existing or proposed access must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, a memo from the applicants traffic engineer is included with the referral materials, noting the currently proposed site plan does not seek to expand the production capacities or hours of operation as anticipated in a 2008 traffic impact study done for the original plant construction; the 2008 study scoped a maximum plant capacity of 350 tons/hour and 356 new trips during peak hours; the EAF notes the proposed action to be a 35% expansion of the existing project or use, though no other details were provided; and
- WHEREAS, per the referral form and EAF, the site is not currently served, nor proposed to be served by public water; the site is currently served by a septic system, to remain; the site is located outside of the Onondaga County Sanitary District; and

- WHEREAS, per the EAF, the applicant will be required to obtain approval for an amended New York State Air Registration from the New York State Department of Environmental Conservation; the EAF notes "Bituminous concrete plant emissions will be monitored/regulated by DEC. Additionally the proposed facility will be moved approximately 200 feet further away from the nearest occupied structure."; and
- WHEREAS, a New York Transit Company (Buckeye) Pipeline easement crosses the rear undeveloped portion of the site; and
- WHEREAS, the site plan shows topography sloping down towards Van Buren Road and Herman Road; the plan shows a large proposed stormwater detention area at the front of the parcel, and within the front yard setback; and
- WHEREAS, if the proposed project cumulatively disturbs one acre or more of land, it must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity, and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality and the applicant must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water Permits; if the proposed project is located within the Onondaga Lake watershed the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual; and
- WHEREAS, the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and

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

The applicant must contact the Onondaga County Department of Transportation at (315) 435-3205 to coordinate requirements for the existing driveway onto Van Buren Road, in order to satisfy commercial driveway standards, including a 40-foot asphalt apron.

The Board also offers the following comment:

The Town is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the SEQR process.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 31, 2016

OCPB Case # Z-16-318

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Van Buren Planning Board at the request of Aldi, Inc. for the property located at 2254 Downer Street 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 Downer Street, a county road, and New York Route 690, a state highway; and
- WHEREAS, the applicant is proposing demolition of an existing home and accessory structures, and construction of an 18,850 square foot Aldi store with associated parking, utilities and landscaping on a 3.563-acre parcel in a Local Business (LB) zoning district; and
- WHEREAS, the Referral Notice states that an area variance will be required for signage; and
- WHEREAS, the Site Plan revised August 16, 2016 shows the proposed building, eight parking spaces along the west side of the building, 15 parking spaces in front of the building, a drive leading to the rear of the building, and 58 parking spaces on the west side of the drive; and
- WHEREAS, the plan shows a proposed driveway on Downer Street Road, which must meet the requirements of the Onondaga County Department of Transportation; the proposed drive is located directly across Downer Street Road from the River Mall drive; and
- WHEREAS, the plan shows a concrete sidewalk running along the Downer Street Road frontage with a crosswalk across the proposed drive and a walk leading to the proposed building on site; and
- WHEREAS, the plan shows a proposed wet pond and bio-retention area to the rear (south) of the building; National Wetland Inventory Maps indicate the potential presence of a federal wetland on the subject property, which is not shown on the plan, and it appears that the bio-retention area would be located in this wetland; and
- WHEREAS, the Environmental Assessment Form (EAF) states that stormwater discharges will flow to adjacent properties; the EAF also states that the retention pond will reduce post-construction flows below existing and the bio-retention area will provide Runoff Reduction Volume (RRV) and Water Quality Volume (WQV); and
- WHEREAS, if the proposed project cumulatively disturbs one acre or more of land, it must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity, and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4)

municipality and the applicant must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water Permits; if the proposed project is located within the Onondaga Lake watershed the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual; and

WHEREAS, the Referral Notice states that the site is served by public water and located in the county sanitary district; the site is located in the Baldwinsville-Seneca Knolls Wastewater Treatment Plant service area; and

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

WHEREAS, the Environmental Assessment Form states that the site is located in an archeological sensitive area; and

WHEREAS, a Downer Street Corridor Study by the Syracuse Metropolitan Transportation Council was completed in 2009 and recommended several strategies to improve roadway accessibility, safety, and mobility; improve pedestrian, bike, and transit options; improve the visual character of the corridor; and coordinate land use and transportation planning in order to promote sustainable growth; and

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

1. The Onondaga County Department of Transportation has determined that the applicant is required to complete a traffic study, including a gap analysis at AM/PM peak hours, for full build-out relating to the proposed action to meet Department requirements and is required to first contact the Department to determine the scope of the study; the applicant must submit the traffic study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.

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

The Board offers the following comments:

1. Every municipal review provides the opportunity to improve community appearance, and the Town and applicant are encouraged to consider alternative site planning for this project, including locating the proposed building closer to the road frontage, removing parking from the front yard, providing cross connections to adjacent commercial (or future commercial) properties, and completing a landscaping plan for the site, including landscaping along the Downer Street Road frontage. The Town is encouraged to incorporate site layout ideas from the Aldi's on East Genesee Street in

DeWitt.

