



Onondaga County Planning Board

September 02, 2020

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

I. ATTENDANCE

MEMBERS PRESENT

Daniel Cupoli - via teleconference
James Corbett - via teleconference
Mike LaFlair - via teleconference
Marty Masterpole - via teleconference
Marty Voss - via teleconference

STAFF PRESENT

Dan Kwasnowski - via teleconference
Megan Costa - via teleconference
Allison Bodine - via teleconference
Robin Coon - via teleconference

GUESTS PRESENT

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on September 02, 2020.

III. MINUTES & OTHER BUSINESS

Minutes from August 27, 2020 were submitted for approval. Mike LaFlair made a motion fo accept the minutes. James Corbett seconded the motion. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; Marty Masterpole - yes; Marty Voss - yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-20-40	TEIbPB	<i>No Position With Comment</i>	S-20-41	TCIaPB	<i>No Position With Comment</i>
S-20-42	TLysPB	<i>No Position With Comment</i>	S-20-43	TSkaPB	<i>No Position</i>
S-20-44	TMarPB	<i>No Position</i>	S-20-45	TMarPB	<i>No Position With Comment</i>
Z-20-232	VMinPB	<i>Modification</i>	Z-20-234	VSkaPB	<i>Modification</i>
Z-20-235	VSkaPB	<i>Modification</i>	Z-20-236	VSkaPB	<i>No Position</i>
Z-20-237	VSkaPB	<i>Modification</i>	Z-20-238	VSkaPB	<i>Modification</i>
Z-20-239	CSyrPB	<i>Approval</i>	Z-20-240	CSyrPB	<i>Modification</i>
Z-20-241	CSyrPB	<i>Modification</i>	Z-20-243	TCamTB	<i>No Position</i>
Z-20-244	CSyrPB	<i>Modification</i>	Z-20-246	TCamTB	<i>No Position</i>
Z-20-247	TVanZBA	<i>No Position</i>	Z-20-248	TManPB	<i>Modification</i>
Z-20-249	TManPB	<i>Modification</i>	Z-20-250	TOnoZBA	<i>Modification</i>
Z-20-251	CSyrZA	<i>No Position</i>	Z-20-252	TCicPB	<i>Modification</i>
Z-20-253	TMarZBA	<i>No Position</i>	Z-20-254	CSyrPB	<i>No Position</i>



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 02, 2020

OCPB Case # S-20-40

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Elbridge Planning Board at the request of Eagle Point Farms, LLC for the property located at 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 (Route 61), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 15.73-acre parcel into two new lots, Lot 2 (7.02 acres) and Lot 3 (8.71 acres), in an Agricultural zoning district; and
- WHEREAS, the site is located in a rural area in the Town of Elbridge with surrounding agricultural and low-density residential land uses; the site and some surrounding lands are enrolled in NYS Agricultural District 3 and appear to contain active farmland; parcels west across the road from the site and to the east are protected by agricultural easements held by the New York Agricultural Land Trust (NYALT); these lands are to be preserved for agricultural use, and care should be taken to discourage activities on nearby lands that could threaten the viability of farming; and
- WHEREAS, aerial imagery shows the site has frontage on River Road, a county road, and contains a mix of open fields and wooded areas; per the submitted subdivision plan dated July 10, 2020, the site will be divided into Lot 2 (7.02 acres) and Lot 3 (8.71 acres); there are two River Road access points shown in the plan and labeled "approved location for driveway by Onondaga County DOT", one on each lot though they each appear to intersect a lot boundary; ADVISORY NOTE: the proposed driveways onto River Road will require highway access and work permits from the Onondaga County Department of Transportation prior to installation; and
- WHEREAS, per the local applications, there will be no improvements to either lot at this time; and
- WHEREAS, the site does not currently have drinking water or wastewater services and is located outside of the Onondaga County Sanitary District; public drinking water is available in this area; and
- WHEREAS, the site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper); and
- WHEREAS, the site may contain the bald eagle, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

The Town and applicant are advised to be mindful of the adjacent agricultural easements, and as such the Board discourages future development activity that would introduce non-compatible land uses in this location.

The motion was made by James Corbett and seconded by Marty Voss. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; Marty Masterpole - yes; Marty Voss - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 02, 2020

OCPB Case # S-20-41

- 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 Steven J. Mollica, II for the property located at 10151 Caughdenoy 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 Caughdenoy Road (Route 50), a county highway; and
- WHEREAS, the applicant is proposing to subdivide an 18.5-acre parcel into two new lots, Lot 2A (9.87 acres) and Lot 2B (8.67 acres), in a Residential Agricultural (RA-100) zoning district; and
- WHEREAS, the site is located in northeastern Clay with surrounding land uses including residential properties and large tracts of vacant undeveloped lands; and
- WHEREAS, the submitted subdivision plan dated February 25, 2020 shows the site has frontage on Caughdenoy Road, a county road, and contains two existing metal buildings set along the rear lot line; aerial imagery shows the remainder of the site is wooded or covered by overgrown vegetation; the site is served by an existing gravel drive onto Caughdenoy Road; and
- WHEREAS, per the subdivision plan, proposed Lot No. 2A (9.87 acres) will be vacant and have approximately 500' of frontage on Caughdenoy Road; proposed Lot No. 2B (8.67 acres) contains the existing buildings and driveway and will have 75' of frontage; and
- WHEREAS, no development plans are indicated; and
- WHEREAS, the site does not have current water or wastewater services and is located outside of the Onondaga County Sanitary District; per the Environmental Assessment Form (EAF) dated July 10, 2020, no connections to public drinking water or existing wastewater utilities are proposed; the subdivision plan notes that Lot 2A "is not a residential building lot under Onondaga County Health Department subdivision regulations and are therefore not approved by that department for residential use. Individual sewage disposals plans must be approved by the Health Department prior to conversion to residential building lots and issuance of a building permit"; and
- WHEREAS, GIS mapping shows the site may contain a federal wetland area, which appears to occur along the western lot line of Lot No. 2A in a vegetated area; and
- WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the plans it appears that no trees will be removed as part of the proposed project; and

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

To ensure access to Caughdenoy Road will be granted and that the proposed lots meet minimum sight distance requirements, the applicant is advised to contact the Onondaga County Department of Transportation prior to municipal approval of the subdivision and submit sight distance estimates to the Department for their review.

The motion was made by James Corbett and seconded by Marty Voss. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; Marty Masterpole - yes; Marty Voss - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 02, 2020

OCPB Case # S-20-42

- 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 Michael Pierce for the property located at 1484 Lamson 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 Lamson Road (Route 29) and East Mud Lake Road (Route 180), both county highways, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 43-acre parcel into two new lots, Lot A (2.3 acres) and the remaining lands, in an Agricultural zoning district; and
- WHEREAS, the site is located at the intersection of Lamson Road and East Mud Lake Road, both county roads, with surrounding residential land uses and agricultural and undeveloped lands; the site abuts a parcel that is enrolled in NYS Agricultural District 3 and appears to contain active farmland; and
- WHEREAS, the submitted subdivision plan shows the site contains an existing two-story house, set at the northeast corner of the site; there is a detached building to the rear of the house, both of which are served by an existing gravel driveway onto Lamson Road; aerial imagery shows the majority of the site is wooded; and
- WHEREAS, per the subdivision plan, proposed Lot A (2.3 acres) will occur at the Lamson Road frontage and contain wooded lands; the existing house and driveway will be part of the remaining lands; per the local application, the new lot is intended for a single-family house;
ADVISORY NOTE: any proposed or future driveways onto Lamson Road or East Mud Lake Road will require highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, the site is served by an existing well and septic system; per the referral notice, a new individual well and septic system are proposed, presumably for Lot A;
ADVISORY NOTE: the Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to Department endorsement of the subdivision; and
- WHEREAS, GIS mapping shows the site may contain a federal wetland area, which appears to occur along the western lot line of the remaining lands in a vegetated area; and
- WHEREAS, the site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper); and

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

To ensure access to Lamson Road will be granted and that the proposed lots meet minimum sight distance requirements, the applicant is advised to contact the Onondaga County Department of Transportation prior to municipal approval of the subdivision and submit sight distance estimates to the Department for their review.

