



# Onondaga County Planning Board

September 05, 2018

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

## I. ATTENDANCE

### MEMBERS PRESENT

Daniel Cupoli  
James Corbett  
Robert Antonacci  
Lisa Dell  
Bill Fisher  
Marty Voss  
David Skeval

### STAFF PRESENT

Dan Kwasnowski  
Megan Costa  
Allison Bodine  
Robin Coon

### GUESTS PRESENT

Sarah Stephens  
David Pollock  
Peter Muserlian  
Peter Muserlian, Jr.  
Sam Gordon  
Don Doerr  
Walter Miller  
Ed Michalenko

## II. CALL TO ORDER

The meeting was called to order at 11:00 AM on September 05, 2018.

## III. MINUTES & OTHER BUSINESS

Minutes from August 15, 2018 were submitted for approval. Marty Voss made a motion to accept the minutes. Lisa Dell seconded the motion. Votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Lisa Dell - yes; Bill Fisher - yes; Marty Voss - yes; David Skeval - yes.

Minutes for Old Business (Case #C-18-1 – Proposed name change for Brooklawn Pkwy and a portion of Eastern Ave, in the Town of DeWitt, to be known as Robert Feldmeier Pkwy)

SOCPA staff provided a recap of the proposed application, stating that a public hearing was held in July, at which time the Board voted to table the proposal to allow time for alternative options to be reviewed by the E911 Committee, SOCPA and the Town of DeWitt.

SOCPA staff summarized options, including: a) renaming the entirety of Brooklawn Pkwy and a portion of Eastern Ave as originally proposed (preferred by the Town), b) installing a memorial street sign (rejected by the Town), c) making the recent extension of Brooklawn Pkwy a private drive and renaming that portion of the road (rejected by Town), d) making the corporate office drive a private drive and renaming that internal road (rejected by the Town), or e) renaming only the recent extension (or just the cul-de-sac portion) of Brooklawn Pkwy. Staff confirmed that the name change request is for Robert Feldmeier Pkwy as originally proposed. Comments from E911 indicated that Robert H. Feldmeier Pkwy would not be approved by the committee.

SOCPA staff reiterated that the mid-block option was offered during the public hearing and would be acceptable to the Town of DeWitt if the full road name change is rejected by the Board. Staff stated that the portion of Eastern Ave included in the proposal will be changed to Brooklawn Pkwy administratively to eliminate confusion between existing road signage and tax maps, should the full name change not be approved.

The Board asked if the option to approve the proposal with conditions, which would allow for renaming only the extension, had been discussed with the County Legal Department. SOCPA staff confirmed that the Board is within its rights to approve the proposal with conditions, per the Legal Department.

The Board asked meeting guests if renaming only the extension of Brooklawn Pkwy was still agreeable to all parties. No one spoke against the alternative option.

Bill Fisher made a motion to approve the proposal with conditions, to include limiting the proposed road name change to only the recently extended portion of Brooklawn Pkwy, to be named Robert Feldmeier Pkwy. James Corbett seconded the motion. The votes were recorded as follows: Daniel Cupoli – yes; James Corbett – yes; Bill Fisher – yes; Robert Antonacci – yes; Lisa Dell – yes; David Skeval – yes; Marty Voss – no.

Megan Costa introduced Dan Kwasnowski, the new Planning Director for Syracuse-Onondaga County



# Onondaga County Planning Board

September 05, 2018

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

Planning Agency, and also David Skeval, the newest Onondaga County Planning Board Member; both were confirmed at the recent County Legislature meeting, in addition to James Corbett being confirmed to his second term with the Board. Mr. Kwasnowski discussed his intention to deliver a proposed approach to updating the County Comprehensive Plan at the next meeting.

Marty Voss nominated Daniel Cupoli for the position of Chairperson. Lisa Dell seconded the nomination. The motion was put to a vote as follows: Daniel Cupoli - yes; James Corbett - yes; Robert Antonacci - yes; Lisa Dell - yes; Bill Fisher - yes; Marty Voss - yes; David Skeval - yes.

Marty Voss nominated James Corbett for the position of Vice Chairperson. Lisa Dell seconded the nomination. The motion was put to a vote as follows: Daniel Cupoli - yes; James Corbett - yes; Robert Antonacci - yes; Lisa Dell - yes; Bill Fisher - yes; Marty Voss - yes; David Skeval - yes.

## IV. ACTIONS ON GML SECTION 239 REFERRALS

### Summary

S-18-57	TMarPB	<i>No Position With Comment</i>	S-18-58	TFabPB	<i>No Position With Comment</i>
S-18-59	CSyrPB	<i>No Position</i>	S-18-60	CSyrPB	<i>No Position With Comment</i>
S-18-61	TCicPB	<i>No Position With Comment</i>	S-18-62	TCicPB	<i>No Position With Comment</i>
S-18-63	TCicPB	<i>Modification</i>	S-18-64	VManPB	<i>No Position</i>
S-18-65	TDewPB	<i>No Position</i>	S-18-66	TCamPB	<i>No Position With Comment</i>
S-18-67	TPomPB	<i>No Position</i>	Z-18-264	VMarVB	<i>Approval</i>
Z-18-265	TFabZBA	<i>No Position With Comment</i>	Z-18-266	TClaPB	<i>No Position</i>
Z-18-267	VManVB	<i>No Position</i>	Z-18-268	CSyrZA	<i>No Position With Comment</i>
Z-18-269	CSyrPB	<i>No Position</i>	Z-18-270	TClaZBA	<i>Modification</i>
Z-18-271	TClaPB	<i>Modification</i>	Z-18-272	CSyrPB	<i>No Position</i>
Z-18-273	CSyrPB	<i>No Position</i>	Z-18-274	TDewPB	<i>No Position With Comment</i>
Z-18-275	TDewPB	<i>No Position</i>	Z-18-276	TSalPB	<i>No Position With Comment</i>
Z-18-277	TSalZBA	<i>No Position With Comment</i>	Z-18-278	TOnoZBA	<i>No Position</i>
Z-18-279	TOnoZBA	<i>No Position</i>	Z-18-280	TOnoTB	<i>No Position</i>
Z-18-281	TOnoZBA	<i>No Position</i>	Z-18-282	TOnoZBA	<i>No Position</i>
Z-18-283	VFayPB	<i>No Position</i>			



Joanne M. Mahoney  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

OCPB Referral: #C-18-1

Resolution Date: September 5, 2018

WHEREAS, pursuant to Local Law #5 of the year 1972 titled the Onondaga County Right of Way Designation Law, all names that identify rights-of-way within Onondaga County are to be regulated; and

WHEREAS, the Onondaga County Planning Board is responsible for the administration of this local law and for the establishment of said law's rules and regulations; and

WHEREAS, in accordance with Local Law #5-1972 and the regulations adopted by the Onondaga County Planning Board a proposal was received to consider changing the name of Brooklawn Parkway and a portion of Eastern Avenue, in the Town of DeWitt, to Robert Feldmeier Parkway; and

WHEREAS, this change has been proposed by the Town of DeWitt; and

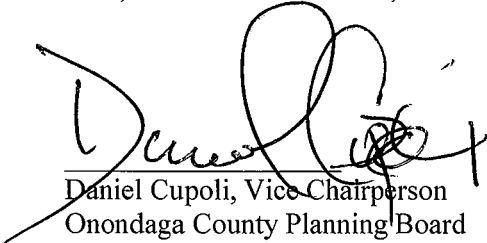
WHEREAS, at 11:00 A.M. on July 25<sup>th</sup> 2018, the Onondaga County Planning Board held a public hearing to consider the proposed street name change, and received prior written and verbal testimony for and against the proposed change; and

WHEREAS, the DeWitt Police Department, East Syracuse Fire Department, Onondaga County Sheriff's Office and the Onondaga County Department of Emergency Communications have been notified of the proposed street name change; and

WHEREAS, said public safety agencies have presented no objection to the proposed change; and

NOW THEREFORE IT IS RESOLVED, that the Onondaga County Planning Board, upon consideration of Local Law #5-1972 and adopted regulations, APPROVES the following change in right of way designation:

The extension and cul-de-sac of Brooklawn Parkway as shown on the subdivision map filed September 29, 2017, in the Town of DeWitt, to be known as Robert Feldmeier Parkway



Daniel Cupoli, Vice Chairperson  
Onondaga County Planning Board



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 05, 2018

OCPB Case # S-18-57

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Marcellus Planning Board at the request of Mary Grau for the property located at 2880 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), a county highway, a farm operation located in a NYS Agricultural District, and the municipal boundary between the Town of Marcellus and the Town of Skaneateles; and
- WHEREAS, the applicant is proposing to subdivide a 7.06-acre lot into two new parcels, 4.06 acres with existing structures and 3.0 acres for a proposed new home and garage, in an Agricultural (A-1) zoning district; 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; surrounding lands appear to contain active farmland; and
- WHEREAS, the submitted subdivision map dated April 6, 2018 shows the site has frontage on Shamrock Road, a county road, and contains a two-story house, a detached garage, and an inground pool enclosed by a chainlink fence; there is an existing gravel driveway onto Shamrock Road; aerial imagery shows the remainder of the site to be maintained lawn and some wooded areas; and
- WHEREAS, per the subdivision map, the site has overhead wires along the rear lot line and an associated 30' N.Y.S. E.&G. easement; and
- WHEREAS, per the subdivision map, the proposed subdivision will divide the parcel into two lots, with the northerly parcel (4.06 acres) to contain the existing structures and creating a new southerly parcel (3.00 acres) with no existing structures or access; and
- WHEREAS, the vacant 3.00-acre parcel is intended for a proposed house and detached garage which are shown in the subdivision map to be set back from Shamrock Road near the southeastern corner of the lot; the subdivision map also shows a proposed driveway onto Shamrock Road;  
ADVISORY NOTES: The proposed driveway onto Shamrock Road requires highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; all existing or proposed driveways must meet Department requirements; and
- WHEREAS, the site is served by an individual well and septic system; a new individual well and septic system are proposed for the 3.00-acre parcel;  
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. The Board has offered the following COMMENT(S) in regards to the above referral:

The Board encourages the Town to consider the potential long-term effects of large-lot, strip subdivisions along road frontages, particularly within areas containing New York State Agricultural District properties and in farm/agricultural zoning districts, as potential conflicts with agricultural operations, changes to the rural character, increased public service demands and costs, reduction of open space and farmland, stormwater quality, and impacts to road safety and mobility may cumulatively occur.