2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
3. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County ""Save the Rain Program"" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
4. The applicant is advised to conduct a formal wetland delineation to determine the presence and location of any federal wetlands on site, and any delineated wetlands must be confirmed by the U.S. Army Corps of Engineers and shown on the plans for the site. The applicant is also advised to obtain appropriate permits from the Corps for any proposed development or drainage into wetlands on site.
5. A lighting plan should be completed to ensure no glare or spillover onto the county road or neighboring parcels.
6. The Town is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the SEQR process.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 31, 2016

OCPB Case # Z-16-319

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Cicero Zoning Board of Appeals at the request of Wendellynn & Kirk Rothrom for the property located 5797 Albert Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of the municipal boundary between Onondaga County and Oswego County; and
- WHEREAS, the applicant is requesting area variances to construct an expansion to a non-conforming existing house on Oneida Lake, on a 0.23-acre parcel in a Residential (R-10) zoning district; and
- WHEREAS, the proposed expansion would add a second-story directly over a portion of the existing first-floor footprint and a single-story 14' X 16' expansion at the first-floor level behind the existing garage; and
- WHEREAS, the requested variances would be similar to existing conditions, with a reduction in the side yard setback to 2.8' where 6.0' is required, and a reduction in the front yard setback to 12.4' where 30.0' is required; and
- WHEREAS, per the referral form, the site is served by public drinking water and public wastewater, and is located in the Brewerton Wastewater Treatment Plant service area; and
- WHEREAS, the site has an existing driveway onto Albert Drive, a local road; 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 Daniel Cupoli and seconded by Brian Donnelly. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Brian Donnelly - yes; Daniel Cupoli - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 31, 2016

OCPB Case # Z-16-320

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Cicero Zoning Board of Appeals at the request of Keith Cellana for the property located at 8888 Maple Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of the municipal boundary between Onondaga County and Oswego County; and
- WHEREAS, the applicant is requesting an area variance to allow construction of a 29' X 24' garage on a 0.066-acre parcel where 2.0 acres are required for a non-residential structure, a front yard setback of 16.75' where 30' is required, a rear yard setback of 6.0' where 40.0' is required, and side yard setbacks of 6.0' and 10.24' where 30.0' is required, in a Residential (R10) zoning district; and
- WHEREAS, the site is located in an area of lakefront residential parcels, between Oneida Lake and Lakeshore Road in northern Cicero; and
- WHEREAS, the lot is currently vacant and used for parking and storage; the proposed two-bay garage would provide boat, car and miscellaneous storage, per application materials; and
- WHEREAS, the garage would measure 696 square feet and would have driveway access onto Maple Drive, a town road; and
- WHEREAS, no drinking water or wastewater facilities are existing or proposed for the parcel; 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 Daniel Cupoli and seconded by Brian Donnelly. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Brian Donnelly - yes; Daniel Cupoli - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 31, 2016

OCPB Case # Z-16-321

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Village of Baldwinsville Village Board at the request of Village of Baldwinsville for the property located at 19 Phillips Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing a zone change from Planned Development District (PDD) to Residential (R-1) on a vacant 15.19-acre parcel; and
- WHEREAS, per the referral form the Village of Baldwinsville is the applicant for the proposed rezoning, and the purpose of the zone change is to revert the site back to its prior zoning designation of R-1 due to inactivity on the site; and
- WHEREAS, per an attachment to the Short EAF, "the proposal for rezoning a lot located in a Planned Development District (PDD) originated from a review of existing local laws in the Village of Baldwinsville which created the districts but contained no specifics as to uses, development guidelines or other requirements. This property was rezoned in 1990 and has remained vacant and undeveloped since that time. It is in the best interests of the village to revert the zoning to its original Residential (R-1) zone so that any future development can be more tightly regulated."; and
- WHEREAS, the 15-acre site is vacant and largely wooded, and is surrounded by single-family roadside residential, relatively dense traditional neighborhood streets, an apartment complex and vacant wooded land; and
- WHEREAS, the site has road access onto Phillips Street, a local road which becomes Sixty Road, a county road just beyond the Village border, and Candlewood Gardens, a local road/driveway to the apartment complex; and
- WHEREAS, no plans were submitted with the referral materials; and
- WHEREAS, the site is located in the Onondaga County Sanitary District and Baldwinsville-Seneca Knolls Wastewater Treatment Plant service area; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 31, 2016

OCPB Case # Z-16-322

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of DeWitt Town Board at the request of Town of Dewitt for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing to adopt a Local Law replacing current Chapter 100: "Flood Damage Protection" with a revised Law based on updated model ordinance provided by NYS DEC and FEMA, in order to adhere to requirements for updating FEMA maps and compliance with the National Flood Insurance Program; and
- WHEREAS, new community Flood Insurance Rate Maps (FIRM) are being enacted by FEMA in November of 2016; and
- WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) has issued model regulations to replace existing regulations related to FEMA requirements associated with maps; and
- WHEREAS, municipalities are in the process of adopting updated the updated Flood Damage Prevention regulations in order to comply with National Flood Insurance Program (NFIP) requirements; and
- WHEREAS, per the model local law, any changes made to the model regulations must be reviewed by the community's attorney and either the NYSDEC or the FEMA before enacting, and must be provided a list of any changes to this model at the time of filing; and
- WHEREAS, per a mark-up copy of the model law, it appears most local changes to the law pertain to document formatting; 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 Daniel Cupoli and seconded by Brian Donnelly. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Brian Donnelly - yes; Daniel Cupoli - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 31, 2016