The motion was made by James Corbett and seconded by Marty Voss. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; Marty Masterpole - yes; Marty Voss - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 02, 2020

OCPB Case # S-20-43

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Skaneateles Planning Board at the request of David Card for the property located at 1848 & 1858 Cherry Valley Turnpike; 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 Cherry Valley Turnpike (Route 20), a state highway, Rickard Road (Route 259), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 19.5-acre parcel into two new lots, Lot 1 (3.03 acres) and Lot 2 (16.48 acres), in a Rural and Farming (RF) zoning district; and
- WHEREAS, the site is located at the intersection of US Route 20 and Rickard Road, a county road, in a rural area in the Town of Skaneateles; the site and surrounding lands are enrolled in NYS Agricultural District 2; adjacent parcels to the south and west appear to contain active farmland; other surrounding land uses are residential; and
- WHEREAS, the submitted subdivision plan dated July 29, 2020 shows the site contains two existing one-story houses, one with a detached garage and one with an attached garage, and a barn; there is a u-shaped driveway with two access points onto Route 20, which serves both of the houses; aerial imagery shows the eastern half of the site to be maintained lawn and the western half to be wooded; and
- WHEREAS, per the subdivision plan, the proposed subdivision will locate each house on its own lot with proposed Lot 1 (3.03 acres) having 488.34' of frontage on Route 20, the existing house with the attached garage, and the western leg of the driveway; proposed Lot 2 (16.48 acres) includes the remaining Route 20 frontage and all of the Rickard Road frontage; Lot 2 will contain the other existing house, detached garage, barn, and eastern leg of the driveway; a 30' wide shared driveway easement is shown to cover the entire u-shaped driveway; per the submitted Narrative dated July 31, 2020, a driveway maintenance agreement will also be filed with both properties; and
- WHEREAS, per the Narrative, no new development is anticipated with this subdivision; and
- WHEREAS, each of the proposed lots is served by its own existing well and septic system; no changes to the existing infrastructure is proposed;
- ADVISORY NOTE: the Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to Department endorsement of the subdivision; and

WHEREAS, GIS mapping shows the site may contain a state wetland area, which appears to occur along the western lot line of Lot 2 in a wooded area; and

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

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

The motion was made by Marty Voss and seconded by Marty Masterpole. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; Marty Masterpole - yes; Marty Voss - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 02, 2020

OCPB Case # S-20-44

- 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 Tyler Estlinbaum for the property located at 2718 Falls 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 Falls Road (Route 248), a county highway; and
- WHEREAS, the applicant is proposing to combine two parcels into New Lot 2718 (1.93 acres) in a Residential (R1) zoning district; and
- WHEREAS, the site is located along Falls Road, a county road, with surrounding residential land uses; the submitted subdivision plan dated July 16, 2020 shows the eastern parcel contains an existing two-story house with an attached garage and an existing blacktop driveway onto Falls Road; the site contains two existing sheds, one on each parcel; the western parcel is otherwise vacant; and
- WHEREAS, the submitted Environmental Assessment Form (EAF) dated July 10, 2020 indicates the proposed subdivision is intended to facilitate construction of an accessory structure, though no additional information regarding this development is included; and
- WHEREAS, the site is served by an individual well and septic system; per the referral notice, the proposed lot combination will situate the septic system on the same property as the house;
ADVISORY NOTE: the Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to Department endorsement of the subdivision; and

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

The motion was made by Marty Voss and seconded by Marty Masterpole. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; Marty Masterpole - yes; Marty Voss - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 02, 2020

OCPB Case # S-20-45

- 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 Tim, Ed & Karen Luebner for the property located at 2930 Shamrock 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 Shamrock Road (Route 235) and Coon Hill Road (Route 27), both county highways, the municipal boundary between the Town of Marcellus and the Town of Skaneateles, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide an 81.959-acre parcel into two new lots, New Lot 1A (76.577 acres) and New Lot 3 (5.382 acres), in an Agricultural zoning district; and
- WHEREAS, in 2019, the Board offered no position for a preliminary subdivision referral (S-19-40) to convey 5 acres from the subject parcel to an adjacent residential lot, which is shown in tax maps to have been completed; and
- WHEREAS, the site is located in a rural area in the Town of Marcellus; the site and surrounding lands are enrolled in NYS Agricultural District 2 and appear to contain active farmland; and
- WHEREAS, the submitted subdivision plan dated June 12, 2020 shows the site has frontage on Coon Hill Road and Shamrock Road, both county roads; TM# 021.-04-01.1 contains an existing two-story house, a barn, and a driveway on Shamrock Road; the remainder of the parcel appears to be active farmland; the barn is served by a second driveway on Shamrock Road that occurs on an adjacent parcel (TM# 021.-04-01.2) under common ownership; and
- WHEREAS, per the subdivision plan, the existing house, barn, driveway, and surrounding lands will be combined with TM# 021.-04-01.2 to create New Lot 3 (5.382 acres); the remainder of the site, New Lot 1A (76.577 acres), appears to contain the remaining farm land; and
- WHEREAS, no development plans are indicated; and
- WHEREAS, the existing house is served by an individual well and septic system; no changes to the existing infrastructure are proposed;
ADVISORY NOTE: the Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to Department endorsement of the subdivision; and
- WHEREAS, GIS mapping shows the site may contain state and federal wetlands, that primarily occur at the northeast corner of the site in a vegetated area; there is also a creek with an associated wetland crossing the north half of the site; and

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

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

The applicant is encouraged to consider opportunities to reduce residential lot sizes and encroachment into tilled lands to the extent practicable, in order to help preserve the County's agricultural land base.

The motion was made by James Corbett and seconded by Marty Voss. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; Marty Masterpole - yes; Marty Voss - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 02, 2020

OCPB Case # Z-20-232

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Minoa Planning Board at the request of David Muraco for the property located at 6439 Schepps Corners 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 Schepps Corners Road (Route 55 / Minoa Bridgeport Road / North Main Street), a county highway, and the municipal boundary between the Village of Minoa and the Town of Manlius; and
- WHEREAS, the applicant is proposing construction of a 9,180 sf retail store (Family Dollar) and associated amenities on two parcels totaling 13.4 acres in a Commercial zoning district; and
- WHEREAS, the Board recently offered no position with comment for concurrent local law (Z-20-62) and zone change (Z-20-63) referrals to change the zoning of the subject parcels from Residential (R-A) to Commercial (C) and subsequently amend the Village Zoning Map as part of the proposed project; and
- WHEREAS, the site is located along Schepps Corners Road, a county road, adjacent to Minoa Elementary School; other surrounding land uses include residential lots, athletic fields, and a cemetery and undeveloped, wooded areas; and
- WHEREAS, aerial imagery and the submitted Existing Conditions and Demolition Plan dated July 24, 2020 show the site contains an existing one-story house and three garage structures, one of which is a vacant auto body shop; the house and adjacent garage will both be demolished as part of the project; there is a u-shaped driveway with two access points onto Schepps Corners Road that serve both the house and former commercial use; this area is surrounded by an acre of maintained lawn; the remainder of the site appears to be wooded; and
- WHEREAS, the submitted Layout Plan dated July 24, 2020 shows a proposed 9,180 sf retail building (Family Dollar store) surrounded on all sides by asphalt with drive aisles at the rear and south side of the building and parking (34 spaces total) at the front and north side; the plan shows two 24' wide, full access proposed driveways onto Schepps Corners Road and a 20' wide access driveway connecting to the remaining structures on the site, a vacant auto body shop; there is no indication what is intended for the existing development; and
- WHEREAS, per the Layout Plan, additional site improvements include a rear mechanical pad, concrete sidewalks along the front and north sides of the building, a 22' x 22' concrete pad and dumpster enclosure at the rear of the site, and a proposed monument sign at the front of the site; proposed lighting is shown to include 4 pole-mounted lighting fixtures around the perimeter of the parking areas; a lighting plan was included with the referral materials; a row of new shrubs is shown to screen the front parking area; and

- WHEREAS, a letter to the Village from a representative for the applicant, dated July 24, 2020, indicates a traffic generation summary has been prepared for the proposed Family Dollar store; based on ITE Trip Generation data, the store will generate 5 entering and 3 exiting vehicles during the AM peak hour and 23 entering and 23 existing vehicles during the PM peak hour; the letter concludes that the anticipated traffic impact is negligible as existing traffic counts on Schepps Corners Road are approximately 3,750 trips per day on average, per NYSDOT Traffic Data Viewer; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated July 24, 2020, 1.5 acres of the site will be disturbed by the proposed project and storm culverts are to be installed at each driveway access along Schepps Corners Road; the Layout Plan shows a proposed stormwater mitigation basin and a bioretention area at the rear of the new development; a Stormwater Pollution Prevention Plan (SWPPP) was included with the referral materials; ADVISORY NOTES: drainage in this area is owned by the Village of Minoa; any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to future development; and
- WHEREAS, the site is served by public drinking water and a septic system; drinking water and wastewater services for the proposed development would be provided by the existing infrastructure; ADVISORY NOTE: the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and
- WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that the rear half of the site is located within the 100-year floodplain, which may require elevation of structures and other mitigation; a portion of the proposed development appears to be in the floodplain; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and
- WHEREAS, GIS mapping shows the rear half of the site may contain state wetlands; a portion of the proposed development appears to be located in the potential wetland area and/or its adjacent 100' buffer; and
- WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that some wooded areas would have to be cleared for the proposed development; the site is also located over, or immediately adjoining, a principal aquifer (per EAF Mapper); ADVISORY NOTE: per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and

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

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

1. The applicant must continue to coordinate access, drainage, traffic, and lighting requirements with the Onondaga County Department of Transportation. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. The applicant must contact the NYS Department of Environmental Conservation to confirm the presence of state wetlands and/or the 100-foot state wetland buffer on the site. All confirmed wetlands should be shown on the plans for the site. The Village is advised to ensure any necessary permits for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers are obtained prior to, or as a condition of, municipal approval.
3. The Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to, or as a condition of, municipal approval of the site plan.