**The motion was made by Lisa Dell and seconded by James Corbett. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Robert Antonacci - yes; Lisa Dell - yes; Bill Fisher - yes; Marty Voss - yes; David Skeval - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 05, 2018

OCPB Case # S-18-58

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SUBDIVISION from the Town of Fabius Planning Board at the request of Anthony Bechy for the property located at 6554 State Route 80; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Route 80, a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 24.25-acre parcel into two new lots, Lot 2A (4.25 acres) and Lot 2B (20 acres) in a Rural Residential zoning district; and
- WHEREAS, the Board is concurrently reviewing an area variance referral (Z-18-265) as part of the proposed project; and
- WHEREAS, the site is located along NYS Route 80 and east of the Apulia Station hamlet area in the Town of Fabius; the site and surrounding lands are enrolled in NYS Agricultural District 4; surrounding lands appear to contain active farmland;  
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 subdivision plan dated February 7, 2018 shows the site contains an existing one-story house, a detached garage, pool, and an existing gravel driveway onto Route 80; aerial imagery shows the existing structures to be surrounded by maintained lawn (less than 2 acres) and the remainder of the site appears to be unmaintained grass, overgrown vegetation, and marshland; and
- WHEREAS, the subdivision plan shows proposed Lot #2A (4.25 acres) with 444.45' of frontage and containing the existing structures and lawn, and proposed Lot #2B (20 acres) is shown with 300' of frontage and containing the remaining lands; and
- WHEREAS, per the local area variance application, purchase offers are pending for the proposed parcels, with Lot #2B "purportedly to be maintained in its current condition by future purchaser and land protected from further development"; and
- WHEREAS, a letter from the New York State Department of Transportation dated April 13, 2018 indicates that the Department is "in conceptual agreement that when the lot is subdivided a residential driveway may be installed on what will be considered Lot #2B";

ADVISORY NOTE: the proposed driveway onto NYS Route 80 will require a highway work permit from the NYS Department of Transportation Onondaga East Residency office; and

WHEREAS, the site is served by an individual well and septic system; per the subdivision plan, there is a septic field area ("location by others") on proposed Lot #2A at the rear of the house and a well in front of the garage, both of which appear to occur within the maintained lawn area; 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 issuance of building permits; and

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

WHEREAS, GIS mapping shows the site may contain two large state and federal wetland areas with the state 100-foot wetland buffer covering a portion of the existing house; an area labeled "wet area" is shown on the subdivision plan, which appears to roughly overlap with the potential state and federal wetlands and the floodplain area;

ADVISORY NOTES: any proposed development of the site may be subject to permits from the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers; and

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

WHEREAS, the site may contain the Northern Harrier, 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:

1. The applicant is advised to contact the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation to confirm the presence and location of federal and/or state wetlands and/or the 100-foot state wetland buffer on the site, and show all confirmed wetlands on the filed subdivision plan.

2. The Board encourages the Town to consider the potential long-term effects of large-lot, strip subdivisions along road frontages, particularly within areas

containing New York State Agricultural District properties and in farm/agricultural zoning districts, as potential conflicts with agricultural operations, changes to the rural character, increased public service demands and costs, reduction of open space and farmland, and impacts to road safety and mobility may cumulatively occur.

**The motion was made by Lisa Dell and seconded by James Corbett. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Robert Antonacci - yes; Lisa Dell - yes; Bill Fisher - yes; Marty Voss - yes; David Skeval - yes.**





JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 05, 2018

OCPB Case # S-18-59

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the City of Syracuse Planning Commission at the request of Basma Musharbash for the property located at 959 Emerson Avenue and 1200 1/2 & 1202 Willis Avenue; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of the municipal boundary between the City of Syracuse and the Village of Solvay in the Town of Geddes; and
- WHEREAS, the applicant is proposing to combine two tax parcels (three properties) into one new 0.353-acre lot in an Industrial, Class A zoning district; and
- WHEREAS, the site is located in the City's Westside neighborhood near the shared municipal boundary with the Village of Solvay; surrounding land uses are a mix of small service/commercial businesses and one and two-family residences; and
- WHEREAS, per the Preliminary Plan, the site consists of 3 lots totaling 0.353 acres, which have already been combined into 2 tax parcels, all to be combined into New Lot 1202A (0.353 acres); and
- WHEREAS, the submitted Preliminary Plan dated August 1, 2018 shows the combined site has frontage on both Willis and Emerson Avenues, both city streets, and contains an existing one-story vacant, commercial building and existing asphalt driveways, one each on Willis Avenue and Emerson Avenue; there are gravel areas on either side of the Willis Avenue driveway, which span onto the adjacent parcels and result in unrestricted access for nearly the entire block of Willis Avenue; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse draft zoning map dated March 2018, the proposed zoning for the lots is Mixed Use Neighborhood Center (MX-2), which would act to "provide for a pedestrian-focused mix of low-density residential and nonresidential uses that offer limited goods and services to surrounding neighborhoods"; 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, the project is within 2,000 feet of multiple sites (IDs: 734008, 734126, 734075, 734072) 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); 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

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

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

**The motion was made by Robert Antonacci and seconded by Lisa Dell. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Robert Antonacci - yes; Lisa Dell - yes; Bill Fisher - yes; Marty Voss - yes; David Skeval - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 05, 2018

OCPB Case # S-18-60

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the City of Syracuse Planning Commission at the request of Cuse Cars, LLC for the property located at 500 & 512 Hiawatha Boulevard East; 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 Alliance Bank Stadium, a county-owned facility, and the CNY Regional Market; and
- WHEREAS, the applicant is proposing to combine two parcels to allow for installation of new asphalt pavement for an existing automobile dealership in a Commercial, Class B zoning district; and
- WHEREAS, the Board is concurrently reviewing a project site review referral (Z-18-268) as part of the proposed project; and
- WHEREAS, the site is located at the intersection of Hiawatha Boulevard East and First North Street, both city streets, in the Northside neighborhood of the City of Syracuse; the site is east across Hiawatha Boulevard East from NBT Bank Stadium, the CNY Regional Market, and the Regional Transportation Center; other surrounding land uses are commercial, office, and light industrial; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse draft zoning map dated March 2018, the proposed zoning for the lots is Mixed Use Office (MX-3), which would act to “provide for pedestrian friendly areas of medium- to higher-density residential development and compatible nonresidential uses, such as offices and supporting secondary commercial uses”; the existing use may become a grandfathered nonconforming use under the new zoning; and
- WHEREAS, the submitted subdivision plan dated May 3, 2018 shows the site contains an existing one-story building (New Millenium Auto Brokers) occurring near the boundary between the two lots with a paved parking lot covering the remainder of the southern lot and gravel covering the entirety of the northern lot; aerial imagery shows an existing concrete sidewalk along First North Street; the sidewalk along Hiawatha Boulevard East appears to be mostly covered by gravel and asphalt; and
- WHEREAS, per the subdivision plan, there are two existing curb cuts, one each on First North Street and Hiawatha Boulevard East; there is a second curb cut on Hiawatha Boulevard East that appears to be partially situated at the front of the adjacent parcel to the north, which also contains an area of contiguous gravel; and
- WHEREAS, the local subdivision application indicates that the proposed lot merger is intended to allow the applicant to uniformly pave the total area; per the

submitted Environmental Assessment Form (EAF) dated July 24, 2018, the proposed parking areas are intended for customer and inventory parking for the existing automobile dealership on the site; and

WHEREAS, the submitted Site Plan dated July 2, 2018 shows the gravel area to be replaced by new asphalt pavement providing 30 parking spaces on the north side of the building; the remainder of the southern parcel will be milled and the top 1" of asphalt pavement will be replaced by new asphalt; an additional 30 parking spaces are shown on the southern side of the building; a new two course concrete sidewalk to be in accordance with the City of Syracuse curb cut permit is shown along Hiawatha Boulevard East; and

WHEREAS, per the EAF, stormwater discharges will be directed to the City of Syracuse combined sewer; the Site Plan shows two new catch basins, one in each parking area, to be connected by a pipe and tie-in to the existing drainage pipe near the Hiawatha Boulevard East and First North Street intersection; ADVISORY NOTE: the applicant and municipality are encouraged to consider the use of green infrastructure to further reduce stormwater runoff and improve stormwater quality; and

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

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

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

1. The City and applicant are encouraged to consider the goals of the Northside TNT Five-Year Plan and incorporate a high-quality right-of-way and enhanced walkability into the plans for the project, which may include a deeper planting strip between the sidewalks and streets to allow space for street trees, grass/plantings, stormwater drainage, snow storage and a buffering setback from the roadway. Removal of asphalt surfaces within the

setbacks and right-of-way are encouraged. The applicant is encouraged to contact the Onondaga County "Save the Rain Program" website at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.

2. The City is encouraged to consider whether the proposed parking layout is too intensive for the site and neighborhood, and whether snow storage areas should be identified on the plan and drive aisles required to prevent extensive backing and maneuvering of vehicles in the public right of way.

3. The City is advised to ensure appropriate access agreements or easements are in place for any shared driveways, use of neighboring lands for vehicular circulation, or shared parking areas.

**The motion was made by Lisa Dell and seconded by James Corbett. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Robert Antonacci - yes; Lisa Dell - yes; Bill Fisher - yes; Marty Voss - yes; David Skeval - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 05, 2018

OCPB Case # S-18-61

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY & FINAL SUBDIVISION from the Town of Cicero Planning Board at the request of Michael L. Stagnitta, LLC for the property located at 9461 Brewerton 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 Brewerton Road (Route 11), a state highway; and
- WHEREAS, the applicant is proposing to subdivide a 7.23-acre parcel into two new lots, Lot 1 (6.21 acres) and Lot 2 (1.02 acres) in a General Commercial zoning district; and
- WHEREAS, in 2013, the Board recommended Modification of a Site Plan to construct a 5,000 square foot retail building on one acre of the site, noting permit requirements; and
- WHEREAS, the Final Plan - Lands of Stagnitta dated August 2, 2018 shows Lot 2 (1.02 acres) to contain the existing retail building and front parking lot, and Lot 2 (6.21 acres) to contain the remaining lands, and 77 feet of frontage along Brewerton Road; and
- WHEREAS, the plan shows the existing driveway and a portion of the side yard parking lot occur on proposed Lot 1, with ingress and egress easements noted on both Lots 1 and 2; and
- WHEREAS, a Lakeshore Sanitary Sewer District right-of-way is shown along the frontage of the parcel; and
- WHEREAS, the property is located in the Brewerton Wastewater Treatment Plant service area, and is served by public water; and  
ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at [www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html); 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  
ADVISORY NOTE: The applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; and
- WHEREAS, the EAF and EAF Mapper indicate that the site may contain an animal or plant species, or associated habitat, listed by the state or federal government

as threatened or endangered (Northern Long-Eared Bat, Indiana Bat, Bald Eagle); and

ADVISORY NOTE: Per the NYS Department of Environmental Conservation (DEC) for any proposed development of Lot 1, an on-site evaluation should be done to confirm the size, status, and specific locations of any natural communities on the parcel, and to document the presence of any significant plants or wildlife. The applicant is advised to contact the DEC to determine if the project should be reviewed as part of the State Environmental Quality Review (SEQR) process; and

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

The New York State Department of Transportation will require consultation and may require traffic generation data for any proposed development of proposed Lot 1.