OCPB Case # Z-16-323

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Skaneateles Town Board at the request of Town of Skaneateles for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing Introductory Local Law 2016-C, "A Local Law Amending the Town Code of theTown of Skaneateles to define when an application before the Planning Board and Zoning Board of Appeals will be deemed to be abandoned'; and
- WHEREAS, the proposed local law states that the intent is to assure that applications for special permit, site plan approval, variances, and amendments thereto are timely pursued and considered to facilitate sound zoning and planning decision-making; and
- WHEREAS, the proposed local law states that in the event any application for subdivision approval, minor or major, remains inactive for a period of six months if a minor project and 12 months if a major project, from the last regular or special meeting at which the application was reviewed by the Planning Board, such application shall be closed, and any future action thereon shall require a new application; an application is inactive when the applicant has not provided written communication, either electronic or conventional, nor appeared on the record at a regular meeting of the Planning Board to provide information concerning the application; and
- WHEREAS, the proposed local law states that in the event any application for a special permit, site plan approval, a use variance, an area variance, or for any amendment thereto filed after the effective date of this Section remains inactive for a period of six months if a minor project and 12 months if a major project, from the last regular or special meeting at which the application was reviewed, such application shall be closed, and any future action thereon shall require a new application; an application is inactive when the applicant has not provided written communication, either electronic or conventional, nor appeared on the record at a regular meeting of the Planning Board or Zoning Board of Appeals to provide information concerning the application; and
- WHEREAS, the proposed local law states that the Planning or Zoning Board of Appeals may in its discretion waive a subsequent filing fee for a future application, but may not waive the application of any new rules and regulations promulgated during the period subsequent to the initial filing; 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 Daniel Cupoli and seconded by Brian Donnelly. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Brian Donnelly - yes; Daniel Cupoli - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 31, 2016

OCPB Case # Z-16-324

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Skaneateles Planning Board at the request of Christine Daly & Scott Baran for the property located at 1945 Stump 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 North West Townline Road and Stump Road, both county roads, the municipal boundary between the Town of Skaneateles and the Town of Marcellus, and a farm operation located in an Agricultural District; and
- WHEREAS, the applicant is requesting a special permit to allow the conversion of a 52' X 34' two-story barn into a seasonal event center, and conversion of a multi-family house into a mixed-use structure, on a 7.5-acre parcel in a RF zoning district; and
- WHEREAS, the site is located in a primarily agricultural area, with some roadside homes; the site and surrounding parcels are enrolled in the New York State Agricultural District; the referral did not include an Agricultural Data Statement; and
- WHEREAS, the Site Plan dated August 8, 2016 shows an existing house (labeled 2-dwelling accessory apartment) near the front of the parcel with a nearby 'house septic' area noted, and driveway with parking for 5 cars; per the referral form, the units within the existing three-family house will be converted to the owners residence, a home occupation and a recreational business, a mixed-use structure; and
- WHEREAS, the site also contains a 34'x52' barn and small pond to the rear of the house, to remain; the plan shows the addition of two tent areas in front of and behind the barn, and the addition of a large gravel drive area and gravel and grass parking area for 50 cars along the western parcel boundary; and
- WHEREAS, the plan notes that an existing westernmost gravel drive shall be removed; an existing asphalt driveway, approximately 40 feet wide, is to remain to serve the house and the barn/event center; and
- WHEREAS, no existing access is shown onto Northwest Townline Road, a county road; the Onondaga County Department of Transportation has determined that the municipality and applicant must contact the Department at (315) 435-3205 to discuss required traffic data, lighting plan, driveway access and parking for the proposed project, and to determine any mitigation measures as required by the Department; the Town is also advised to prohibit parking on Stump Road should the project be approved locally; and
- WHEREAS, per the referral form the site is served by an individual well and septic system and the site is located outside the Onondaga County Sanitary District; per the

referral form, the existing septic will continue to be used for the mixed-use structure, and port-a-potty facilities will be used for the seasonal events center; the Site Plan shows the location of a well and adjacent port-john trailer location near the barn; per the narrative, if the venue is successful, toilet rooms and a catering kitchen will be installed and have its own septic system on the property; and

WHEREAS, the applicant must contact the Onondaga County Health Department to review any existing or proposed septic system to service this property prior to Town approval of this site plan; the Department notes that any future facilities such as on-site toilets or on-site food preparation, or significant increases in event intensity beyond what has been currently scoped must also be reviewed by the Onondaga County Health Department prior to Town approval; and

WHEREAS, much of the existing pond is the location of federal wetlands, per the plan and National Wetlands Inventory mapping; a ditch is also noted on the plan, traveling north-south within the undeveloped portion of the site, and can be seen on aerial photography; the applicant is advised to conduct a formal wetland delineation to determine the presence and location of any federal wetlands on site, and any delineated wetlands must be confirmed by the U.S. Army Corps of Engineers and shown on the plans for the site. The applicant is also advised to obtain appropriate permits from the Corps for any proposed development or drainage into wetlands on site; and