The Board also offers the following comment:

The Village and applicant are encouraged to consider opportunities for denser, Village-scaled development on this site. Specific recommendations include promoting mixed-use character by integrating the proposed uses into multi-story buildings to allow for first floor commercial tenants and upper floor residential or office uses, locating buildings closer to the road with shared parking at the rear, and enhancing walkability in this area by providing pedestrian accommodations, such as sidewalks along Schepps Corners Road and throughout the site and crosswalks and/or connections to the nearby school and athletic fields.

The motion was made by Marty Voss and seconded by Marty Masterpole. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; Marty Masterpole - yes; Marty Voss - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 02, 2020

OCPB Case # Z-20-234

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Skaneateles Planning Board at the request of Joseph & Teresa Battisto for the property located at 180 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 (Route 20) and East Lake Street (Route 41), both state highways, and the municipal boundary between the Village of Skaneateles and the Town of Skaneateles; and
- WHEREAS, the applicant is proposing to demolish an existing detached garage and construct a new 26' x 32' 2-car detached garage with attic storage on a 0.48-acre parcel in a Residential (A-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing an area variance referral (Z-20-235) as part of the proposed project; and
- WHEREAS, the site is located in a dense residential area at the intersection of East Genesee Street (US Route 20) and East Lake Street, a state road, in the Village; the submitted survey map dated March 23, 2011 shows the corner lot contains an existing two-story house and a detached garage, to be demolished; there is an existing blacktop driveway onto East Genesee Street and an existing concrete sidewalk along the East Lake Street frontage; and
- WHEREAS, the submitted Site Plan dated July 15, 2020 shows the proposed garage (32' x 26') to be constructed in the same location as the existing garage, but with a larger footprint; per the local application, the new garage will provide space for parking 2 vehicles, 1st floor storage space, and 2nd floor attic storage; and
- WHEREAS, per the local application and Site Plan, the proposed garage will further exacerbate pre-existing non-conformities reducing the left side yard setback from 6' to 5' where 25' is required in the A-1 zoning district, reducing the rear yard setback from 28.9 to 22.9' where 35' is required, and open area 83% to 81.7% where 90% is required; and
- WHEREAS, the site is served by public drinking water and sewers provided by the Village; no changes to the existing infrastructure are proposed; and
- WHEREAS, the site is located in the Skaneateles Lake watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and
- WHEREAS, **ADVISORY NOTE:** per GML § 239-nn, the legislative body or other authorized

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

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

The municipality must ensure all conditions are met and approvals are obtained from the City of Syracuse Water Department prior to, or as a condition of, approving the proposed application.

The motion was made by Marty Voss and seconded by Marty Masterpole. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; Marty Masterpole - yes; Marty Voss - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 02, 2020

OCPB Case # Z-20-235

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Village of Skaneateles Planning Board at the request of Joseph & Teresa Battisto for the property located at 180 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of East Genesee Street (Route 20) and East Lake Street (Route 41), both state highways, and the municipal boundary between the Village of Skaneateles and the Town of Skaneateles; and
- WHEREAS, the applicant is requesting an area variance to demolish an existing detached garage and construct a new 26' x 32' 2-car detached garage with attic storage on a 0.48-acre parcel in a Residential (A-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-20-234) as part of the proposed project; and
- WHEREAS, the site is located in a dense residential area at the intersection of East Genesee Street (US Route 20) and East Lake Street, a state road, in the Village; the submitted survey map dated March 23, 2011 shows the corner lot contains an existing two-story house and a detached garage, to be demolished; there is an existing blacktop driveway onto East Genesee Street and an existing concrete sidewalk along the East Lake Street frontage; and
- WHEREAS, the submitted Site Plan dated July 15, 2020 shows the proposed garage (32' x 26') to be constructed in the same location as the existing garage, but with a larger footprint; per the local application, the new garage will provide space for parking 2 vehicles, 1st floor storage space, and 2nd floor attic storage; and
- WHEREAS, per the local application and Site Plan, the proposed garage will further exacerbate pre-existing non-conformities reducing the left side yard setback from 6' to 5' where 25' is required in the A-1 zoning district, reducing the rear yard setback from 28.9 to 22.9' where 35' is required, and open area 83% to 81.7% where 90% is required; and
- WHEREAS, the site is served by public drinking water and sewers provided by the Village; no changes to the existing infrastructure are proposed; and
- WHEREAS, the site is located in the Skaneateles Lake watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

The municipality must ensure all conditions are met and approvals are obtained from the City of Syracuse Water Department prior to, or as a condition of, approving the proposed application.

The motion was made by Marty Voss and seconded by Marty Masterpole. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; Marty Masterpole - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 02, 2020

OCPB Case # Z-20-236

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Village of Skaneateles Planning Board at the request of Robert & Janice Shea for the property located at 18 State Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of State Street (Route 321) and East Genesee Street (Route 20), both state highways; and
- WHEREAS, the applicant is requesting an area variance to construct a 2' x 5' addition for a woodburning stove / chimney on a 0.20-acre parcel in a Residential (A-2) zoning district; and
- WHEREAS, the site is located in a dense, walkable residential area on the north side of East Genesee Street (US Route 20) in the Village; the site is just outside the Skaneateles Historic District, which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and
- WHEREAS, the submitted survey map dated April 6, 2018 shows the site has frontage on State Street, a state road, and contains an existing two-story house and a detached garage; there is an existing driveway and a concrete sidewalk on State Street; there are two concrete sidewalks from the sidewalk at the front of the site, which connect to front and side porches; and
- WHEREAS, the submitted Site Plan dated July 1, 2020 shows the proposed fireplace addition (2' x 5') will occur on the south side of the house; the walkway connecting to the side porch will be removed as part of the proposed project; no other site improvements are proposed; and
- WHEREAS, per the local application, the site does not currently meet front yard (20.1' where 23.2' is required), side yard (19.9' and 1.5' where 15' is required), and combined side yard (21.4' where 35' is required) setbacks or open area requirements in the A-2 zoning district; the proposed project will further reduce open area from 69.0% to 68.9% where 85% is required; and
- WHEREAS, the site is served by public drinking water and sewers provided by the Village; no changes to the existing infrastructure are proposed; and
- WHEREAS, the site is located outside the Skaneateles Lake watershed; and
- WHEREAS, the site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper); and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

The motion was made by Marty Voss and seconded by Marty Masterpole. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; Marty Masterpole - yes; Marty Voss - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 02, 2020

OCPB Case # Z-20-237

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Skaneateles Planning Board at the request of Chris Johnson & Jean Shook for the property located at 196 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 (Route 20) and East Lake Street (Route 41), both state highways, and the municipal boundary between the Village of Skaneateles and the Town of Skaneateles; and
- WHEREAS, the applicant is proposing to demolish an existing detached garage and construct a new 20' x 20' 2-car garage on a 0.17-acre parcel in a Residential (A-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing an area variance referral (Z-20-238) as part of the proposed project; and
- WHEREAS, the site is located in a dense residential area near the municipal boundary between the Village and Town; the submitted survey map dated June 24, 2020 shows the site has frontage on East Genesee Street (US Route 20) and contains an existing two-story house and a detached garage, to be demolished; there is an existing blacktop driveway onto East Genesee Street; and
- WHEREAS, the submitted Site Plan dated July 15, 2020 shows the proposed driveway (20' x 20') will be constructed in the same location as the existing garage, but with a slightly different footprint; and
- WHEREAS, per the local application and Site Plan, the existing garage is non-conforming as it does not meet right side yard (2.3' where 3.0' is required) or rear yard (2.4' where 15' is required) setback requirements in the A-1 zoning district; the proposed garage will conform to the right side yard setback requirement, but still requires an area variance to reduce the rear yard setback from 15' to 3.0'; the site does not currently meet open area requirements and the non-conformity will be exacerbated by the proposed project, reducing open area from 74.8% to 74.4% where 90% is required; and
- WHEREAS, the site is served by public drinking water and sewers provided by the Village; no changes to the existing infrastructure are proposed; and
- WHEREAS, the site is located in the Skaneateles Lake watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office

archaeological site inventory (per EAF Mapper); and

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

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

The municipality must ensure all conditions are met and approvals are obtained from the City of Syracuse Water Department prior to, or as a condition of, approving the proposed application.