**The motion was made by Lisa Dell and seconded by James Corbett. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Robert Antonacci - yes; Lisa Dell - yes; Bill Fisher - yes; Marty Voss - yes; David Skeval - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 05, 2018

OCPB Case # S-18-62

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY & FINAL SUBDIVISION from the Town of Cicero Planning Board at the request of Crabtree Lane Development, LLC for the property located at 5808 Crabtree Lane & Brewerton 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 Interstate Route 81, NYS Route 31 and Brewerton Road (NYS Route 11), all state highways; and
- WHEREAS, the applicant is proposing to subdivide two parcels totaling approximately 6.39 acres into three new lots in a General Commercial zoning district; and
- WHEREAS, the Board previously recommended Modification of a Site Plan referral (S-11-176) to renovate a vacant bowling alley into a Country Max retail store on 1.68 leased acres within three parcels totaling 6.94 acres; recommendations included a lighting plan, access permit, road networks options for the area, and flood plain avoidance; and
- WHEREAS, the parcel is located along a short block of Crabtree Lane near the highly traveled intersections of NYS Route 11, Route 31 and Interstate Route 81; significant transportation planning has occurred involving the Town of Cicero and New York State Department of Transportation, and a current study is being performed by the Syracuse Metropolitan Transportation Council on behalf of SOCPA and the Town for mobility and access management along NYS Route 11, including the subject Crabtree Lane area; and
- WHEREAS, the Countrymax Subdivision map dated July 13, 2018 shows a Proposed Countrymax Lot, part of Tax # 48-03-32.1 & Part of Tax # 48-03-16.3, measuring 1.699 acres, which would split the two existing tax parcels into smaller lots; no development of any of the proposed lots is included with the referral materials; and
- WHEREAS, the Country Max store, yard and a portion of the large parking lot would occur on the newly created 1.699 acre lot; the remainder of the parking lot and portions of the existing driveway access to Crabtree Lane would occur via the segmented parcel to the north, as well as a separate tax parcel 048.-03-32.2; and
- WHEREAS, the Subdivision Plan shows a generally 24-foot wide Access Drive easement running north to south along the subject lots, and connecting to an area further to the south labeled Town of Cicero Connector Ingress and Egress Easement; the 24-foot easement also includes an east-west segment connecting to Route 11 just north of Mud Creek; the easement presumably provides legal access to the newly created landlocked parcels; and
- WHEREAS, the Plan shows overhead power lines on the eastern edge of the parcels,



between the site and Interstate Route 81; and

WHEREAS, a buried Mud Creek corrugated swale crosses the proposed new parcel just north of the building; Mud Creek is a significant drainage corridor connecting major wetland areas in the northern suburbs; floodplain and wetlands associated with Mud Creek occur on significant portions of all three proposed parcels; and

WHEREAS, the building is served by public water and sewer and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; an Onondaga County Trunk Sewer (Mud Creek) and easement runs along portions of the proposed lots; and

WHEREAS, ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at [www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html); and  
ADVISORY NOTE: the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

WHEREAS, a Clay-Cicero Route 31 Transportation Study by the Syracuse Metropolitan Transportation Council was completed in 2010 and recommended several strategies to help Clay and Cicero preserve traffic mobility, promote connectivity, reduce vehicle miles traveled, and create compact, mixed use and transit-supportive communities through thoughtful site planning; and

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

1. The Town and applicant are encouraged to continue to work closely with the New York State Department of Transportation, Transportation Council and the Planning Agency on a coordinated access and mobility plan to facilitate well-planned redevelopment activity while preserving traffic mobility, safety and access within this activity node.
2. The municipality is encouraged to also consider the important environmental, aesthetic and stormwater management functions of Mud Creek and its related floodplains and wetlands, in creating a redevelopment strategy and site designs for this area.

**The motion was made by Lisa Dell and seconded by James Corbett. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Robert Antonacci - yes; Lisa Dell - yes; Bill Fisher - yes; Marty Voss - yes; David Skeval - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 05, 2018

OCPB Case # S-18-63

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of Cicero Planning Board at the request of LOK Development, LLC for the property located at Whiting 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 Whiting Road (Route 147) and South Bay Road (Route 208), both county roads; and
- WHEREAS, the applicant is referring a final subdivision to create 29 single-family residential lots on 11.34 acres as part of a phased Wallington Meadows subdivision expansion in a Residential (R10) zoning district; and
- WHEREAS, the site is located in a transitional area in northern Cicero with a mix of undeveloped open lands and newer single-family subdivision tracts; the existing Wallington Meadows subdivision has access to Whiting Road and South Bay Roads, both county roads; and
- WHEREAS, in 2016, the Board recommended disapproval of a preliminary subdivision referral (Z-16-73) for the project, which showed 49 total lots and a layout configured with a closed loop road connecting only to the subdivision road to the north, which the OCPB did not endorse; in 2018, the Board offered Modification of a Subdivision referral (S-18-27) to create 19 of the proposed 49 lots presented in 2016; the current referral is for the remaining lots; in 2004, the Board recommended disapproval of a 225-lot Wallington Meadows subdivision, which included the current land; with the Board citing traffic, local road networks, and impacts to Route 31; and
- WHEREAS, the current Final Plan dated July 30, 2018 generally reflects the locally adopted preliminary subdivision layout with 29 lots currently proposed (Lots 184-213), and 19 previously reviewed lots along a closed loop roadway connecting to the existing Cobalt Drive and Alizarian Avenue to the north; and
- WHEREAS, an updated traffic impact study was required by the Onondaga County Department of Transportation at the time of the 2016 Preliminary Subdivision review; the Department has not received traffic data from the applicant to date; and
- WHEREAS, the plan shows lots ranging from 10,000-23,800 square feet each, with connections to OCWA public drinking water and local wastewater infrastructure to be expanded for the project, and the site is located in the Brewerton Wastewater Treatment Plant Service Area; per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at [www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html); and

WHEREAS, drainage easements are shown on the plan, generally leading to a larger easement / detention area at the southwest corner of the site, on several proposed single-family lots; and

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

WHEREAS, the Clay-Cicero Route 31 Transportation Study, completed by the Syracuse Metropolitan Transportation Council in 2010, forecasted a 40 percent increase over 20 years in vehicle miles traveled along the NYS Route 31 corridor, assuming buildout projections and planned road networks provided by the Towns, and determined that land use changes (both in spatial distribution and in magnitude of total growth) have a much more significant impact on total traffic in the Town of Clay than any of the transportation network modifications that were modeled; the Limited Growth scenario achieved the most study goals including minimizing community vehicle miles traveled through the orderly development of compact, mixed use communities in proximity to existing nodes and services with bicycle and pedestrian access and a density that can support enhanced transit; and

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

The applicant must contact the Onondaga County Department of Transportation to provide the previously required traffic data related to access points to South Bay Road and Lakeshore Road, and must complete any mitigation as identified by the Department.

The Board also offers the following comment(s):

The Board and Onondaga County Department of Transportation continue to advocate for an interconnected local network of roadways to increase efficiency and mobility, reduce reliance on congested arterial roadways and foster emergency vehicle access for residents in this portion of Cicero.

**The motion was made by James Corbett and seconded by Lisa Dell. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Robert Antonacci - yes; Lisa Dell - yes; Bill Fisher - yes; Marty Voss - yes; David Skeval - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 05, 2018

OCPB Case # S-18-64

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Village of Manlius Planning Board at the request of Konrad Developers, Inc. for the property located at Left Field Course; 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 Highbridge Road (Route 92) and Fayetteville Manlius Road (Route 257), both state highways, and the municipal boundary between the Village of Manlius and the Town of Manlius; and
- WHEREAS, the applicant is proposing to subdivide a vacant 5-acre parcel into 9 residential building lots in a Residential (R-1) zoning district as Phase Two of the Centerfield Court subdivision; and
- WHEREAS, the Board previously recommended Modification of a similar subdivision in 2012 (S-12-52), noting wastewater offset requirements, stormwater and drinking water coordination; and
- WHEREAS, the currently vacant site is located in a previously annexed site at the northwestern edge of the Village of Manlius, between Highbridge Road (NYS Route 92) and Fayetteville-Manlius Road, and is entirely surrounded by single-family housing; and
- WHEREAS, the Phase 2 – Centerfield Final Plan revised July 2, 2018 shows a nine-lot cul-de-sac residential subdivision as an extension to the local road Left Field Course; lots range from 0.345 to 0.937 acres each, with setback areas noted on the plan; and
- WHEREAS, the Plan shows all lots would access Highbridge Road via an extended Left Field Course, a local road; the existing lot has approximately 20' of frontage onto Fayetteville-Manlius Road, however, no development or access is shown or proposed; the Onondaga County Department of Transportation advises that no direct access shall be permitted onto Fayetteville-Manlius Road; and
- WHEREAS, the development would be served by public water (OCWA) from the existing phase of Centerfield Court);  
ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and
- WHEREAS, the development would be served by Village sewers from the existing phase of Centerfield Court; the site is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area;  
ADVISORY NOTE: The Onondaga County Department of Water Environment

Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity;

ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer;

ADVISORY NOTE: The Onondaga County Health Department's Bureau of Public Health Engineering must formally approve a sewage disposal plan for the proposed lot prior to Department endorsement of the subdivision; and

WHEREAS, the Site Plan shows a "No Disturbance Buffer" around the perimeter of the site ranging in depth but minimally 10 feet; two stormwater basins are shown on the plan, one labeled as bio-retention and one as dry detention; both connect to a swale and the EAF notes stormwater will discharge via "existing natural swale to facilities along Highbridge Road"; and

WHEREAS, ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land, must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity. For projects within a designated municipal storm sewer system (MS4) municipality, the applicant must prepare a Stormwater Pollution Prevention Plan (SWPPP) and consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP). The applicant is advised that they must submit a Notice of Intent (NOI) and an MS4 SWPPP Acceptance Form (signed by the municipality) to the DEC Bureau of Water Permits. The municipality should ensure that a letter of acceptance is received from the DEC prior to issuance of a building permit.