WHEREAS, food and beverage would be provided by an outside catering company, with up to 8 staff/vendors on site; per the narrative, parking for a 150 person event is 50 cars, and is anticipated to occur 15-20 times per year; a split rail fence will define the parking area and keep cars 20 feet from the property line; and

WHEREAS, per the project narrative dated August 8, 2016, the seasonal event center is proposed to be considered a home occupation under zoning regulations; the main floor of the barn would house an assembly space for up to 99 people, and lower level will have support facilities including storage, a catering staging area and future toilet rooms; events will only be held May-October; and

WHEREAS, per the narrative, the two tent areas can be erected for larger events up to 150 people for wedding ceremonies; up to three large events could be held on the weekend and smaller events could be held weekdays; events would end by 10pm Friday and Saturday and 9pm other days of the week; music and speakers would be used in the barn and tent areas; and

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

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

The proposal and details submitted at this time are insufficient to ensure protection of traffic safety, community character, and against conflicts with neighboring uses. The Board specifically notes concerns regarding driveway location and sight distance and traffic volumes, adequacy of parking accommodations and avoidance of parking on Stump Road, coordination with

local emergency service providers, potential noise and lighting complaints, and general compatibility with adjacent residential and agricultural land uses.

As an additional comment, as farm-based tourism and visitor-based businesses are increasing in rural areas, the Board is advising rural municipalities to establish town-wide noise and event ordinances, in order to protect agriculture and neighboring landowners, and ensure fair and consistent consideration of event-based business proposals in the future.

Mr. Fisher disclosed that he has had personal business relations with Mr. Seeley, who was present at the meeting. It was determined that Mr. Fisher has no financial stake in the proposal and as such would not be required to recuse himself from voting. The motion was made by Bill Fisher and seconded by Dan Cupoli. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Brian Donnelly - yes; Daniel Cupoli - yes; Robert Antonacci - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 31, 2016

OCPB Case # Z-16-325

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Skaneateles Planning Board at the request of Geraldine Whitney for the property located at 767 Sheldon 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 Jordan Road, a county road; and
- WHEREAS, the applicant is proposing demolition of two detached garages, construction of an attached garage, addition to an existing sunroom, a new 10' X 16' front porch, and an addition to the second floor of a one-family dwelling on a 0.34-acre parcel in an Industrial/Research/Office (IRO) zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-16-326) for a single family dwelling in the IRO zoning district; and
- WHEREAS, the Referral Notice states that the existing house and lot are nonconforming; and
- WHEREAS, the Town preliminary review dated August 16, 2016 states that site plan review is required for land disturbance exceeding 200 square feet within 100 feet of a watercourse; the review states that land disturbance would be occurring approximately 30 feet from the channel and 10-15 feet from the top of the steep slope that lines most of the stream channel; and
- WHEREAS, the Site Plan revised August 8, 2016 shows the existing house, the proposed attached garage, the proposed sunroom on the rear of the house with steps leading outside, the proposed front porch, a watercourse running along the west and northwest boundaries of the lot at the bottom of a steep bank, an existing septic tank, and an existing drywell; a narrative by the architect dated August 1, 2016 states that the second floor will have a dormer added to the back of the house to improve the headroom upstairs; and
- WHEREAS, the plan shows a driveway on Sheldon Road, a local road; and
- WHEREAS, the narrative states that impermeable surface coverage will decrease from 21.4 percent to 13.1 percent where 15 percent is allowed; and
- WHEREAS, the narrative states that the dwelling currently has 2-3 bedrooms and is 1,290 square feet on the first and second floor; the proposed additions will increase the structure by 339 square feet with 2,360 cubic feet of additional volume; and
- WHEREAS, the narrative states that the existing septic system is located on the northeast corner of the lot and the house is served by public water; and
- WHEREAS, the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and

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

The Town must ensure that the applicant has received acceptance or approval from the Onondaga County Health Department for any existing or proposed sewage disposal plans, prior to approving the site plan and special permit.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 31, 2016