The motion was made by Marty Voss and seconded by Marty Masterpole. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; Marty Masterpole - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 02, 2020

OCPB Case # Z-20-238

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Village of Skaneateles Planning Board at the request of Chris Johnson & Jean Shook for the property located at 196 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of East Genesee Street (Route 20) and East Lake Street (Route 41), both state highways, and the municipal boundary between the Village of Skaneateles and the Town of Skaneateles; and
- WHEREAS, the applicant is requesting an area variance to demolish an existing detached garage and construct a new 20' x 20' 2-car garage on a 0.17-acre parcel in a Residential (A-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-20-237) as part of the proposed project; and
- WHEREAS, the site is located in a dense residential area near the municipal boundary between the Village and Town; the submitted survey map dated June 24, 2020 shows the site has frontage on East Genesee Street (US Route 20) and contains an existing two-story house and a detached garage, to be demolished; there is an existing blacktop driveway onto East Genesee Street; and
- WHEREAS, the submitted Site Plan dated July 15, 2020 shows the proposed driveway (20' x 20') will be constructed in the same location as the existing garage, but with a slightly different footprint; and
- WHEREAS, per the local application and Site Plan, the existing garage is non-conforming as it does not meet right side yard (2.3' where 3.0' is required) or rear yard (2.4' where 15' is required) setback requirements in the A-1 zoning district; the proposed garage will conform to the right side yard setback requirement, but still requires an area variance to reduce the rear yard setback from 15' to 3.0'; the site does not currently meet open area requirements and the non-conformity will be exacerbated by the proposed project, reducing open area from 74.8% to 74.4% where 90% is required; and
- WHEREAS, the site is served by public drinking water and sewers provided by the Village; no changes to the existing infrastructure are proposed; and
- WHEREAS, the site is located in the Skaneateles Lake watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office

archaeological site inventory (per EAF Mapper); and

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

The municipality must ensure all conditions are met and approvals are obtained from the City of Syracuse Water Department prior to, or as a condition of, approving the proposed application.

The motion was made by Marty Voss and seconded by Marty Masterpole. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; Marty Masterpole - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 02, 2020

OCPB Case # Z-20-239

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the City of Syracuse Planning Commission at the request of Mark Lane for the property located at 600 North Franklin Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Interstate Route 81, a state highway; and
- WHEREAS, the applicant is proposing to convert existing warehouse space and establish 41 dwelling units on a 1-acre parcel in a Lakefront T5-2 zoning district; and
- WHEREAS, in 2017, the Board recommended approval of concurrent site plan (Z-17-157) and special permit (Z-17-181) referrals to establish two new businesses in the subject building, a restaurant/bar (Franklinstein) and a rock climbing gym and fitness center (Central Rock Gym), respectively; the restaurant project was never completed; and
- WHEREAS, the site is located in the Lakefront Franklin Square district; per the Lakefront Development Plan, the Franklin Square district is characterized by a high-quality aesthetic and pedestrian environment generated by urban density and consistency in architectural scale, texture, and pattern of new and rehabilitated former industrial buildings; and
- WHEREAS, the submitted survey map dated June 15, 2020 shows that the site has frontage on Solar Street to the west, North Clinton Street to the east, and Dupli Park Drive to the south; Franklin Square Park, a city park, is south across Dupli Park Drive from the site; the western half of the site contains an existing brick building, the Dupli Building, that ranges from two to five stories; the eastern half of the site, to the rear of the existing building, contains an existing blacktop parking area; the site has an existing drive on Solar Street that runs the length of the northern lot line and provides access to parking spaces (to be removed) along the building as well as the rear parking lot; there is an existing gated driveway to the large parking area on North Clinton Street and three gated driveways on Dupli Park Drive that provide access to loading areas; and
- WHEREAS, per the local application, the property is currently occupied by business offices, the rock climbing gym (Z-17-181), and warehouse space with shipping and receiving; the proposed project will renovate the three-story warehouse on the north side of the building for 41 apartments; the project involves historic restoration of the exterior in accordance with the National Parks Services Guidelines; and
- WHEREAS, the submitted Site Plan dated July 20, 2020 and floor plans show the northern half of the building is intended for the new apartments, which will occupy 14,500 sf of the first and second floors and 13,500 sf of the third floor; additional site improvements will include modifying the Solar Street driveway

with 9 parallel parking spaces, adding a dumpster enclosure, installing new stairs, ADA ramp and concrete sidewalk to the rear building entrance, and adding new site lighting to the rear parking area; the submitted elevation drawings show exterior improvements to include installation and replacement of windows for the new apartments; and

WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse Proposed Zoning Map dated December 2019, the proposed zoning for this lot is Mixed Use Urban Core (MX-4), which would act to “provide for pedestrian-friendly, transit-supportive areas of higher-density residential development and a well-integrated mix of nonresidential uses”; multi-family dwellings are a permitted use in the proposed MX-4 zoning district; and

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

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

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

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734060, C734089, V00588, C734088A, C734143, E734109) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and
the site is located near the O.M. Edwards Building (across Solar Street), Oak Knitting Company, and Syracuse Lighting Company, which are all listed on, or have been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

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

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

The Board commends the applicant for their adaptive reuse of an existing building and proposed site design which maintains the character of the Franklin Square neighborhood.

The Board also offers the following comment:

The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 early in the planning process to determine sewer availability and capacity.

The motion was made by James Corbett and seconded by Marty Voss. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; Marty Masterpole - yes; Marty Voss - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 02, 2020

OCPB Case # Z-20-240

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a OTHER AUTHORIZATION from the City of Syracuse Planning Commission at the request of G&K Trucking, LLC for the property located at 1714 & 1716-1726 North Salina Street; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law and the site is located within 500 feet of Interstate Route 81, a state highway; and

WHEREAS, the applicant is proposing to realign nine properties into two new lots, New Lot 12A (2.059 acres) and New Lot 12B (0.062 acres), in Industrial, Class A (IA) and Local Business, Class A (BA) zoning districts as part of a larger mixed-income residential project; and

WHEREAS, the Board is concurrently reviewing a project site review referral (Z-20-241) as part of the proposed project; in 2019, the Board reviewed a previous iteration of the proposed project (Z-19-185, S-19-47), which would also demolish a portion of the existing vacant buildings and renovate the remaining space for a 112-unit apartment complex; the project was withdrawn by the applicant during the local review process; the Board previously offered no position with comment for a project site review referral (Z-14-169) to install and replace windows as part of a project to convert the existing warehouse into apartments and commercial space, which was approved but never occurred; and

WHEREAS, the site is located in a historic area of the City of Syracuse and is near the North Salina Street corridor and Washington Square Park, and buildings include valued traditional scale and architecture and the prominent, former Penfield manufacturing building; per the Project Summary, the proposed project is a joint venture between Housing Visions Consultants, Inc. and Redev CNY LLC to provide affordable and integrated supportive housing and redevelop a historic property; the applicant intends to utilize funding through Federal Low Income Housing Tax Credits, Federal and New York State Historic Tax Credits, Brownfield Tax Credits, Tax Exempt Bonds issued through New York State Housing Finance Agency, Supportive Housing Opportunity Program Funds, Community Investment Fund, New York State Office of Mental Health PDG Grant, and General Equity partner; the applicant is proposing 50 of the 128 units be set aside for supportive housing for Survivors of Domestic Violence (12 units) and persons with Serious Mental Illness (38 units) with case management services to be provided by Catholic Charities; and

WHEREAS, aerial imagery and the submitted resubdivision plan dated June 9, 2020 show the site has frontage on Exchange, North Salina, Wolf, and Park Streets, all city streets, and encompasses much of the block; the site contains various

attached buildings ranging in height from one to five stories and all vacant; the site is composed of 9 lots, which have already been combined into 1 tax parcel, and will be combined into two lots with the proposed resubdivision; New Lot 12A (2.059 acres) will contain the majority of the site and New Lot 12B (0.062 acres) will have frontage on Wolf Street and contain a zero-lot-line, three-story building; both proposed lots will be part of the redevelopment project; and