WHEREAS, per the NYSDEC's EAF Mapper, the site may contain Northern Long-Eared Bats or habitats which has been listed by the state or federal government as a threatened or endangered plant species; impacts to bat species are often associated with tree clearing;

ADVISORY NOTE: Per the NYS Department of Environmental Conservation (DEC), a careful on-site evaluation should be done to confirm the size, status, and specific locations of any natural communities on the parcel, and to document the presence of any significant plants or wildlife. The applicant is advised to contact the DEC to determine if the project should be reviewed as part of the State Environmental Quality Review (SEQR) process; and

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

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

**The motion was made by Robert Antonacci and seconded by Lisa Dell. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Robert Antonacci - yes; Lisa Dell - yes; Bill Fisher - yes; Marty Voss - yes; David Skeval - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 05, 2018

OCPB Case # S-18-65

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of DeWitt Planning Board at the request of Church of the Living Word for the property located at 6099-6101 Court Street Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of New York State Route 298, a state highway; and
- WHEREAS, the applicant is proposing to combine two parcels into one (New Lot 1A - 24.44 acres), to facilitate construction of an accessory structure for an existing church on site, in an Industrial zoning district; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-18-275) for a 4,680 square foot equipment building on site; and
- WHEREAS, per the Re-Subdivision Plan dated April 18, 2018,, the 19.71 acre parcel currently contains an existing large church building, school, and another “existing building”, as well as a large parking lot with approximately 620 parking spaces, and remaining lawn areas; an adjacent 4.73 acre parcel is currently vacant lawn and wooded area; and
- WHEREAS, the proposed 4,680 square foot equipment building and garage would be constructed on the 4.73 acre portion of the site, adjacent to the existing parking lot, and would contain grounds keeping equipment and vehicles, buses and school field athletic equipment, and an office;
- WHEREAS, the local application and plan also reference a barbecue pavilion, fire pit and toilet facilities for church functions, screened shed to store two open-style utility trailers, as well as a small detention basin; and
- WHEREAS, the site has existing access to public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, the Subdivision Plan shows a 12.5’ wide Water Easement and 25’ wide sanitary sewer easement running along the rear of the two parcels, and parallel to NYS Route 298; Sanders Creek, associated federal wetlands, and the Ley Creek trunk sewer occur in this location; and
- WHEREAS, the church has three driveways onto Court Street Road, a Town road, and through an adjacent parcel onto NYS Route 298, at a four-way intersection; no additional access onto NYS Route 298 is proposed or shall be permitted; and

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

**The motion was made by Robert Antonacci and seconded by Lisa Dell. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Robert Antonacci - yes; Lisa Dell - yes; Bill Fisher - yes; Marty Voss - yes; David Skeval - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 05, 2018

OCPB Case # S-18-66

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Camillus Planning Board at the request of John Szczech for the property located at NYS Route 5 / Angus Ranch Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Route 5, a state highway, Bennetts Corners Road (State Route 321 and County Route 66), and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a parcel into two new lots, Lot 100 (1.00 acres) and Lot 101 (180.63 acres) in Rural Residential (RR) and Residential (R-1) zoning districts; and
- WHEREAS, the Board previously recommended Disapproval of a Zone Change referral (Z-18-168) for the entirety of the 175 acre parcel, from Rural Residential (RR) to Residential 1 (R1) zoning, to allow for development of the site; the Board expressed concerns relative to future buildout and did not endorse a zone change that would allow for extensive low-density development in a rural transitional location, and noted wastewater treatment limitations; it appears the Town voted to approve a zone change to R1 zoning only for the currently proposed 1-acre parcel, and the remainder of the site remains RR zoning; and
- WHEREAS, the Preliminary Plan shows the existing house and driveway along Route 5 and surrounding land (1 acre) to be subdivided from the larger lot and is shown as Lot 100 with the remainder of the site shown as Lot 101 (180.63 acres); and
- WHEREAS, the remaining lands include an existing metal barn set behind the house, and two existing houses occurring towards the center of the site, each with their own driveway access to Angus Ranch Road; notes on the Preliminary Plan – Angus Road Subdivision map dated August 7, 2018 indicate the total number of lots proposed is 4; the plan shows three informal lot boundaries on Angus Ranch Road and labeled Samuel R. Dell, Jr. (Exception), which are not part of the current subdivision referral; and
- WHEREAS, aerial imagery shows the remainder of the site to be covered by farm fields and forested areas; the site is located in a rural area in the Bennetts Corners hamlet of Camillus; the site and surrounding lands are enrolled in New York State Agricultural District 3 and appear to contain active farmland; and
- WHEREAS, the plan shows both proposed lots to have frontage on NYS Route 5 to the north and the remaining lands onto Bennetts Corners Road, a county road, to the west; there is an L-shaped, private road, Angus Ranch Road, with a 60' permanent right-of-way for ingress/egress and gated access onto Route 5 and Bennetts Corner Road that crosses the parcel; per the subdivision map, there



is a separate existing residential parcel with access to Angus Ranch Road at the center of the parcel; and

WHEREAS, the Onondaga County and New York State Departments of Transportation advised during the prior zone change review that all future access to the remainder of the site must come from Angus Ranch Road; any future development plans for the site must be reviewed and approved by the Departments early in the planning process and will necessitate traffic and drainage data requirements for full build out of the site; and

WHEREAS, the referral notice indicates the existing house is served by an individual well and septic system; the site is located within the Onondaga County Sanitary District, however the nearest public sewer line is located more than a mile from the site; the Onondaga County Health Department advises that any existing or proposed septic systems must be approved by the Department prior to any future subdivision or development of the site; and

WHEREAS, GIS mapping shows the site may contain federal wetlands that appear to correspond with two small ponds on the west side of the parcel; for any proposed future development near the wetland areas, the applicant is advised to conduct a formal wetland delineation to determine the presence and location of any federal wetlands on the site; any delineated wetlands must be confirmed by the U.S. Army Corps of Engineers and shown on the plans for the site; the applicant is also advised to contact the Corps prior to any future development of the site to determine whether permits are necessary and obtain any applicable permits; and

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

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

The Board encourages the Town to consider the potential long-term effects of scattered residential development of agricultural lands, particularly within areas containing New York State Agricultural District properties. Potential conflicts with agricultural operations, degradation of agricultural soils, changes to the rural character, increased public service demands and costs, reduction of open space and farmland, stormwater quality, and impacts to road safety and mobility may cumulatively occur.

**The motion was made by Lisa Dell and seconded by James Corbett. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Robert Antonacci - yes; Lisa Dell - yes; Bill Fisher - yes; Marty Voss - yes; David Skeval - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 05, 2018

OCPB Case # S-18-67

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of Pompey Planning Board at the request of Daniel Hoefler for the property located at 3048 Route 91; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Route 91, a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 49.2-acre parcel into two new parcels, Lot Three (36.73 acres) and Lot Four (11.75 acres) in a Farm zoning district; and
- WHEREAS, the 49-acre, irregularly shaped parcel spans a sloping hillside (150 foot grade change down to road) and is located in a rural and agricultural area north of the hamlet of Pompey, along NYS Route 91; and
- WHEREAS, the parcel contains a single-family home, tilled acreage, lawn and forested land; the Environmental Assessment Form describes the action as splitting off 11 acres to create a new building lot for a family member; no additional information regarding a proposed residence was included with the referral materials; and
- WHEREAS, the submitted subdivision plan dated August 16, 2018 shows a two lot subdivision, with Lot 3 (36.73 acres) to contain the northernmost house and lands and approximately 1000 feet of frontage, as well as a 53.77 foot wide strip of land to accommodate an existing driveway running along an adjacent parcel and leading to Route 91 to the south; proposed Lot 4 would be 11.75 acres and currently contains agricultural fields, forested lands, and 276 feet of frontage; and
- WHEREAS, ADVISORY NOTE: Any proposed driveways onto NYS Route 91 require a residential driveway permit from the NYS Department of Transportation Onondaga East Residency office, and no additional access to Route 91 will be permitted from proposed Lot 3; and
- WHEREAS, the existing house is served by an individual well and septic system, and the site is located outside the Onondaga County Sanitary District; and
- WHEREAS, ADVISORY NOTE: The Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to issuance of a building permit; and
- WHEREAS, the subject site as well as significant areas of surrounding land are enrolled in the New York State Agricultural Districts program; and

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

**The motion was made by Robert Antonacci and seconded by Lisa Dell. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Robert Antonacci - yes; Lisa Dell - yes; Bill Fisher - yes; Marty Voss - yes; David Skeval - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 05, 2018

OCPB Case # Z-18-264

- 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 Village of Marcellus Village Board at the request of Village of Marcellus for the property located Chrisler Street; and
- WHEREAS, General Municipal Law Section 239-1-3 allows municipalities to refer applications to the County Planning Board for informal review or technical assistance; and
- WHEREAS, the applicant is proposing improvements to Chrisler Street, to include new lighting, extended sidewalks, and a pedestrian walkway from Chrisler Street to the Marcellus Free Library; and
- WHEREAS, the site is located just west of Nine Mile Creek and Upper Crown Mill, a former 19th Century woolen mill that was converted to condominiums; Chrisler Street is a local road off North Street (NYS Route 174) that serves single-family residential dwellings in the Village of Marcellus; the road dead ends at a parcel across from the Marcellus Free Library to the east, for which the Board reviewed site plan (Z-17-297) and subdivision (S-17-57) referrals to combine the two parcels and construct a new parking lot for the library; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated August 2, 2018, proposed improvements will include replacing existing streetlights with historic lampposts and LED lights and extending the existing concrete sidewalks roughly 200' to the east; all work will occur within the Village right-of-way along Chrisler Street; and
- WHEREAS, the Village of Marcellus Comprehensive Plan 2007 includes transportation goals and objectives to promote pedestrian safety and improve pedestrian connectivity throughout the Village; the proposed project will complete the sidewalk network along Chrisler Street; and
- WHEREAS, the Village Comprehensive Plan also encourages a uniform street lighting system, and the proposed lampposts will be similar to those occurring on other streets in the Village; and
- WHEREAS, an additional pedestrian pathway is proposed which would connect the sidewalks along Chrisler Street to the adjacent library parcels; no additional information regarding the pathway are included; and
- WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that an area just east of Chrisler Street, including a portion of the library's parking lot parcel, is located within the 100-year floodplain, which may require elevation of structures and other mitigation; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, the site is located near the Tefft-Steadman House 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 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 supports the Village of Marcellus in working to implement multiple community planning goals to increase safety, access and mobility options, reinforce its traditional community character, and add value to its village through contextual improvements within the public realm.