OCPB Case # Z-16-326

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Skaneateles Planning Board at the request of Geraldine Whitney for the property located at 767 Sheldon Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Jordan Road, a county road; and
- WHEREAS, the applicant is requesting a special permit to allow demolition of two detached garages, construction of an attached garage, addition to an existing sunroom, a new 10' X 16' front porch, and an addition to the second floor of a one-family dwelling on a 0.34-acre parcel in an Industrial/Research/Office (IRO) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-16-325) for a single family dwelling in the IRO zoning district; and
- WHEREAS, the Referral Notice states that the existing house and lot are nonconforming; and
- WHEREAS, the Town preliminary review dated August 16, 2016 states that site plan review is required for land disturbance exceeding 200 square feet within 100 feet of a watercourse; the review states that land disturbance would be occurring approximately 30 feet from the channel and 10-15 feet from the top of the steep slope that lines most of the stream channel; and
- WHEREAS, the Site Plan revised August 8, 2016 shows the existing house, the proposed attached garage, the proposed sunroom on the rear of the house with steps leading outside, the proposed front porch, a watercourse running along the west and northwest boundaries of the lot at the bottom of a steep bank, an existing septic tank, and an existing drywell; a narrative by the architect dated August 1, 2016 states that the second floor will have a dormer added to the back of the house to improve the headroom upstairs; and
- WHEREAS, the plan shows a driveway on Sheldon Road, a local road; and
- WHEREAS, the narrative states that impermeable surface coverage will decrease from 21.4 percent to 13.1 percent where 15 percent is allowed; and
- WHEREAS, the narrative states that the dwelling currently has 2-3 bedrooms and is 1,290 square feet on the first and second floor; the proposed additions will increase the structure by 339 square feet with 2,360 cubic feet of additional volume; and
- WHEREAS, the narrative states that the existing septic system is located on the northeast corner of the lot and the house is served by public water; and
- WHEREAS, the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic

Preservation Office archaeological site inventory; and

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

The Town must ensure that the applicant has received acceptance or approval from the Onondaga County Health Department for any existing or proposed sewage disposal plans, prior to approving the site plan and special permit.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 31, 2016

OCPB Case # Z-16-327

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Skaneateles Planning Board at the request of Rick Moscarito for the property located 1601 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Genesee Street (U.S. Route 20), a state highway, Lee Mulroy Road and New Seneca Turnpike, both county roads, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is requesting Board review of a modified proposal to combine a 2.6-acre parcel containing a single-family residence with a 43.63-acre parcel containing an existing motel (Bird's Nest Motel) into a proposed new 46.23-acre lot in an Industrial/Research/Office (IRO) zoning district, as part of a project to demolish the motel and construct a new hotel facility with 43 rooms (formerly proposed 52 rooms) and related amenities, with the single-family residence to remain; and
- WHEREAS, the Board is concurrently reviewing subdivision and special permit referrals for the project (S-16-68 and Z-16-328); a special permit is required to have the single-family residence on the same parcel as the proposed hotel; and
- WHEREAS, the Board previously recommended modification of a subdivision referral (S-05-57) to create the existing 2.6-acre parcel to construct the single-family residence, requiring a formal easement for the landlocked single-family parcel to have access to Route 20 via the motel parcel; a narrative dated June 6, 2016 notes it was a conservation subdivision; the Board also previously recommended Modification of a subdivision, site plan and special permit (S-16-44, Z-16-225, Z-16-226) for the currently proposed project, at a slightly less intense buildout; the Board required coordination with NYSDOT on traffic data, access and permits, County Health Department coordination, and NYSDEC/ACOE permits for any wetland disturbance; and
- WHEREAS, the site is located less than a mile east of the Village along East Genesee Street near the intersection with Lee Mulroy Road; surrounding properties include other commercial properties (Skan Ellus Drive In, offices, and small service-oriented businesses), farmland (some in New York State Agricultural District 2), and wooded land; and
- WHEREAS, per the Enlarged Site Plan revised June 6, 2016 and the narrative, the existing 21-room hotel, the 10-room annex (approved by special permit in 1979), and pool will be demolished, the existing single-family dwelling and a detached building will remain, and the proposed new hotel facility will include: a three-story main lodge with an 80-seat restaurant, lounge area, gift shop, exercise room, spa, arcade entertainment area; a swimming pool and patio west of the main lodge; an attached two-story annex building with 20

rooms with private balconies; 13 cottages with a total of 23 bedrooms in the wooded area between the main lodge and a pond to the north; and a maintenance building between the annex and the single-family dwelling; and

WHEREAS, the plan and narrative further indicate 112 parking spaces will be provided throughout the site, primarily split between lots wrapped around the main lodge, annex, and maintenance building, and individual parking areas near the cottages; and

WHEREAS, plans and the narrative indicate that all access to the site is proposed to occur via a single entrance on East Genesee Street, approximately in the same location as one of two existing driveways on East Genesee Street, with the eastern driveway to be removed; per an email from the New York State Department of Transportation dated June 3, 2016, a conceptual design has been reviewed by the Department with no objections; any existing or proposed access to East Genesee Street must meet Department requirements; and

WHEREAS, plans shows s conservation easement line north of the developed part of the site, which contains the pond and some of the surrounding wetlands; the referral included an undated map of field-delineated, state and federally mapped wetlands showing additional wetland boundaries and buffers; corresponding boundaries are shown on the site plan indicating a portion of a 10 foot driveway to two cottages to occur within the state wetland buffer line, as well as a network of permeable nature trails within the 100-foot wetland buffer and one portion of the trail crossing the wetland itself; and

WHEREAS, the narrative notes mature pine trees and as much of the forested area as possible will be preserved, and that a comprehensive landscaping plan is being developed to include the berm and buffers along the east and west property lines; the plan shows a landscaped dumpster enclosure between the septic area and the first cottage; and

WHEREAS, a large stormwater BMP facility is shown east of the cottages (size to be determined) in an area which also contains a non-DEC wetland and a stream; the narrative notes the proposed impermeable surface coverage of the combined lot will be 2.36% and open space is 97.51%; the Environmental Assessment Form dated June 9, 2016 notes a NYS DEC SPDES permit will be required; and