WHEREAS, the submitted Site Plan and elevation drawings show portions of the existing buildings will be demolished, leaving four attached buildings to be renovated for 128 apartment units (90 one-bedroom units and 38 two-bedroom), Moyer Carriage Lofts, 3,272 sf of commercial space and 2,618 sf of business space; per the Project Summary, all units will be affordable to individuals/families whose income is at or below 90% Area Median Income (AMI); when averaged, all units will be offered below 60% AMI; two of the buildings, a five-story building and a four-story building, are shown to occur at the center of the site, spanning from the east to west lot lines and connected by two floors and an upper level pedestrian bridge; the two other buildings are three stories each and occur at the southeast corner of the site; exterior improvements are shown to include repainting the brick exterior of the buildings, restoring the storefronts along Wolf Street, repairing masonry walls as necessary, removing the existing billboard on top of one of the buildings, preserving the existing "Penfield Mfg. Co." signage, preserving the existing chimney, and installing/replacing windows as necessary; per the elevation drawings, there is a two-story house located on the roof of the five-story building, which will be restored and repainted; and

WHEREAS, the Site Plan shows a proposed parking lot with 80 parking spaces, where 144 are required, to be located on the north side of the site and enclosed by a 6' tall black aluminum fence; the site will have two gated curb cuts, one each on North Salina Street and Park Street, serving the parking lot and 7 pole-mounted light fixtures along the parking lot; exit lanes for each curb cut will be signed for right-out only turning movements; proposed concrete sidewalks with landscape areas and/or tree pits, and on-street parallel parking (14 spaces total) are shown on Wolf Street and Park Street; no existing or proposed sidewalks are shown along Exchange Street, though 16 additional on-street parking spaces will be available; aerial imagery shows an existing sidewalk along North Salina Street; and

WHEREAS, the Site Plan indicates the site will have 0.68 acres of green space, which appears to occur on either side of the center buildings and between the parking lot and Exchange Street frontage; a courtyard-like area appears to occur at the interior of the property; additional site improvements are shown to include concrete sidewalks and a patio, bike racks in the courtyard, and a community bike share/rental rack along Park Street; the Site Plan indicates that waivers would be necessary for residential density, front and side yard, and parking requirements; the local application also indicates the applicant is proposing to consolidate the entire property into the BA zoning district; the County Planning Board has not reviewed variance or zone change actions for the proposed project; and

WHEREAS, the submitted Environmental Assessment Form (EAF) dated July 22, 2020 indicates 2.121 acres will be disturbed by the proposed project; stormwater discharges will run north on the property towards Exchange Place, where provision of runoff storm drains is anticipated;

ADVISORY NOTE: any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the site is served by City of Syracuse drinking water and public sewers and is located in the Metropolitan Wastewater Treatment Plant service area; per the EAF, total anticipated water demand is 14,720 gallons per day (gpd) and total liquid waste generation is anticipated to be 13,720 gpd;

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

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

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

WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse Proposed Zoning Map dated December 2019, the proposed zoning for this lot is Mixed Use Transition (MX-3), which would act to “provide for pedestrian-friendly, transit-supportive areas of higher-density residential development and compatible nonresidential uses, such as offices and supporting commercial uses”; multiple-family dwellings are permitted in the proposed MX-3 zoning district; and

WHEREAS, per the EAF, the site is located in the Hiawatha-Lodi Brownfield Opportunity Area; the project is also within 2,000 feet of multiple sites (IDs: V00002, C734132, 734048, C734130, C734134, C734135, C734136, C734137, C734131, 734013, C734104) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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:

Projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) must submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection for review. Any mitigation as may be determined by the Department must be reflected on project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comments:

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

E-mail Address: countyplanning@ongov.net

1. The applicant is encouraged to provide right-of-way treatments along North Salina Street in coordination with the City of Syracuse, which may include the addition of sidewalks, street trees or landscape areas as proposed for the other site frontages. The City is also encouraged to consider the functionality of Exchange Street as a secondary street that may be more a more suitable location for access as opposed to siting curb cuts in close proximity to adjacent intersections.

2. The applicant and municipality are encouraged to consider the use of green infrastructure, such as permeable pavement, rain gardens, or landscape islands in the parking lot, to further reduce stormwater runoff and improve stormwater quality.

3. Given historic manufacturing functions in the building, the City and applicant are encouraged to consider the potential for harmful contaminants, and environmental testing and remediation as part of the review and pre-development process.

The motion was made by Marty Voss and seconded by Marty Masterpole. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - abstain; Marty Masterpole - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 02, 2020

OCPB Case # Z-20-241

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Planning Commission at the request of G&K Trucking, LLC for the property located at 1714 & 1716-1726 North Salina Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Interstate Route 81, a state highway; and
- WHEREAS, the applicant is proposing to establish 128 mixed-income dwelling units with accessory parking and façade alterations on a 2.059-acre parcel in Industrial, Class A (IA) and Local Business, Class A (BA) zoning districts; and
- WHEREAS, the Board is concurrently reviewing an other authorization referral (Z-20-240) to resubdivide the property as part of the proposed project; in 2019, the Board reviewed a previous iteration of the proposed project (Z-19-185, S-19-47), which would also demolish a portion of the existing vacant buildings and renovate the remaining space for a 112-unit apartment complex; the project was withdrawn by the applicant during the local review process; the Board previously offered no position with comment for a project site review referral (Z-14-169) to install and replace windows as part of a project to convert the existing warehouse into apartments and commercial space, which was approved but never occurred; and
- WHEREAS, the site is located in a historic area of the City of Syracuse and is near the North Salina Street corridor and Washington Square Park, and buildings include valued traditional scale and architecture and the prominent, former Penfield manufacturing building; per the Project Summary, the proposed project is a joint venture between Housing Visions Consultants, Inc. and Redev CNY LLC to provide affordable and integrated supportive housing and redevelop a historic property; the applicant intends to utilize funding through Federal Low Income Housing Tax Credits, Federal and New York State Historic Tax Credits, Brownfield Tax Credits, Tax Exempt Bonds issued through New York State Housing Finance Agency, Supportive Housing Opportunity Program Funds, Community Investment Fund, New York State Office of Mental Health PDG Grant, and General Equity partner; the applicant is proposing 50 of the 128 units be set aside for supportive housing for Survivors of Domestic Violence (12 units) and persons with Serious Mental Illness (38 units) with case management services to be provided by Catholic Charities; and
- WHEREAS, aerial imagery and the submitted resubdivision plan dated June 9, 2020 show the site has frontage on Exchange, North Salina, Wolf, and Park Streets, all city streets, and encompasses much of the block; the site contains various attached buildings ranging in height from one to five stories and all vacant; the site is composed of 9 lots, which have already been combined into 1 tax

parcel, and will be combined into two lots with the proposed resubdivision; New Lot 12A (2.059 acres) will contain the majority of the site and New Lot 12B (0.062 acres) will have frontage on Wolf Street and contain a zero-lot-line, three-story building; both proposed lots will be part of the redevelopment project; and

WHEREAS, the submitted Site Plan and elevation drawings show portions of the existing buildings will be demolished, leaving four attached buildings to be renovated for 128 apartment units (90 one-bedroom units and 38 two-bedroom), Moyer Carriage Lofts, 3,272 sf of commercial space and 2,618 sf of business space; per the Project Summary, all units will be affordable to individuals/families whose income is at or below 90% Area Median Income (AMI); when averaged, all units will be offered below 60% AMI; two of the buildings, a five-story building and a four-story building, are shown to occur at the center of the site, spanning from the east to west lot lines and connected by two floors and an upper level pedestrian bridge; the two other buildings are three stories each and occur at the southeast corner of the site; exterior improvements are shown to include repainting the brick exterior of the buildings, restoring the storefronts along Wolf Street, repairing masonry walls as necessary, removing the existing billboard on top of one of the buildings, preserving the existing "Penfield Mfg. Co." signage, preserving the existing chimney, and installing/replacing windows as necessary; per the elevation drawings, there is a two-story house located on the roof of the five-story building, which will be restored and repainted; and

WHEREAS, the Site Plan shows a proposed parking lot with 80 parking spaces, where 144 are required, to be located on the north side of the site and enclosed by a 6' tall black aluminum fence; the site will have two gated curb cuts, one each on North Salina Street and Park Street, serving the parking lot and 7 pole-mounted light fixtures along the parking lot; exit lanes for each curb cut will be signed for right-out only turning movements; proposed concrete sidewalks with landscape areas and/or tree pits, and on-street parallel parking (14 spaces total) are shown on Wolf Street and Park Street; no existing or proposed sidewalks are shown along Exchange Street, though 16 additional on-street parking spaces will be available; aerial imagery shows an existing sidewalk along North Salina Street; and

WHEREAS, the Site Plan indicates the site will have 0.68 acres of green space, which appears to occur on either side of the center buildings and between the parking lot and Exchange Street frontage; a courtyard-like area appears to occur at the interior of the property; additional site improvements are shown to include concrete sidewalks and a patio, bike racks in the courtyard, and a community bike share/rental rack along Park Street; the Site Plan indicates that waivers would be necessary for residential density, front and side yard, and parking requirements; the local application also indicates the applicant is proposing to consolidate the entire property into the BA zoning district; the County Planning Board has not reviewed variance or zone change actions for the proposed project; and