**The motion was made by Lisa Dell and seconded by James Corbett. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Robert Antonacci - yes; Lisa Dell - yes; Bill Fisher - yes; Marty Voss - yes; David Skeval - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 05, 2018

OCPB Case # Z-18-265

- 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 Fabius Zoning Board of Appeals at the request of Anthony Bechy for the property located at 6554 State Route 80; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Route 80, a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting an area variance to reduce frontage requirements from 500' to 300' and 444.45' for two proposed parcels to be created in the proposed subdivision of a 24.25-acre parcel in a Rural Residential zoning district; and
- WHEREAS, the Board is concurrently reviewing a subdivision referral (S-18-58) as part of the proposed project; and
- WHEREAS, the site is located along NYS Route 80 and east of the Apulia Station hamlet area in the Town of Fabius; the site and surrounding lands are enrolled in NYS Agricultural District 4; surrounding lands appear to contain active farmland;  
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 subdivision plan dated February 7, 2018 shows the site contains an existing one-story house, a detached garage, pool, and an existing gravel driveway onto Route 80; aerial imagery shows the existing structures to be surrounded by maintained lawn (less than 2 acres) and the remainder of the site appears to be unmaintained grass, overgrown vegetation, and marshland; and
- WHEREAS, the subdivision plan shows proposed Lot #2A (4.25 acres) with 444.45' of frontage and containing the existing structures and lawn, and proposed Lot #2B (20 acres) is shown with 300' of frontage and containing the remaining lands; and
- WHEREAS, per the local area variance application, purchase offers are pending for the proposed parcels, with Lot #2B "purportedly to be maintained in its current condition by future purchases and land protected from further development"; and
- WHEREAS, a letter from the New York State Department of Transportation dated April 13, 2018 indicates that the Department is "in conceptual agreement that when the lot is subdivided a residential driveway may be installed on what will be

considered Lot #2B”;

ADVISORY NOTE: the proposed driveway onto NYS Route 80 will require a highway work permit from the NYS Department of Transportation Onondaga East Residency office; and

WHEREAS, the site is served by an individual well and septic system; per the subdivision plan, there is a septic field area ("location by others") on proposed Lot #2A at the rear of the house and a well in front of the garage, both of which appear to occur within the maintained lawn area; 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 issuance of a building permit; and

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

WHEREAS, GIS mapping shows the site may contain two large state and federal wetland areas with the state 100-foot wetland buffer covering a portion of the existing house; an area labeled “wet area” is shown on the subdivision plan, which appears to roughly overlap with the potential state and federal wetlands and the floodplain area;

ADVISORY NOTES: any proposed development of the site may be subject to permits from the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers; and

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

WHEREAS, the site may contain the Northern Harrier, 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:

1. The applicant is advised to contact the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation to confirm the presence and location of federal and/or state wetlands and/or the 100-foot state wetland buffer on the site, and show all confirmed wetlands on the filed subdivision plan.

2. The Board encourages the Town to consider the potential long-term effects

of large-lot, strip subdivisions along road frontages, particularly within areas containing New York State Agricultural District properties and in farm/agricultural zoning districts, as potential conflicts with agricultural operations, changes to the rural character, increased public service demands and costs, reduction of open space and farmland, and impacts to road safety and mobility may cumulatively occur.

**The motion was made by Lisa Dell and seconded by James Corbett. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Robert Antonacci - yes; Lisa Dell - yes; Bill Fisher - yes; Marty Voss - yes; David Skeval - yes.**





JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 05, 2018

OCPB Case # Z-18-266

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Clay Planning Board at the request of Timothy Day / Circle K - 3995 for the property located at 8578 Henry Clay Boulevard; 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 New York State Route 31, a state highway, and Henry Clay Boulevard, a county highway; and
- WHEREAS, the applicant is requesting a special permit to modify existing signage for a convenience store/gas station, formerly a Nice-N-Easy, to Circle K specifications, on a 4.84-acre parcel in a Regional Commercial (RC-1) zoning district; and
- WHEREAS, in 2008 the Board recommended Disapproval of a zone change referral (Z-08-326) for the Nice N Easy gas station, citing plan conflicts and community character; the Board recommended Modification of related subdivision, site plan and special permit referrals for the project (S-09-91, Z-09-32, -33 and -34), citing regulatory requirements and other site planning recommendations; and
- WHEREAS, the site is located at the intersection of Henry Clay Boulevard, a county road, and NYS Route 31 in the Town of Clay, approximately 1 mile east of the highly commercialized retail portion of the corridor; the site abuts a residential neighborhood to the east; on the adjacent parcel to the south, the Board recently reviewed site plan (Z-16-180) and special permit (Z-17-347) referrals for a self-storage facility (now under construction), as well as a special permit referral (Z-18-155) for existing utility infrastructure (Utica rack); and
- WHEREAS, the submitted Site Overview plans dated November 22, 2017 shows the site contains an existing one-story convenience store with a front yard fuel canopy (8 pumps, 16 fuel dispensers), concrete sidewalks at the front and sides of the building, parking at the front and west side, and an internal drive at the rear and east side; there is an existing right-in, right-out only driveway on Route 31 and a full access driveway with dual exit lanes on Henry Clay Boulevard; ADVISORY NOTES: per the NYS Department of Transportation, all existing or proposed driveways on Route 31 must meet Department requirements; per the Onondaga County Department of Transportation, all existing or proposed driveways on Henry Clay Boulevard must meet Department requirements; and
- WHEREAS, per the plans, there is an existing monument sign (93 sf, 23' tall), to be refaced, located at the front of the site along Route 31; plans for the sign show proposed signage to include a Circle K watermark panel (7'-1 1/16" x 5'-5"), two gas price sign panels (7'-1 1/16" x 2'-11 1/2" and 6' x 1'-6") with LED digits and toggle panel, and an Easy Street Eatery panel; LED retrofit lighting

will be installed in all existing cabinets; per the Town zoning code, electronic message signs require a special permit; and

WHEREAS, per the sign plans, additional signage improvements include refacing the existing monument sign (39 sf) north of the driveway on Henry Clay Boulevard, replacing existing wall mounted signs (60 sf each) on the front and west side of the building, replacing fuel pump signage, and refacing existing enter and exit signs at both driveways; per the plans, the proposed project also includes repainting the building, bollards, and light poles to meet Circle K specifications;

ADVISORY NOTE: per the New York State and Onondaga County Departments of Transportation, signage is not permitted in the state or county right-of-way and must not obstruct sight distance; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; 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 Robert Antonacci and seconded by Lisa Dell. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Robert Antonacci - yes; Lisa Dell - yes; Bill Fisher - yes; Marty Voss - yes; David Skeval - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 05, 2018

OCPB Case # Z-18-267

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Village of Manlius Village Board at the request of Daniela Chobor, DDS for the property located at 103 Academy Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of East Seneca Street (Route 173) and Washington Street (Route 92), both state highways; and
- WHEREAS, the applicant is requesting a special permit to allow a home occupation (Sleep Apnea Wellness Center) in an existing residence on a 1.25-acre parcel in a Residential (R-1) zoning district; and
- WHEREAS, the site is located just east of the major intersection of East Seneca Street (NYS Route 173) and Washington Street (NYS Route 92) in the Village of Manlius; surrounding land uses are primarily residential; and
- WHEREAS, aerial imagery shows the site has frontage on Academy Street, a local road, and contains an existing two-story house; there is an existing driveway that appears to be shared with the adjacent residential lot;  
ADVISORY NOTE: Per the Onondaga County Department of Transportation, the municipality is advised to ensure appropriate access agreements are in place for any shared driveways; and
- WHEREAS, an email from the applicant to the Village indicates that two rooms on the first floor of the house will be used for seeing patients, to consist of a consult and taking impressions for a mandibular advancement device as necessary for snoring and/or sleep apnea, as part of the proposed Sleep Apnea Wellness Center; and
- WHEREAS, per the local application, the Sleep Apnea Wellness Center will operate Monday through Friday by appointment only and have a maximum number of 2 employees on site at one time; there will be 3 off-street parking spaces available; and
- WHEREAS, per the local application, proposed signage includes a small sign with the doctor's name and degree and the house number; no additional information regarding signage was included; and
- WHEREAS, the site is served by public drinking water and sewers and is located in Meadowbrook Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, 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 offset plan/project in coordination with the municipal engineer; and

WHEREAS, the site is adjacent to the Manlius Village and Christ Church Cemeteries and located near the Manlius Village Historic District, which are listed on, or have been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

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

**The motion was made by Robert Antonacci and seconded by Lisa Dell. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Robert Antonacci - yes; Lisa Dell - yes; Bill Fisher - yes; Marty Voss - yes; David Skeval - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 05, 2018

OCPB Case # Z-18-268

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Zoning Administration at the request of Cuse Cars for the property located at 500 & 512 East Hiawatha Boulevard; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Alliance Bank Stadium, a county-owned facility, and the CNY Regional Market; and
- WHEREAS, the applicant is proposing to create a new parking lot and repave an existing parking lot on two parcels in a Commercial, Class B zoning district; and
- WHEREAS, the Board is concurrently reviewing a subdivision referral (S-18-60) as part of the proposed project; and
- WHEREAS, the site is located at the intersection of Hiawatha Boulevard East and First North Street, both city streets, in the Northside neighborhood of the City of Syracuse; the site is east across Hiawatha Boulevard East from NBT Bank Stadium, the CNY Regional Market, and the Regional Transportation Center; other surrounding land uses are commercial, office, and light industrial; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse draft zoning map dated March 2018, the proposed zoning for the lots is Mixed Use Office (MX-3), which would act to “provide for pedestrian friendly areas of medium- to higher-density residential development and compatible nonresidential uses, such as offices and supporting secondary commercial uses”; the existing use may become a grandfathered nonconforming use under the new zoning; and
- WHEREAS, the submitted subdivision plan dated May 3, 2018 shows the site contains an existing one-story building (New Millenium Auto Brokers) occurring near the boundary between the two lots with a paved parking lot covering the remainder of the southern lot and gravel covering the entirety of the northern lot; aerial imagery shows an existing concrete sidewalk along First North Street; the sidewalk along Hiawatha Boulevard East appears to be mostly covered by gravel and asphalt; and
- WHEREAS, per the subdivision plan, there are two existing curb cuts, one each on First North Street and Hiawatha Boulevard East; there is a second curb cut on Hiawatha Boulevard East that appears to be partially situated at the front of the adjacent parcel to the north, which also contains an area of contiguous gravel; and
- WHEREAS, the local subdivision application indicates that the proposed lot merger is intended to allow the applicant to uniformly pave the total area; per the submitted Environmental Assessment Form (EAF) dated July 24, 2018, the proposed parking areas are intended for customer and inventory parking for

the existing automobile dealership on the site; and

WHEREAS, the submitted Site Plan dated July 2, 2018 shows the gravel area to be replaced by new asphalt pavement providing 30 parking spaces on the north side of the building; the remainder of the southern parcel will be milled and the top 1" of asphalt pavement will be replaced by new asphalt; an additional 30 parking spaces are shown on the southern side of the building; a new two course concrete sidewalk to be in accordance with the City of Syracuse curb cut permit is shown along Hiawatha Boulevard East; and

WHEREAS, per the EAF, stormwater discharges will be directed to the City of Syracuse combined sewer; the Site Plan shows two new catch basins, one in each parking area, to be connected by a pipe and tie-in to the existing drainage pipe near the Hiawatha Boulevard East and First North Street intersection; ADVISORY NOTE: the applicant and municipality are encouraged to consider the use of green infrastructure to further reduce stormwater runoff and improve stormwater quality; and

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

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

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

1. The City and applicant are encouraged to consider the goals of the Northside TNT Five-Year Plan and incorporate a high-quality right-of-way and enhanced walkability into the plans for the project, which may include a deeper planting strip between the sidewalks and streets to allow space for street trees, grass/plantings, stormwater drainage, snow storage and a buffering setback from the roadway. Removal of asphalt surfaces within the setbacks and right-of-way are encouraged. The applicant is encouraged to contact the Onondaga County "Save the Rain Program" website at

<http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.

2. The City is encouraged to consider whether the proposed parking layout is too intensive for the site and neighborhood, and whether snow storage areas should be identified on the plan and drive aisles required to prevent extensive backing and maneuvering of vehicles in the public right of way.