WHEREAS, the plan shows a 14' wide stone drive leading from the main parking area back to the cottages with a 50' radius circle, which the narrative notes is to accommodate emergency vehicles; the narrative notes the site will be served by town water and "While the water usage is anticipated to be in the range of 8,800 gallons per day, the buildings will have sprinkler systems. With the use of a fire pump for a 50 psi boost, the applicant states the town water supply will be adequate for the project; dry hydrants from the pond are also noted as being explored to provide additional protection; the Onondaga County Health Department notes the town has historically experienced periodic low water pressure; and

WHEREAS, the narrative notes the proposed septic system will be located along the south end of the property along Route 20 where favorable perks will allow a conventional system; per the applicant, the current concept would collect sewage in several septic tanks that pump to the common leach field, allowing the entire septic field to be utilized regardless of the occupancy of different buildings or cottages; per the narrative, RZ Engineering is currently working out details with the Onondaga County Health Department; the Onondaga

County Health Department must approve any existing or proposed septic system to service this property prior to issuance of a building permit; and

WHEREAS, the narrative further notes a lighting plan will include night sky compliant fixtures with soft lighting for safety in the parking areas and along the main trails; aerial photography shows an existing pylon sign in the front yard; no proposed signage plans were included with the referral; 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 Town and applicant must continue to coordinate with the New York State Department of Transportation regarding traffic data, access to East Genesee Street, and obtaining appropriate permits, and the plan must be modified to reflect any Department requirements.
2. The Town and applicant must also continue to coordinate with the Onondaga County Health Department regarding proposed plans for septic service on site, and the Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to Department endorsement of the subdivision plan or issuance of a building permit.
3. The applicant must coordinate with the Town Engineer and Onondaga County Health Department regarding the availability of water and acceptable water flow and pressure for the proposed use.
4. The applicant must obtain all necessary permits for any development or drainage into confirmed wetlands and buffers from the New York State Department of Environmental Conservation and/or the U.S. Army Corps of Engineers, prior to Town approval of plans for this site.

The Board also offers the following comment:

The Board encourages the applicant and Town to reconsider the use of extensive front yard parking, and suggests that the main building should be moved closer to the roadway (and sidewalk path) to maintain continuity front yard setbacks of adjacent parcels on the corridor.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 31, 2016

OCPB Case # Z-16-328

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Skaneateles Planning Board at the request of Rick Moscarito for the property located 1601 East 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 East Genesee Street (U.S. Route 20), a state highway, Lee Mulroy Road and New Seneca Turnpike, both county roads, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is requesting Board review of a modified proposal to combine a 2.6-acre parcel containing a single-family residence with a 43.63-acre parcel containing an existing motel (Bird's Nest Motel) into a proposed new 46.23-acre lot in an Industrial/Research/Office (IRO) zoning district, as part of a project to demolish the motel and construct a new hotel facility with 43 rooms (formerly proposed 52 rooms) and related amenities, with the single-family residence to remain; a special permit is required to have the single-family residence on the same parcel as the proposed hotel; and
- WHEREAS, the Board is concurrently reviewing subdivision and site plan referrals for the project (S-16-68 and Z-16-327); and
- WHEREAS, the Board previously recommended modification of a subdivision referral (S-05-57) to create the existing 2.6-acre parcel to construct the single-family residence, requiring a formal easement for the landlocked single-family parcel to have access to Route 20 via the motel parcel; a narrative dated June 6, 2016 notes it was a conservation subdivision; the Board also previously recommended Modification of a subdivision, site plan and special permit (S-16-44, Z-16-225, Z-16-226) for the currently proposed project, at a slightly less intense buildout; the Board required coordination with NYSDOT on traffic data, access and permits, County Health Department coordination, and NYSDEC/ACOE permits for any wetland disturbance; and
- WHEREAS, the site is located less than a mile east of the Village along East Genesee Street near the intersection with Lee Mulroy Road; surrounding properties include other commercial properties (Skan Ellus Drive In, offices, and small service-oriented businesses), farmland (some in New York State Agricultural District 2), and wooded land; and
- WHEREAS, per the Enlarged Site Plan revised June 6, 2016 and the narrative, the existing 21-room hotel, the 10-room annex (approved by special permit in 1979), and pool will be demolished, the existing single-family dwelling and a detached building will remain, and the proposed new hotel facility will include: a three-story main lodge with an 80-seat restaurant, lounge area, gift shop, exercise room, spa, arcade entertainment area; a swimming pool and patio west of the main lodge; an attached two-story annex building with 20

rooms with private balconies; 13 cottages with a total of 23 bedrooms in the wooded area between the main lodge and a pond to the north; and a maintenance building between the annex and the single-family dwelling; and

WHEREAS, the plan and narrative further indicate 112 parking spaces will be provided throughout the site, primarily split between lots wrapped around the main lodge, annex, and maintenance building, and individual parking areas near the cottages; and