WHEREAS, the submitted Environmental Assessment Form (EAF) dated July 22, 2020 indicates 2.121 acres will be disturbed by the proposed project; stormwater discharges will run north on the property towards Exchange Place, where provision of runoff storm drains is anticipated;
ADVISORY NOTE: any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is

advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the site is served by City of Syracuse drinking water and public sewers and is located in the Metropolitan Wastewater Treatment Plant service area; per the EAF, total anticipated water demand is 14,720 gallons per day (gpd) and total liquid waste generation is anticipated to be 13,720 gpd; ADVISORY NOTE: the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; and

WHEREAS, the Onondaga County Department of Water Environmental 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 site is partially located in an Onondaga County Drainage District for Bear Trap and Ley Creek, which are maintained by the Department of Water Environment Protection in this area; ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse Proposed Zoning Map dated December 2019, the proposed zoning for this lot is Mixed Use Transition (MX-3), which would act to “provide for pedestrian-friendly, transit-supportive areas of higher-density residential development and compatible nonresidential uses, such as offices and supporting commercial uses”; multiple-family dwellings are permitted in the proposed MX-3 zoning district; and

WHEREAS, per the EAF, the site is located in the Hiawatha-Lodi Brownfield Opportunity Area; the project is also within 2,000 feet of multiple sites (IDs: V00002, C734132, 734048, C734130, C734134, C734135, C734136, C734137, C734131, 734013, C734104) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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:

Projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) must submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection for review. Any mitigation as may be determined by the Department must be reflected on project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comments:

1. The applicant is encouraged to provide right-of-way treatments along North

Salina Street in coordination with the City of Syracuse, which may include the addition of sidewalks, street trees or landscape areas as proposed for the other site frontages. The City is also encouraged to consider the functionality of Exchange Street as a secondary street that may be more a more suitable location for access as opposed to siting curb cuts in close proximity to adjacent intersections.

2. The applicant and municipality are encouraged to consider the use of green infrastructure, such as permeable pavement, rain gardens, or landscape islands in the parking lot, to further reduce stormwater runoff and improve stormwater quality.

3. Given historic manufacturing functions in the building, the City and applicant are encouraged to consider the potential for harmful contaminants, and environmental testing and remediation as part of the review and pre-development process.

The motion was made by Marty Voss and seconded by Marty Masterpole. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - abstain; Marty Masterpole - yes; Marty Voss - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 02, 2020

OCPB Case # Z-20-243

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a TEXT AMENDMENT from the Town of Camillus Town Board at the request of Town of Camillus 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 the definition of "Outdoor Recreational Uses" in the Camillus Municipal Code, Chapter 30: Zoning Regulations of the Town of Camillus; and
- WHEREAS, the amended definition of "P23. Outdoor Recreational Uses" under §402: Definitions of Principal Uses will read as follows: "These uses include all golf courses regardless of the number of holes or par strokes and sportsman clubs and the various indoor and outdoor activities of both of these uses, as well as horse trails, fishing areas, tennis courts, basketball courts, baseball diamonds, football fields, soccer fields and also to include facilities for overnight or short term parking for motor homes, trailers or other campground activities"; and
- WHEREAS, this revised definition adds "sportsman clubs and the various indoor and outdoor activities of both of these uses" to the current definition of Outdoor Recreational Uses; and
- WHEREAS, Outdoor Recreational Uses are special permit uses in the Town's residential (RR, R1, R2, R3, and R4) zoning districts and permitted upon approval of the Town Planning Board in the commercial (C3, C4, and C5), municipal (MUN), and industrial (I) zoning districts; and

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

The motion was made by Marty Voss and seconded by Marty Masterpole. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - abstain; Marty Masterpole - yes; Marty Voss - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 02, 2020

OCPB Case # Z-20-244

- 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 Horn Companies for the property located at 2404 Burnet Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law the site is located within 500 feet of Interstate 690, a state highway; and
- WHEREAS, the applicant is proposing to replace an existing billboard with a new digital billboard on a 0.25-acre parcel in an Industrial, Class A zoning district; and
- WHEREAS, in 2009, the Board offered no position with comment for a site plan referral (Z-09-176) to install the existing billboard on the subject parcel; and
- WHEREAS, the site is located in the City's Eastwood neighborhood with surrounding residential and commercial land uses; and
- WHEREAS, aerial imagery and the submitted survey map show the L-shaped parcel has frontage on Burnet Avenue, a city street, and abuts I-690 to the south and a highway off-ramp to the east; the front of the site contains an existing two-story house; the front yard is covered by asphalt and there are two existing curb cuts onto Burnet Avenue; there is an existing v-shaped, two-sided billboard at the rear of the site, facing I-690; and
- WHEREAS, per the submitted sign plans, the portion of the billboard facing westbound traffic on I-690 will be replaced with a new digital billboard (11' x 40'); no changes to the eastbound billboard are indicated; and
- WHEREAS, ADVISORY NOTE: off-premises signs located within 660 feet of the edge of the state right-of-way or are otherwise intended to be visible from the highway must be registered with the NYS Department of Transportation, in compliance with the Federal 1965 Highway Beautification Act and Part 150 of the Official Compilation of Codes, Rules and Regulations of the State of New York; and
- WHEREAS, the house is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse Proposed Zoning Map dated December 2019, the proposed zoning for this lot is Mixed

Use Neighborhood Center (MX-2), which would act to “provide for a pedestrian-friendly, transit-supportive mix of medium- to higher-density residential uses and nonresidential uses that offer goods and services to surrounding neighborhoods”; and

WHEREAS, the project is within 2,000 feet of a site (ID: C734103) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site may contain the Northern long-eared bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); 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:

Signage and outdoor advertising along state highways is regulated under federal and state law. The municipality must ensure the appropriate approvals and permits are obtained from the NYS Department of Transportation for the proposed signage prior to, or as a condition of, municipal approval.

The motion was made by Marty Voss and seconded by Marty Masterpole. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; Marty Masterpole - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 02, 2020

OCPB Case # Z-20-246

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a TEXT AMENDMENT from the Town of Camillus Town Board at the request of Town of Camillus for the property located at the 500 block of Hinsdale Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing to amend Chapter 30 - Zoning Regulations of the Municipal Code of the Town of Camillus to allow Appearance Enhancement Services as a special permit use in the Limited Business Office (LBO) District for properties with frontage on the 500 block of Hinsdale Road; and
- WHEREAS, per Section 402: Definitions of Principal Uses, Appearance Enhancement Services includes all of the following: barbering, cosmetology, esthetic services, nail specialty, natural hair styling, tanning and waxing; and
- WHEREAS, according the current regulations, a Special Permit for Appearance Enhancement Services in an LBO District may only be granted if: 1) The parcel fronts West Genesee Street; 2) Adequate on site parking is available based upon the number of chairs, beds, stations, etc. and the number of employees or independent contractors rendering services; 3) The hours and days of operation shall be limited to ensure compatibility with the neighborhood; and 4) Signage shall be reviewed and approved and limited to that permitted by the district regulations; and
- WHEREAS, the proposed text amendment will add “5. The Appearance property fronts the 500 block of Hinsdale Road”; and
- WHEREAS, the 500 block of Hinsdale Road, a county road, is bound by Warners Road, another county road, to the north and Township Boulevard and an off-ramp for NYS Route 5 to the south; this area is adjacent to the recently constructed Township 5 mixed use development; and
- WHEREAS, the referral materials includes a list of the 21 parcels that front the 500 block of Hinsdale Road and would be subject to the zoning amendment; aerial imagery shows these 21 parcels, roughly 8 acres total, are single-family residential lots, with the exception of three vacant lots, and range in size from 0.15 acres to 0.76 acres; in 2017, the Board reviewed a zone change referral (Z-17-194) to change the zoning of 22 properties, including the subject parcels, from Residential (R-3) to Limited Business Office (LBO); and

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

The motion was made by Marty Voss and seconded by Marty Masterpole. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - abstain; Marty Masterpole - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 02, 2020