3. The City is advised to ensure appropriate access agreements or easements are in place for any shared driveways, use of neighboring lands for vehicular circulation, or shared parking areas.

**The motion was made by Lisa Dell and seconded by James Corbett. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Robert Antonacci - yes; Lisa Dell - yes; Bill Fisher - yes; Marty Voss - yes; David Skeval - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 05, 2018

OCPB Case # Z-18-269

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of New Burnet, LLC for the property located at 439-441, 443-447 & 449 Burnet Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Route 690, a state highway; and
- WHEREAS, the applicant is requesting a special permit to operate a bar/restaurant (The Listening Room at 443 Café & Lounge) and modify current floor plan and signage on an existing building in a Business, Class A zoning district; and
- WHEREAS, in 2005, the Board offered no position for a special permit referral (Z-05-225) to modify a floor plan and expand the outdoor customer area of a restaurant on the subject site; and
- WHEREAS, the site is located in the City's Hawley-Green neighborhood, just north of I-690 and across the street from the New York Central Railroad Passenger & Freight Station, which is listed on the National Register of Historic Places; surrounding land uses are a mix of commercial and multi-family residential; and
- WHEREAS, the submitted survey map dated March 17, 2004 shows the site has frontage on Burnet Avenue and contains an existing 3-story building (approximately 6,000 sf) set at the right-of-way line; the building has a rear enclosed patio, and is otherwise surrounded by tarvia, a gated, chain link fence and tree cover; the site has an existing sidewalk and two curb cuts on Burnet Avenue; and
- WHEREAS, a letter to the City from the applicant indicates that the Listening Room at 443 will be a café and lounge occupying the first floor of the building and serving coffee, cocktails, and a limited food menu and will feature live, acoustic music and community programming; the building includes 2 two-bedroom apartments, one each on the second and third floors; the first floor has been vacant since 2014, but has previously been used as a bar and/or restaurant; and
- WHEREAS, per the local application, the lounge will be open Monday through Friday from 7am to 10pm and Saturday and Sunday 9 am to 10pm; there will be a maximum of 2 employees on premises at one time, and a rendering shows seating for approximately 50 patrons; and
- WHEREAS, per the local application, proposed signage includes a projecting sign (2' x 4') to be located at the southeast corner of the building and a window sign (31" x 34") on the front door; the projecting sign will not use the existing sign bracket; it will be mounted on a new bracket at a height of 13.83' above grade;



and

WHEREAS, per the letter, no other exterior construction or remodeling is planned as part of the project; parking for the Listening Room at 443 will occur on-street as the existing tarvia area is reserved for tenant parking, trash and recyclables, and a temporary storage unit; the existing patio is also reserved for use by the building tenants; and

WHEREAS, per the current City of Syracuse zoning ordinance, restaurants are permitted in the BA district, but require a special permit where the restaurant or its off-street parking spaces are within 500' of a district where restaurants are not permitted; the site abuts parcels zoned Residential, Class B (RB) to the north; and

WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning districts and regulations; per the ReZone Syracuse draft zoning map dated March 2018, the proposed zoning for the lots is Mixed Use Office (MX-3), which would act to "provide for pedestrian friendly areas of medium- to higher-density residential development and compatible nonresidential uses, such as offices and supporting secondary commercial uses"; per the ReZone Syracuse Consolidated Draft dated March 2018, restaurants and upper-floor residential are permitted uses in the proposed MX-3 district, without buffering requirements; and

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

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

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: V00502, C724111, B00003) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site is located near the Hawley-Green Street Historic District which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

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

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

**The motion was made by Robert Antonacci and seconded by Lisa Dell. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Robert Antonacci - yes; Lisa Dell - yes; Bill Fisher - yes; Marty Voss - yes; David Skeval - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 05, 2018

OCPB Case # Z-18-270

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of James Renna for the property located at 9938 Fancher Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of the municipal boundary between the Town of Clay and Oswego County; and
- WHEREAS, the applicant is requesting an area variance to construct a two car garage on a non-conforming 0.16-acre parcel in a Residential (RA-100) zoning district; and
- WHEREAS, the Board previously recommended Modification of a similar area variance request (Z-17-334) for the project with slightly different dimensions, advising the applicant must coordinate with the Onondaga County Health Department to ensure no conflicts with the existing septic system; and
- WHEREAS, the site is located along South Fancher Road, a local road, and has 20' of shoreline on the Oneida River; surrounding land uses include other shoreline housing, and agricultural and forested parcels to the south; and
- WHEREAS, the modified survey map originally dated April 2, 2001 shows the site contains an existing two-story house and deck and fencing; a deck, shed and wood wall occur between the house and the shoreline of the Oneida River, some occurring on a separate parcel; and
- WHEREAS, aerial imagery shows an existing gravel driveway/parking area at the front of the site, with access to South Fancher Road; a boat launch on the neighboring parcel shares the gravel surface and road access; and
- WHEREAS, per the submitted drawing, the proposed garage (26' x 28') will be constructed on the side of the house (expanded 6' to meet garage) where the open gravel parking area occurs; and
- WHEREAS, per the Town of Clay zoning ordinance, the applicant is seeking a 14' front yard setback (75' required for accessory structures) and 7' side yard setback where 25' is required; and
- WHEREAS, the referral from notes the site is served by public water and an individual septic system; per the Onondaga County Department of Finance Office of Real Property Services, the existing house is served by individual well and septic system; per materials submitted with the variance request notes there is no other placement available that would not infringe on setbacks, leach fields, well placement, or septic; and
- WHEREAS, GIS mapping shows federal wetlands and floodplains along the shoreline associated with the Oneida River, which do not appear to encroach on the proposed garage location; and

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

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

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

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

**The motion was made by James Corbett and seconded by Lisa Dell. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Robert Antonacci - yes; Lisa Dell - yes; Bill Fisher - yes; Marty Voss - yes; David Skeval - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 05, 2018

OCPB Case # Z-18-271

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of Sonbyrne Sales, Inc. / Byrne Dairy Clay for the property located at 4739 Buckley 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 Buckley Road (Route 161) and Henry Clay Boulevard (Route 121), both county highways; and
- WHEREAS, the applicant is proposing construction of a 4,232 sf Byrne Dairy convenience store and fueling facility on a 6.76-acre parcel in a Limited Use for Gasoline Services (LuC-1) zoning district; and
- WHEREAS, the Board recently offered No Position With Comment on a zone change referral (Z-18-190) to change the zoning of the subject parcel from Highway Commercial (HC-1) to Limited Use Gasoline Services (LuC-1) as part of the proposed project, encouraging the Town and applicant to consider alternate zoning for the remainder of the site and reducing the scale of the disturbed area to minimize impervious surface coverage and allow for future development on remaining lands; in 2009, the Board offered no position with comment for a zone change referral (Z-09-234) to rezone the subject parcel from Residential Agricultural (RA-100) to the current HC-1 zoning, citing traffic and drainage considerations for the next phase of development; and
- WHEREAS, the site is located at the intersection of Buckley Road and Henry Clay Boulevard, both county roads, in the Town of Clay; the site is adjacent to a one-story office building and across Buckley Road from a Sunoco gas station and convenience store; there is a band of industrial uses situated between Henry Clay Boulevard and Morgan Road to the west (Woodard Industrial Park); surrounding land uses are mostly residential east of Henry Clay Boulevard; and
- WHEREAS, the submitted Zone Change Map dated June 8, 2018 shows the parcel is vacant, open land with a wooded area occurring at the rear of the site where the parcel abuts a residential neighborhood; there is a 30+' drop in elevation from the front of the site to the back, with the steepest topography occurring at the rear, forested area and in the Henry Clay Boulevard right-of-way; aerial imagery shows the site has existing curb cuts on Buckley Road and Henry Clay Boulevard and the remnants of an existing u-shaped gravel driveway (to be removed) near the intersection of the two roads; and
- WHEREAS, the submitted Preliminary Site Plan dated August 2018 shows the proposed convenience store building (4,232 sf) facing Henry Clay Boulevard and surrounded on three sides by parking (42 spaces total); a proposed fuel canopy (40' x 132') with 10 fuel pumps and underground storage tanks (20,000 and 10,000 gallons per the EAF) are shown to be situated in front of

the building; proposed landscaping for the project includes street trees along both road frontages and four additional trees at the edge of the asphalt area; and

- WHEREAS, per the Preliminary Site Plan, the previously proposed zone change for the entire site to become LuC-1 is now shown as only affecting the gas station portion of the parcel, and the remaining 4 undeveloped acres (including the entirety of the site's tree cover) is shown to remain HC-1; and
- WHEREAS, per the Preliminary Site Plan, there is a proposed 30' wide driveway onto Buckley Road, to align with the existing driveway for Sunoco across the street, and two proposed 30' wide driveways onto Henry Clay Boulevard, one on either side of the fuel canopy and pumps;  
ADVISORY NOTE: the proposed driveways onto Buckley Road and Henry Clay Boulevard 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 Preliminary Site Plan shows proposed signage will include a freestanding sign (32 sf per side, 18' tall) in a landscape bed near the Buckley Road/Henry Clay Boulevard intersection and a wall-mounted sign (3'-6" x 14') on the front of the building; proposed lighting will include 15 pole mount LED fixtures (17' tall) for yard lighting, 5 LED fixtures mounted on the building wall at 9', and 20 recessed LED fuel canopy lights;  
ADVISORY NOTE: per the Onondaga County Department of Transportation, any existing or proposed signage must not obstruct sight distance; and
- WHEREAS, per the project narrative, the proposed Byrne Dairy will operate 24-7, 365 days a year and employ 25 people; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated August 10, 2018, 4.0 acres of the site will be disturbed by the proposed project; the Preliminary Site Plan shows two stormwater management basins, one near the Buckley Road/Henry Clay Boulevard intersection and one along Henry Clay Boulevard next to the northern proposed driveway;  
ADVISORY NOTE: any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and
- WHEREAS, the submitted project narrative indicates that the site has access to public drinking water service via Buckley Road;  
ADVISORY NOTES: the applicant is advised to contact OCWA's Engineering Department to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and
- WHEREAS, the site does not have immediate access to public sewer; the Preliminary Site Plan shows a proposed lateral sanitary sewer line extension from the site to existing public sewerage 260' south of the intersection along Henry Clay Road; it is unclear whether the extension would require private easements or how the remainder of the site would receive sewer service under the current proposed layout; the site is located in the Oak Orchard Wastewater Treatment Plant and the flow-constrained Davis Road Pump Station service, which would trigger 1:1 flow offset requirements; per the EAF anticipated drinking water

demand and liquid waste generation are each 1,500 gallons per day;  
ADVISORY NOTE: per the Onondaga County Department of Water  
Environment Protection, the applicant must develop a 1 gallon to 1 gallon  
offset plan/project in coordination with the municipal engineer; and

WHEREAS, the project is within 2,000 feet of a site (ID: 734127) in the NYS Department of  
Environmental Conservation Environmental Site Remediation database (per  
EAF Mapper); per the EAF, 734127 is the former American Granby, Inc.  
facility (now closed) and is roughly 1,500' south of the site; as information for  
the site becomes available, it will be reviewed by the NYSDOH to determine if  
site contamination presents public health exposure concerns; 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 provide an adequate wastewater disposal plan and  
applicable approvals must be obtained from the Onondaga County  
Department of Water Environment Protection or the Onondaga County Health  
Department, respectively, prior to Town approval. Per the Onondaga County  
Health Department, additional coordination regarding the proposed method of  
sewage disposal is necessary, and any private easements must be filed and  
indicated on the approved plan.