WHEREAS, plans and the narrative indicate that all access to the site is proposed to occur via a single entrance on East Genesee Street, approximately in the same location as one of two existing driveways on East Genesee Street, with the eastern driveway to be removed; per an email from the New York State Department of Transportation dated June 3, 2016, a conceptual design has been reviewed by the Department with no objections; any existing or proposed access to East Genesee Street must meet Department requirements; and

WHEREAS, plans shows s conservation easement line north of the developed part of the site, which contains the pond and some of the surrounding wetlands; the referral included an undated map of field-delineated, state and federally mapped wetlands showing additional wetland boundaries and buffers; corresponding boundaries are shown on the site plan indicating a portion of a 10 foot driveway to two cottages to occur within the state wetland buffer line, as well as a network of permeable nature trails within the 100-foot wetland buffer and one portion of the trail crossing the wetland itself; and

WHEREAS, the narrative notes mature pine trees and as much of the forested area as possible will be preserved, and that a comprehensive landscaping plan is being developed to include the berm and buffers along the east and west property lines; the plan shows a landscaped dumpster enclosure between the septic area and the first cottage; and

WHEREAS, a large stormwater BMP facility is shown east of the cottages (size to be determined) in an area which also contains a non-DEC wetland and a stream; the narrative notes the proposed impermeable surface coverage of the combined lot will be 2.36% and open space is 97.51%; the Environmental Assessment Form dated June 9, 2016 notes a NYS DEC SPDES permit will be required; and

WHEREAS, the plan shows a 14' wide stone drive leading from the main parking area back to the cottages with a 50' radius circle, which the narrative notes is to accommodate emergency vehicles; the narrative notes the site will be served by town water and "While the water usage is anticipated to be in the range of 8,800 gallons per day, the buildings will have sprinkler systems. With the use of a fire pump for a 50 psi boost, the applicant states the town water supply will be adequate for the project; dry hydrants from the pond are also noted as being explored to provide additional protection; the Onondaga County Health Department notes the town has historically experienced periodic low water pressure; and

WHEREAS, the narrative notes the proposed septic system will be located along the south end of the property along Route 20 where favorable perks will allow a conventional system; per the applicant, the current concept would collect sewage in several septic tanks that pump to the common leach field, allowing the entire septic field to be utilized regardless of the occupancy of different buildings or cottages; per the narrative, RZ Engineering is currently working out details with the Onondaga County Health Department; the Onondaga

County Health Department must approve any existing or proposed septic system to service this property prior to issuance of a building permit; and

WHEREAS, the narrative further notes a lighting plan will include night sky compliant fixtures with soft lighting for safety in the parking areas and along the main trails; aerial photography shows an existing pylon sign in the front yard; no proposed signage plans were included with the referral; 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 Town and applicant must continue to coordinate with the New York State Department of Transportation regarding traffic data, access to East Genesee Street, and obtaining appropriate permits, and the plan must be modified to reflect any Department requirements.
2. The Town and applicant must also continue to coordinate with the Onondaga County Health Department regarding proposed plans for septic service on site, and the Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to Department endorsement of the subdivision plan or issuance of a building permit.
3. The applicant must coordinate with the Town Engineer and Onondaga County Health Department regarding the availability of water and acceptable water flow and pressure for the proposed use.
4. The applicant must obtain all necessary permits for any development or drainage into confirmed wetlands and buffers from the New York State Department of Environmental Conservation and/or the U.S. Army Corps of Engineers, prior to Town approval of plans for this site.

The Board also offers the following comment:

The Board encourages the applicant and Town to reconsider the use of extensive front yard parking, and suggests that the main building should be moved closer to the roadway (and sidewalk path) to maintain continuity front yard setbacks of adjacent parcels on the corridor.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 31, 2016

OCPB Case # Z-16-329

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Lyndon Corners Plaza, LLC for the property located 6901 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of New York State Routes 5 and 92, both state highways; and
- WHEREAS, the applicant is proposing to demolish part of building and renovate the remaining building to house a new commercial retail use (Verizon store) on a 1.41-acre parcel in a Special Business Transitional (SBT) zoning district; and
- WHEREAS, the Board previously recommended Modification of a site plan referral (Z-08-138) to construct an Aldi store at this location, which was not subsequently built, noting "No access to East Genesee Street shall be allowed, and all access shall be from the proposed driveway on Lyndon Road", and other requirements; the Board recommended No Position With Comment on a site plan referral (Z-13-106) to modify ingress/egress on an adjacent parcel, noting "The NYSDOT advises that at such time when the applicant proposes any changes to the Town for the adjacent parcel to the west, the driveway on this adjacent parcel will be closed and the remaining driveway on the current parcel will be changed from full access to right-in/right-out only to meet Department requirements; the Board also recommended corridor and site planning that coordinated and considered building orientation, scale and setbacks, shared access and parking, connection, sewer availability and capacity, pedestrian access and streetscape design; and
- WHEREAS, the parcel is located on East Genesee Street just east of the 5-way Lyndon Corners intersection on a heavily traveled corridor which contains a mix of suburban retail buildings, offices and residential neighborhoods; and
- WHEREAS, the referral form and EAF describe the project as alteration and renovations (including partial demolition) to the existing DeWitt Sports/Syracuse Yacht Sales building that will result in a 4,352 square foot structure for two retail spaces and reconfigured parking and access; per revised site plan submittals and conversation with Town of Dewitt personnel, the project is revised to only include one tenant space and parking at this time (approximately 44'x57' building to remain); and
- WHEREAS, per the most recently submitted Site Plan dated August 1, 2016 the site is to include the remaining building (approximately 2,500 square feet), with storefront entrance, varied siding materials including architectural metal, plaster accents, and "smartside" or concrete clapboard siding, and a large Verizon sign on the building face; opaque window openings are only shown on the front of the building; and
- WHEREAS, the site plan shows parking for 30 vehicles on the front, side and rear of the