OCPB Case # Z-20-247

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Van Buren Zoning Board of Appeals at the request of Ralph Mills for the property located at 7376 State Fair Boulevard; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of State Fair Boulevard (Route 48), a state highway; and
- WHEREAS, the applicant is requesting a zone change on a 1.62-acre parcel from Residential (R-40) to Residential (R-15) to allow for construction of a pole barn; and
- WHEREAS, the site is located along State Fair Boulevard, a state road, with surrounding residential and commercial land uses, including a self-storage facility across State Fair Boulevard and the former Seneca Golf Course to the southeast; the Board has recently reviewed a number of referrals (Z-20-56, S-19-70, Z-19-151, Z-19-227) for the Seneca Neighborhood PUD, a 172-lot residential development planned for the golf course property; and
- WHEREAS, aerial imagery and the submitted Site Plan show the site contains an existing two-story house, a detached garage, an inground pool, and a shed structure; there is an existing driveway onto State Fair Boulevard; and
- WHEREAS, the Site Plan shows the new building (34' x 36') will be constructed at the rear of the shed and 6.5' from the side lot line; given the current R-40 zoning district, an area variance is necessary to allow the pole barn to occur within the required 15' side yard setback; per the submitted Environmental Assessment Form (EAF) dated July 23, 2020, the proposed pole barn is intended for storage of a trailer and car; the project will disturb less than 1 acre of land; and
- WHEREAS, the applicant is seeking a zone change to R-15, in which the proposed pole barn will be in compliance; the required side yard setback is 5' in the R-15 district; the Town Zoning Map dated January 2014 shows the residential neighborhood to the northwest is entirely zoned R-15; and
- WHEREAS, the site is served by public drinking water and an individual septic system; no changes to the existing infrastructure are proposed; and
- WHEREAS, the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); and
- WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the plans it appears that no trees will be removed as part of the proposed project; and

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

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

The motion was made by Marty Voss and seconded by Marty Masterpole. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; Marty Masterpole - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 02, 2020

OCPB Case # Z-20-248

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Manlius Planning Board at the request of Dennis Flynn for the property located at 7418 Kirkville Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Kirkville Road (Route 53), a county highway; and
- WHEREAS, the applicant is proposing to convert a 3-car garage to a dog boarding facility, along with installation of a 6-foot privacy fence on a 1.44-acre parcel in a Residential (RA) zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-20-249) as part of the proposed project; and
- WHEREAS, the site is located along Kirkville Road, a county road, with surrounding residential land uses; the submitted survey map shows the site contains an existing two-story house with rear and side decks and a detached garage set roughly 80' behind the house; there is an existing asphalt driveway onto Kirkville Road; and
- WHEREAS, per the local application, the existing three-car garage will be converted to allow indoor crating and play space for the dog boarding operation; an outdoor play space will be established and enclosed by a 6' tall privacy fence; and
- WHEREAS, a letter from the applicant to the Town, dated August 12, 2020, indicates the applicant plans to close their current dog daycare facility in Chittenango and scale down the operation at the new location; the applicant anticipates boarding 1-5 dogs regularly and as many as 10 during particularly busy weeks, such as school breaks; proposed signage for the operation will include a small sign on the building; no changes to outdoor lighting are proposed; and
- WHEREAS, per the letter, traffic is anticipated to be low impact as there will be no employees aside from the homeowners and minimal customer drop offs and pickups; drop off and pickup times will be scheduled to occur between 7AM and 7PM; and
- WHEREAS, the survey map shows a proposed lean-to (11' x 18') on one side of the garage and a new pole barn (24' x 48'); per an email conversation with the Town, the new structures are separate from the dog boarding business and only require building permits, which their office has already issued; and
- WHEREAS, the site is served by public drinking water and an individual septic system; per the letter, waste will be collected on-site and removed by Dog Doody Duty, LLC, a once-a-week removal service; and
- WHEREAS, the project is within 2,000 feet of a site (ID: E734105) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per

EAF Mapper); and

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

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

WHEREAS, ADVISORY NOTE: unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2, of the New York State Education Law; 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. Given the additional use of the site, the applicant must contact the Onondaga County Department of Transportation to coordinate requirements for the existing driveway on Kirkville Road, in order to satisfy commercial driveway standards. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. The Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to, or as a condition of, municipal approval of the site plan and special permit.

The motion was made by Marty Voss and seconded by Marty Masterpole. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; Marty Masterpole - yes; Marty Voss - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 02, 2020

OCPB Case # Z-20-249

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Manlius Planning Board at the request of Dennis Flynn for the property located at 7418 Kirkville 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 Kirkville Road (Route 53), a county highway; and
- WHEREAS, the applicant is requesting a special permit to convert a 3-car garage to a dog boarding facility, along with installation of a 6-foot privacy fence on a 1.44-acre parcel in a Residential (RA) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-20-248) as part of the proposed project; and
- WHEREAS, the site is located along Kirkville Road, a county road, with surrounding residential land uses; the submitted survey map shows the site contains an existing two-story house with rear and side decks and a detached garage set roughly 80' behind the house; there is an existing asphalt driveway onto Kirkville Road; and
- WHEREAS, per the local application, the existing three-car garage will be converted to allow indoor crating and play space for the dog boarding operation; an outdoor play space will be established and enclosed by a 6' tall privacy fence; and
- WHEREAS, a letter from the applicant to the Town, dated August 12, 2020, indicates the applicant plans to close their current dog daycare facility in Chittenango and scale down the operation at the new location; the applicant anticipates boarding 1-5 dogs regularly and as many as 10 during particularly busy weeks, such as school breaks; proposed signage for the operation will include a small sign on the building; no changes to outdoor lighting are proposed; and
- WHEREAS, per the letter, traffic is anticipated to be low impact as there will be no employees aside from the homeowners and minimal customer drop offs and pickups; drop off and pickup times will be scheduled to occur between 7AM and 7PM; and
- WHEREAS, the survey map shows a proposed lean-to (11' x 18') on one side of the garage and a new pole barn (24' x 48'); per an email conversation with the Town, the new structures are separate from the dog boarding business and only require building permits, which their office has already issued; and
- WHEREAS, the site is served by public drinking water and an individual septic system; per the letter, waste will be collected on-site and removed by Dog Dooty Duty, LLC, a once-a-week removal service; and
- WHEREAS, the project is within 2,000 feet of a site (ID: E734105) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per

EAF Mapper); and

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

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

WHEREAS, ADVISORY NOTE: unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2, of the New York State Education Law; 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. Given the additional use of the site, the applicant must contact the Onondaga County Department of Transportation to coordinate requirements for the existing driveway on Kirkville Road, in order to satisfy commercial driveway standards. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. The Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to, or as a condition of, municipal approval of the site plan and special permit.

The motion was made by Marty Voss and seconded by Marty Masterpole. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; Marty Masterpole - yes; Marty Voss - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 02, 2020

OCPB Case # Z-20-250

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a USE VARIANCE from the Town of Onondaga Zoning Board of Appeals at the request of Marcellus Schools for the property located at 4641 Kasson Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Kasson Road (Route 179), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting a use variance to allow existing school facility to house apartments on a 19.43-acre parcel in a Residential and Country (RC) zoning district; and
- WHEREAS, in 2018, the Board reviewed concurrent site plan (Z-18-211), special permit (Z-18-212), use variance (Z-18-213) and area variance (Z-18-214) referrals as part of a proposed project to operate a daycare/preschool program and a membership athletic club in the existing vacant school building, which was not approved locally; in its recommendations, the Board cited traffic data requirements from the Onondaga County Department of Transportation; and
- WHEREAS, the site is located along Kasson Road, a county road, in a rural area in the Town of Onondaga; surrounding lands are enrolled in NYS Agricultural District 1 and appear to contain active farmland; an agricultural data statement was not included with the referral materials;
ADVISORY NOTE: any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on or within 500 feet of a property within a NYS Certified Agricultural District is required by the NYS Agricultural and Markets Law to include an Agricultural Data Statement; and
- WHEREAS, the submitted survey map dated September 28, 2017 shows the site contains a large existing, one-story building, formerly the Kasson Road School, an elementary school in the Marcellus School District; the building is shown to have north and south wings and the central part of the building is offset by a front courtyard and overhang situated between the two wings; an asphalt basketball court and playground area are shown on the south side of the building; the southwest corner of the site is occupied by a large, wooded and overgrown area; and
- WHEREAS, per the survey map, there is an existing u-shaped driveway with two access points onto Kasson Road; the driveway runs along the front of the building and includes a row of front yard parking, and branches off to an asphalt parking lot on the north side of the building; and
- WHEREAS, a letter from a representative for the applicant to the Town, dated July 27, 2020, indicates C3MF Developers, LLC is under contract to purchase the

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property from the Marcellus School District, contingent upon approval of the use variance for multi-family residential purposes; the renovations will provide 31 studio, one-bedroom, and two-bedroom luxury apartments that will be rented at a rate of \$1.30 per square foot; and

WHEREAS, per the Town Zoning Code, permitted uses in the R-C zoning district include one-family dwellings, farms, residential nurseries or greenhouses, structures for housing domestic household pets, and family day cares; special permit uses include religious uses, cemeteries, private or public membership clubs, facilities for the delivery of natural gas service, public stables, private stables, private residential noncommercial towers, day-care facilities, public or private elementary or secondary schools, public or private institutions of higher education, public libraries, facilities necessary for the provision of electrical service to the local community, facilities, other than towers, necessary for the provision of telephone or cable television services to the local community, nurseries, and fire stations; and

WHEREAS, the letter indicates that given the allowed uses in the R-C district and the unique configuration of the building and property, it is difficult to realize a reasonable return on this property; and

WHEREAS, the submitted site plan shows two proposed one-story garage buildings with 24 spaces total, adjacent to the northern parking lot; additional site improvements will include two proposed gazebos, a resident-only dog park, and a putting green; the existing playground, basketball court, parking, and u-shaped driveway all appear to remain; and

WHEREAS, per the submitted floor plans, interior renovations will establish (13) one-bedroom units, (6) 1-bedroom units with dens, (4) 1-bedroom units with lofts, (1) 2-bedroom unit, (4) 2-bedroom units with lofts, and (3) studio units; each unit will have its own patio or deck; additional space will be available for a fitness center and a leasing office; and

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

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

Given the proposed change of use and intensity of the site, the applicant must contact the Onondaga County Health Department to ensure that wastewater services can be sufficiently handled on site. The Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to, or as a condition of, municipal approval of the use variance.