2. The applicant must continue to coordinate with the Onondaga County  
Department of Transportation to provide any required traffic generation data  
for the proposed use and to subsequently coordinate Buckley Road and Henry  
Clay Boulevard access requirements, which may include converting the  
southernmost, proposed Henry Clay Boulevard driveway into a right-in, right-  
out access. Any modifications required by the Department must be reflected  
on the project plans prior to municipal approval.

3. The municipality must also submit a copy of the Stormwater Pollution  
Prevention Plan (SWPPP) to the Onondaga County Department of  
Transportation for review. Any mitigation as may be determined by the  
Department must be reflected on the project plans prior to municipal  
approval. Additional stormwater runoff into the county's right-of-way or  
drainage system will be prohibited.

The Board also offers the following comment(s):

The Board encourage the following site plan best practice elements to be  
considered for the project: 1) reduce the scale of site disturbance and paving  
to maximize the use of developed land and minimize stormwater impacts, 2)  
place the building at the more prominent frontage location, closer to the road  
and consistent with prevailing setbacks, 3) provide additional landscaping and  
screening of large areas of asphalt, and 4) consider location of stormwater  
retention ponds toward the rear of the parcel and/or in a location which may  
facilitate shared stormwater infrastructure with other future uses.

**The motion was made by James Corbett and seconded by Lisa Dell. The votes were  
recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Robert Antonacci - yes;  
Lisa Dell - yes; Bill Fisher - yes; Marty Voss - yes; David Skeval - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 05, 2018

OCPB Case # Z-18-272

- 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 THREE-MILE LIMIT from the City of Syracuse Planning Commission at the request of JGB Factoring GMBH, LLC for the property located at 4855 & 4875 Executive Drive and 7140 Henry Clay Boulevard; and
- WHEREAS, the site is located within three miles of the City of Syracuse and subject to the extra-territorial jurisdiction of the City of Syracuse under the three-mile limit rule and the site is located within 500 feet of Henry Clay Boulevard (Route 45), a county highway, and the municipal boundary between the Town of Clay and the Town of Salina; and
- WHEREAS, the applicant is proposing to subdivide three parcels into three new parcels, Parcel A (4.838 acres), Parcel D (7.348 acres) and Parcel C (3.489 acres), in Industrial (I-1) and Regional Commercial (RC-1) zoning districts; and
- WHEREAS, the Board recently offered no position for the preliminary subdivision referral (S-18-30) associated with this three-mile limit review; there appears to be no change to the proposed lot line adjustment; the submitted Town of Clay Planning Board Decision dated July 25, 2018 indicates the application received Conditional Final Plat approval pending legal, engineering, and the filing of signed document and easements as acceptable to the Town Attorney; and
- WHEREAS, in 2015, the Board recommended disapproval of a subdivision referral (S-15-28) to create two new lots from one of the subject parcels, citing that it does not support creating a landlocked parcel and a permanent legal means of access must be established for the lot; the proposed lots were reconfigured to address access concerns and the subdivision was approved by the local board, though it does not appear to have taken place; and
- WHEREAS, the site is located off Henry Clay Boulevard, a county road, in the Town of Clay and adjacent to the shared municipal boundary with the Town of Salina; surrounding land uses are a mix of commercial, industrial, residential, and office with the site abutting townhouses to the east and southeast and parcels containing offices for the County Sheriff's Department and Department of Water Environment Protection to the south; and
- WHEREAS, the submitted Final Plan dated August 4, 2017 shows the site consists of three parcels totaling 15.675 acres with frontage on Henry Clay Boulevard and Executive Drive, a local road; the two parcels at the front of the site contain two existing buildings and parking for Honda City; the rear parcel contains three existing buildings and paved areas for a manufacturing operation (Precision Systems MFG, Inc.); all site access comes from driveways onto Executive Drive; per the Onondaga County Department of Transportation, no additional access to Henry Clay Boulevard will be permitted nor is any proposed as part of the project; and

WHEREAS, per the Final Plan, there is critical infrastructure crossing the site between the Honda City and manufacturing buildings including a Niagara Mohawk Power Corporation Easement (50' wide for overhead power lines with 25' wide trimming rights on either side), a New York Transit Co. right-of-way (20' wide for a 10" petroleum main), an Onondaga County Water District right-of-way (66' wide for a 36" water main), and a 20' sanitary sewer easement labeled "Parcel 1"; additional easements for drainage, sanitary sewer, and Onondaga County Water Authority are shown to generally occur around the perimeter of the parcels; and

WHEREAS, the Final Plan shows the town-owned portion of Executive Drive to end just before a turn-a-round at the front of the manufacturing parcel; the drive is shown to extend from there to the rear manufacturing buildings and paved areas; per the plan, there is a Town of Clay right-of-way (to be abandoned) covering a portion of the turn-a-round; the turn-a-round area is shown "to be dedicated to the Town of Clay for highway purposes"; and

WHEREAS, per the Final Plan, the subdivision will create three new lots from the existing parcels and include merging the two Honda City parcels into Parcel 'C' (3.489 acres) and dividing the manufacturing parcel into Parcels 'A' (4.838 acres) and 'D' (7.348 acres); the abandoned Town right-of-way appears to be combined with Parcel 'D'; in contrast to the previously reviewed subdivision (S-15-28) which also intended to create two lots from the manufacturing parcel, Parcels 'A' and 'D' are both shown to have access to Executive Drive and the turn-a-round; and

WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, 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, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the site is located over, or immediately adjoining, a principal aquifer; and

WHEREAS, per the EAF Mapper, the project is within 2,000 feet of a site in the NYS DEC Environmental Site Remediation database (734065); and

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

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

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



**The motion was made by Robert Antonacci and seconded by Lisa Dell. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Robert Antonacci - yes; Lisa Dell - yes; Bill Fisher - yes; Marty Voss - yes; David Skeval - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 05, 2018

OCPB Case # Z-18-273

- 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 THREE-MILE LIMIT from the City of Syracuse Planning Commission at the request of The Nottingham Resubdivision for the property located at 1301 Nottingham Road; and
- WHEREAS, the site is located within three miles of the City of Syracuse and subject to the extra-territorial jurisdiction of the City of Syracuse under the three-mile limit rule and the site is located within 500 feet of Nottingham Road and Old Stonehouse Road, both county roads, and Route 481, a state highway; and
- WHEREAS, the applicant is proposing to combine two parcels into one new 89.41-acre lot in a Residential (R-0) zoning district; and
- WHEREAS, the Board recently recommended modification of a site plan referral (Z-18-89) to construct two building additions at the existing retirement community on the subject site, citing traffic, drainage, and lighting data requirements from the Onondaga County Department of Transportation; the submitted Town of DeWitt Planning Board Meeting Minutes dated May 24, 2018 indicates approval of the site plan is conditioned on the consolidation of the two lots into one, as demonstrated in this three-mile limit review and revised from the original application to the Town; the Board offered no position for the preliminary subdivision referral (S-18-37) relating to the original application, which conversely showed the two existing lots to be subdivided into three lots; and
- WHEREAS, the site is located in the Town of DeWitt, east of the City's Skytop neighborhood and Drumlins Country Club and just north of I-481; the site has frontage on Nottingham Road, a county road, and Peck Hill Road, a local road, and abuts residential lots on three sides; and
- WHEREAS, the submitted resubdivision map dated March 22, 2018 shows the site contains The Nottingham, including a series of attached one and two-story buildings encircled by Nottingham Circle and West Cottage Drive, a local road network serving the facility, and perpendicular parking spaces, small parking lots, and detached garages generally occurring along the internal road network; the remainder of the site contains undeveloped land; and
- WHEREAS, per the resubdivision map, West Cottage Drive extends westward from the main facility and dead ends, and southward from the facility to intersect with Nottingham Road; per the Onondaga County Department of Transportation, no additional access to Nottingham Road will be permitted, nor is it shown on the plans for the site; there is an existing gated, gravel driveway onto Peck Hill Road along the northern lot line that serves a Town water tower on an adjacent parcel to the north; and
- WHEREAS, per the project description, the undeveloped lands include a drumlin just below the northern lot line which cannot be further developed; a small portion

of the site also extends into the bounds of Yellow Wood Parkway, a local road to the east that serves the adjacent Boulder Heights Subdivision; and

WHEREAS, the resubdivision map shows proposed Lot 1 (89.41 acres) will contain all buildings and the road network associated with The Nottingham and the remaining, undeveloped lands including the gravel drive to the adjacent water tower; the small piece of the site (907 sf) containing Yellow Wood Parkway will be granted to the Town; and

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

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

WHEREAS, GIS mapping shows the site may contain a small area of federal wetlands which appears to fall in an undeveloped area close to The Nottingham facility; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper indicates that the project site is located in or near the following natural communities: Maple-Basswood Rich Mesic Forest; per the NYS DEC, if a significant natural community is present at or near the location, a careful on-site evaluation should be done to confirm the size, status, and specific locations of those natural communities on the parcel, and to document the presence of any significant plants or wildlife; and

WHEREAS, per the EAF Mapper, the site of the proposed action may contain a species of animal (Indiana Bat, Northern long-eared bat), or associated habitats, listed by the state or federal government as threatened or endangered; and

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

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

**The motion was made by Robert Antonacci and seconded by Lisa Dell. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Robert Antonacci - yes; Lisa Dell - yes; Bill Fisher - yes; Marty Voss - yes; David Skeval - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 05, 2018