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E-mail Address: countyplanning@ongov.net

parcel; and

WHEREAS, the plan shows one full driveway onto Lyndon Road, a town road, and a 24-foot wide driveway connection to a right-in/right-out driveway on the adjacent parcel to the east onto East Genesee Street, which is under the same ownership as the subject parcel and contains a strip retail building and front-yard parking; and

WHEREAS, the existing driveway onto East Genesee Street from the corner parcel is shown to be removed, as well as the existing easternmost driveway on the adjacent parcel; any existing or proposed access onto East Genesee Street must meet the requirements of the New York State Department of Transportation; and

WHEREAS, the plan shows concrete sidewalk along both parcel frontages on both East Genesee Street and Lyndon Road; and

WHEREAS, a monument sign is shown within the state right-of-way along East Genesee Street, which is not permitted; and

WHEREAS, a dumpster enclosure, wood fencing, and retaining wall are shown at the rear of the site, which borders a single-family residential parcel; a landscaping plan shows minimal landscaping to be added, primarily surrounding the building; and

WHEREAS, the site is located within the Meadowbrook-Limestone Wastewater Treatment Plant service area; Onondaga County has adopted Local Law No. 1 of 2011 to address significant wet weather capacity issues in the Meadowbrook-Limestone Sewage Treatment Plant service area and to be in compliance, per the Onondaga County Department of Water Environment Protection (WEP), developers and the Town engineer must coordinate and offset any proposed increase in projected water usage with a 1:1 inflow/infiltration reduction project; and

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

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

1. Per the New York State Department of Transportation, no direct access from the subject parcel onto East Genesee Street (NYS Route 5) shall be permitted. All access for this parcel shall be from the proposed driveway on Lyndon Road or via the proposed cross connection and easternmost existing Route 5 driveway on the adjacent parcel to the east, to be a right-in/right-out only driveway serving both parcels. The applicant must continue to coordinate with the New York State Department of Transportation regarding the location and requirements for the proposed right-in, right-out driveway on the adjacent parcel, prior to Town approval of the Site Plan.

2. The New York State Department of Transportation requires that the proposed monument sign be relocated outside the state right-of-way.
3. The New York State Department of Transportation has determined that the applicant must complete a Traffic Impact Study (TIS) for full build out to meet Department requirements and is required to contact the Department to determine the scope of the study; the applicant must submit the traffic study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.
4. The New York State Department of Transportation has determined that the applicant must complete a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to meet Department requirements verifying that the proposed development would not create additional stormwater runoff into the State's drainage system and is required to first contact the Department to determine the scope of the study; the applicant must submit the drainage study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.

The Board also offers the following comments:

1. Landscaping should be provided to separate the sidewalk from the street edge wherever possible, and continue through driveways to ensure pedestrian safety and an inviting streetscape.
2. The Town and the applicant are encouraged to incorporate site planning principles from the Onondaga County Settlement Plan Traditional Neighborhood Development Guidelines into its review of this and future projects along this busy corridor, to assist in creating and maintaining the traditional site characteristics that make neighborhoods and corridors more walkable and attractive to residents and customers.
3. The Board encourages the town and applicant to consider reducing the scale of the proposed signage for the site, and discourages excessive franchise branding of building materials and design.
4. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
5. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 31, 2016

OCPB Case # Z-16-335

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Village of Skaneateles Village Board at the request of Village of Skaneateles for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing to amend Section 115 of Village Law, "Flood Damage Protection", based on updated model ordinance provided by NYS DEC and FEMA, in order to adhere to requirements for updating FEMA maps and compliance with the National Flood Insurance Program; and
- WHEREAS, new community Flood Insurance Rate Maps (FIRM) are being enacted by FEMA in November of 2016; and
- WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) has issued model regulations to replace existing regulations related to FEMA requirements associated with maps; and
- WHEREAS, municipalities are in the process of adopting updated the updated Flood Damage Prevention regulations in order to comply with National Flood Insurance Program (NFIP) requirements; and
- WHEREAS, per the model local law, any changes made to the model regulations must be reviewed by the community's attorney and either the NYSDEC or the FEMA before enacting, and must be provided a list of any changes to this model at the time of filing; and
- WHEREAS, per the referral materials, no local apparent changes have been made to the model law; 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 Bill Fisher and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Brian Donnelly - yes; Daniel Cupoli - yes; James Corbett - yes.