The Board also offers the following comment:

Prior to the next phase of development, the Town and applicant are encouraged to consider opportunities for walking trails or potential connections to adjacent properties, such as the garden center to the north.

The motion was made by Marty Voss and seconded by Marty Masterpole. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; Marty Masterpole - yes; Marty Voss - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 02, 2020

OCPB Case # Z-20-251

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a OTHER AUTHORIZATION from the City of Syracuse Zoning Administration at the request of NEHDA, Inc. for the property located at 110, 112 & 116 White Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law and the site is located within 500 feet of a parcel containing a state or county-owned building/institution (637 W. Onondaga St. - Onondaga House Residence); and
- WHEREAS, the applicant is proposing to realign 3 parcels into two new lots, Lot 12B (9,773 sf) and Lot 12C (7,616 sf), in a Residential (RA) zoning district; and
- WHEREAS, the site is located in a residential area in the City's Southside neighborhood; the submitted resubdivision plan dated August 13, 2020 shows the site has frontage on White Street, a city street; the westernmost lot contains an existing house and driveway; the other two lots are vacant; and
- WHEREAS, per the local application, a portion of the center parcel will be combined with the residential lot to provide additional yard space, creating Lot #12B (9,773 sf); the remainder of the center lot will be combined with the other vacant parcel, which is a nonbuildable lot, to create a new construction site, Lot #12C (7,616 sf); and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and
- WHEREAS, the project is within 2,000 feet of multiple sites (IDs: B00024, 734141, 734042) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse Proposed Zoning Map dated December 2019, the proposed zoning for the lots is Two-Family Residential (R-2), which would act to "provide for neighborhoods made up of single-family detached and two-family homes" where "complimentary uses such as parks, open space, schools, places of assembly, minor utilities, and accessory structures may also be allowed"; and

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

The motion was made by Marty Voss and seconded by Marty Masterpole. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; Marty Masterpole - yes; Marty Voss - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 02, 2020

OCPB Case # Z-20-252

- 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 Keith Cellana for the property located at 8780 Brewerton Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Brewerton Road (Route 11) and Route 81, both state highways, and Pardee Road (Route 253), a county highway; and
- WHEREAS, the applicant is proposing construction of a 32' x 64' pole barn on a 5.2-acre parcel in a General Commercial (GC) zoning district; and
- WHEREAS, the site is located along Brewerton Road (Route 11) just west of I-81 with surrounding low-density commercial land uses, including Cicero Commons to the south; and
- WHEREAS, the submitted survey map dated May 9, 2006 shows the site contains a former Friendly Budget Inn that is now used for weekly and monthly efficiencies; there are 6 existing buildings, generally situated around asphalt and gravel parking areas and a garage building; there are two existing driveways onto Route 11, one along the southern lot line and the other to the north, which appears to also serve an adjacent parcel under common ownership; parking in the front yard appears to encroach in the state right-of-way; and
- WHEREAS, the survey map shows the proposed pole barn (32' x 64') set back roughly 60' behind the existing structures; aerial imagery shows the pole barn to be constructed in a cleared area; the remaining half of the site, more than 2 acres, appears to be wooded; per the local application, the pole barn is intended for storage for the apartment complex; and
- WHEREAS, the site is served by public drinking water and an individual septic system; no changes to the existing infrastructure are proposed; and
- WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the plans it appears that no trees will be removed as part of the proposed project; and

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

The applicant must contact the New York State Department of Transportation regarding front yard parking, which appears to encroach in the state right-of-way. The municipality must ensure any mitigation as may be determined by

the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The motion was made by Marty Voss and seconded by Marty Masterpole. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; Marty Masterpole - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 02, 2020

OCPB Case # Z-20-253

- 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 Marcellus Zoning Board of Appeals at the request of Daniel & Linda Muters for the property located at 2809 Amber 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 Amber Road (Route 44), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting an area variance to reduce the front yard setback from 35' to 17.9' to allow construction of a 2-car garage on a 6.85-acre parcel in an Agricultural zoning district; and
- WHEREAS, in 2019, the Board offered no position for a preliminary subdivision referral (S-19-14) to adjust the lot lines between four existing parcels, including the subject parcel; the submitted Final Plan dated April 8, 2019 indicates the subdivision action was approved and filed; and
- WHEREAS, the site is located in a rural area in the Town of Marcellus with surrounding residential land uses; the site and surrounding lands are enrolled in NYS Agricultural District 2; parcels to the north appear to contain active farmland; and
- WHEREAS, per the Final Plan, the site has frontage on Amber Road, a county road, and contains an existing house with front and side decks and a rear shed; the site is served by an existing gravel drive from the blacktop drive on an adjacent residential lot to the south; the submitted Site Plan dated June 19, 2020 shows the site has an additional driveway with direct access to Amber Road; and
- WHEREAS, per the Site Plan, the proposed two-car garage (720 sf) will be constructed at the front of the site and adjacent to the existing driveway; the garage will be connected to the house by a new covered porch (214 sf) and foyer addition (100 sf); and
- WHEREAS, the submitted Narrative dated July 17, 2020 indicates the lot is pre-existing non-conforming with a lot area of 39,872 sf where 80,000 sf is required and a lot width of 150' where 200' is required; additionally, the existing deck has a side yard setback of 18.2' where 20' is required; the Final Plan shows the 2019 lot line adjustment will have brought these non-conformities into compliance; and
- WHEREAS, the site is served by an individual well and septic system, which is shown at the rear of the existing structures; no changes to the existing infrastructure 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 and may consequently be acted on solely by the referring board.

The motion was made by Marty Voss and seconded by Marty Masterpole. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; Marty Masterpole - yes; Marty Voss - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 02, 2020

OCPB Case # Z-20-254

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the City of Syracuse Planning Commission at the request of Anthony DePerno for the property located at 922 Spencer Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Route 690 and Bear Street (Route 298), both state highways; and
- WHEREAS, the applicant is proposing to install new signage on an existing building (KabaFusion) on a 0.59-acre parcel in a Lakefront-T5 zoning district; and
- WHEREAS, in 2006, the Board offered no position with comment for a special permit referral (Z-06-212) to construct two additions to the existing commercial building for additional warehouse and office space; and
- WHEREAS, the site is located along Spencer Street, a city street, in the City's Lakefront neighborhood; surrounding land uses are a mix of commercial, office, and industrial; and
- WHEREAS, aerial imagery and the submitted survey map dated February 9, 2008 show the site contains an existing one-story building surrounded on all sides by asphalt that is contiguous with the adjacent parcels on either side of the site; there is a front yard parking area and two existing driveways onto Spencer Street, which also serve the adjacent lots; there is an existing concrete sidewalk along Spencer Street; and
- WHEREAS, per the local application, the proposed project includes removing the existing storefront sign and entrance door vinyl and replacing it with signage for the new occupant; the new occupant will provide the same services as the prior tenant; and
- WHEREAS, the submitted signage plans show the new door vinyl will be 77" tall and 30.75" wide and be installed on the front door of the building; a proposed wall-mounted sign (120" x 30") will be installed over the front door; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse Proposed Zoning Map dated December 2019, the proposed zoning for this lot is Mixed Use Transition (MX-3), which would act to "provide for pedestrian-friendly, transit-supportive areas of higher-density residential development and compatible nonresidential uses, such as offices and supporting commercial uses"; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the

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

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: V00222, 734059, 734083, C734083, 734039, 734020) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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

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

The motion was made by Marty Voss and seconded by Marty Masterpole. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; Marty Masterpole - yes; Marty Voss - yes.