OCPB Case # Z-18-274

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Ultra Dairy, LLC for the property located at 6750 Benedict Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Interstate Route 481, a state highway, and Fly Road, a county road; and
- WHEREAS, the applicant is proposing a 42,535 square foot expansion of existing dairy processing facility located on a 20.23-acre parcel in a High Tech (H-T) zoning district; and
- WHEREAS, the Board has reviewed several referrals for previous expansions to the Ultra Dairy facility dating back to 2006; (Z-06-372, Z-08-177, Z-09-109, Z-13-110, Z-15-356, Z-15-359), with recommendations on access traffic and stormwater; a large expansion reviewed in 2015 does not appear to have been constructed, and is changed in scope in the current revised plan; and
- WHEREAS, the Ultra South Expansion Schematic Master Plan (undated) shows the existing structure with noted additions by year; completed work is listed as parking lot improvements, a north raw alcove, stormwater management expansion, substation and sound fence/plantings, and an access drive; and
- WHEREAS, Phase 1 "Ultra South" Improvements (subject of this referral) are listed as building additions (per local application: 38,000 sf of manufacturing space, 2,970 sf of processing space and 1,165 sf of storage space to the existing 152,535 sf building; per Long EAF: 38,400 sf cooler and dock area and rack storage, 2,970 sf for additional processing capacity, 1,165 sf for relocation of bulk chemical storage), rear parking and loading areas adjacent to the larger building addition, a 24' access drive to the rear parking at loading area, and an access drive to the southeast of the substation; and
- WHEREAS, per the Plan, Phase 2 site improvements ("Ultra West Addition") include a building addition (108,000 sf of processing space, 5,280 sf of lab and employee welfare space), three milk silos, loading dock work, waste treatment facility and a 141 space parking lot; the EAF cites construction of 70,000 sf of manufacturing space and necessary equipment and wastewater treatment facility; and
- WHEREAS, the facility has three existing driveways onto Benedict Road, a local road, all having sole access to Fly Road, a County-owned road; the Master Plan shows new internal access and loading docks associated with both the Phase 1 and 2 additions, and a new large parking lot along Fly Road, with 41 spaces labeled as Reserved Parking Phase 2A, and 141 additional spaces labeled Future Reserved Parking Phase 2B, and Subsurface Stormwater Management System; and

WHEREAS, the lot would connect to the internal access lanes, and include a new driveway onto Fly Road, which must meet the requirements of the Onondaga County Department of Transportation; the proposed driveway meets Fly Road in the location of a dedicated left turn lane, just to the south of the intersection with Hammersmith Drive;

ADVISORY NOTE: The proposed driveway onto Fly Road requires highway access and work permits from the Onondaga County Department of Transportation; and

WHEREAS, the site is served by public water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; the submitted plan shows the location of a proposed waste treatment facility on the site (Phase 2), which is subject to review by the Onondaga County Department of Water Environment Protection (WEP) Source Control and issuance of an Industrial User Permit; the EAF notes total anticipated liquid waste generation with Phases 1 and 2 at 450,000 gallons per day as treated wastewater; and

WHEREAS, per the Onondaga County Department of Water Environment Protection and Office of Economic Development, wastewater pretreatment facilities on-site are currently exceeding capacity, and the Town's conveyance infrastructure is undersized to accommodate full buildout of the Ultra Dairy facility as proposed, and other users on the corridor; coordination is currently taking place between the applicant, Town, and County Economic Development and Water Environment Protection, including a pending feasibility study exploring wastewater transmission options for the corridor; per conversation with the Town of DeWitt and indicated on the EAF, no additional flow will be created during Phase 1, as "Phase 1 allows existing plant equipment to be reconfigured to maximize efficiencies and create additional load out capabilities necessary for Phase 2" and additional wastewater lines will be necessary prior to completion of Phase 2; per WEP, enhanced pre-treatment and/or construction of a wastewater recycling/treatment facility would be required for any flow increases emanating from the site, and be paired with expansion of the Town's transmission capacity; and

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

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

WHEREAS, per the EAF, total acreage of Phase 1 to be disturbed is 0.97 acres, and 2.6 acres in Phase 2; the EAF notes stormwater is to be conveyed in accordance with the existing SWPPP; and

ADVISORY NOTE: the proposed project may disturb one acre or more of land

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

WHEREAS, the site sits adjacent to and is visible from Interstate Route 481 to the east; per the NYS DOT, no additional stormwater flow into the State's right-of-way shall be permitted; the New York State Department requests a copy of the Storm Water Pollution Prevention Plan (SWPPP) and lighting plans for review; and

WHEREAS, the NYSDEC EAF Mapper indicates that the site may contain a species of animal (Indiana Bat) , listed by the state or federal government as threatened or endangered, is located over or immediately adjoining a principal aquifer, and is adjacent to wetlands or other regulated waterbodies;  
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

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

The Board offers No Position on the Phase 1 expansion, given presented information that no additional sanitary flow will be created in the current phase. However, any increases in anticipated flow or consideration of Phase 2 expansion will trigger resubmission to the Onondaga County Planning Board, with the following notes:

1. The applicant and Town are advised to continue to coordinate with the Onondaga County Department of Water Environment Protection (WEP) Source Control division regarding review of the on-site waste treatment facility, pre-treatment capacity and issuance of an Industrial User Permit. WEP advises that any wastewater flow increases resulting from Phase 1 or 2 improvements would be subject to concurrent requisite increases in pretreatment capacity.
2. The Town, applicant and County are encouraged to reach consensus, optimally prior to Phase 1 expansion approval, on a capital and financing strategy to address short and long-term wastewater conveyance and treatment needs for the plant at full buildout, based upon a pending feasibility study of options for the site and corridor. Coordination of the applicant, Town and

County's conveyance capacity planning and implementation will be critical to the success of Phase 2 expansion.

3. The Town and applicant must continue to coordinate with the Onondaga County Department of Transportation regarding any proposed driveway access to Fly Road, traffic impacts, and stormwater.

4. The municipality must submit copies of the Storm Water Pollution Prevention Plan (SWPPP) and lighting plans to the New York State and Onondaga County Departments of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Departments.

**The motion was made by Lisa Dell and seconded by James Corbett. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Robert Antonacci - yes; Lisa Dell - yes; Bill Fisher - yes; Marty Voss - yes; David Skeval - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 05, 2018

OCPB Case # Z-18-275

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Church of the Living Word for the property located at 6099-6101 Court Street Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of New York State Route 298, a state highway; and
- WHEREAS, the applicant is proposing construction of a 4,680 sf multi-use accessory structure, with several site amenities, on a 24.44-acre site in an Industrial zoning district; and
- WHEREAS, the Board is concurrently reviewing a Subdivision referral (S-18-65) to combine two lots totaling 24.44 acres into one for the proposed project; and
- WHEREAS, per the Re-Subdivision Plan dated April 18, 2018,, the 19.71 acre parcel currently contains an existing large church building, school, and another “existing building”, as well as a large parking lot with approximately 620 parking spaces, and remaining lawn areas; an adjacent 4.73 acre parcel is currently vacant lawn and wooded area; and
- WHEREAS, the proposed 4,680 square foot equipment building and garage would be constructed on the 4.73 acre portion of the site, adjacent to the existing parking lot, and would contain grounds keeping equipment and vehicles, buses and school field athletic equipment, and an office;
- WHEREAS, the local application and plan also reference a barbecue pavilion, fire pit and toilet facilities for church functions, screened shed to store two open-style utility trailers, as well as a small detention basin; and
- WHEREAS, the site has existing access to public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, the Subdivision Plan shows a 12.5’ wide Water Easement and 25’ wide sanitary sewer easement running along the rear of the two parcels, and parallel to NYS Route 298; Sanders Creek, associated federal wetlands, and the Ley Creek trunk sewer occur in this location; and
- WHEREAS, the church has three driveways onto Court Street Road, a Town road, and through an adjacent parcel onto NYS Route 298, at a four-way intersection; no additional access onto NYS Route 298 is proposed or shall be permitted; and

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



**The motion was made by Robert Antonacci and seconded by Lisa Dell. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Robert Antonacci - yes; Lisa Dell - yes; Bill Fisher - yes; Marty Voss - yes; David Skeval - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 05, 2018

OCPB Case # Z-18-276

- 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 Salina Planning Board at the request of Liverpool Christian Church for the property located at 2021 Cold Springs 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 Cold Springs Road (Route 370), a state highway; and
- WHEREAS, the applicant is proposing a 9,400 sf parking lot expansion on a 1.44-acre parcel in a Residential (R-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing an Area Variance referral (Z-18-277) for the project, as parking within the front yard is prohibited in residential districts, except within established driveways; and
- WHEREAS, the site is located along NYS Route 371 in the Town of Salina, along a residential neighborhood area just east of the intersection with John Glenn Boulevard; the rear of the site abuts residential yards; and
- WHEREAS, the Liverpool Christian Church occupies the parcel, with 69 existing parking spaces in side and rear parking lots, which currently encroaches into the front yard area along NYS Route 370; the Church proposes to add 21 additional front yard parking spaces to the existing lot, to total the required 90 spaces; ADVISORY NOTE: Any construction or disturbance within the state right-of-way is subject to a work permit from the NYS Department of Transportation; ADVISORY NOTE: Per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; and
- WHEREAS, per the local application and EAF, 0.22 acres will be disturbed; per the EAF, existing site grading will be maintained and stormwater runoff will continue to sheet flow to an existing drainage swale along the roadway, and to the rear of the property; and
- WHEREAS, FEMA Flood Insurance Rate Maps (FIRM) indicate that a portion of the parcel, primarily to the rear of the building, is located within the 100 year flood plain; the proposed parking lot expansion does not appear to encroach; however the lot may create additional drainage into the flood plain; and
- WHEREAS, the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and
- WHEREAS, the building is served by public water and sewer and is located in the Wetzel Road Wastewater Treatment Plant service area; and
- WHEREAS, ADVISORY NOTE: The applicant and municipality are encouraged to consider

the use of green infrastructure to further reduce stormwater runoff and improve stormwater quality; and

WHEREAS, the EAF and EAF Mapper indicate that the site may contain an animal or plant species, or associated habitat, listed by the state or federal government as threatened or endangered (Northern Long-Eared Bat, Indiana Bat, Bald Eagle);

ADVISORY NOTE: Per the NYS Department of Environmental Conservation (DEC), a careful on-site evaluation should be done to confirm the size, status, and specific locations of any natural communities on the parcel, and to document the presence of any significant plants or wildlife. The applicant is advised to contact the DEC to determine if the project should be reviewed as part of the State Environmental Quality Review (SEQR) process; 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

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

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

The Board encourages the installation of landscape screening within the front yard to improve the aesthetics of the parking lot and to capture stormwater runoff.

**The motion was made by Lisa Dell and seconded by James Corbett. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Robert Antonacci - yes; Lisa Dell - yes; Bill Fisher - yes; Marty Voss - yes; David Skeval - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 05, 2018

OCPB Case # Z-18-277

- 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 Salina Zoning Board of Appeals at the request of Liverpool Christian Church for the property located at 2021 Cold Springs 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 Cold Springs Road (Route 370), a state highway; and
- WHEREAS, the applicant is requesting an area variance to install a 9,400 sf parking lot expansion within the front yard, on a 1.44-acre parcel in a Residential (R-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-18-276) for the proposed lot expansion; and
- WHEREAS, the site is located along NYS Route 371 in the Town of Salina, along a residential neighborhood area just east of the intersection with John Glenn Boulevard; the rear of the site abuts residential yards; and
- WHEREAS, the Liverpool Christian Church occupies the parcel, with 69 existing parking spaces in side and rear parking lots, which currently encroaches into the front yard area along NYS Route 370; the Church proposes to add 21 additional front yard parking spaces to the existing lot, to total the required 90 spaces; ADVISORY NOTE: Any construction or disturbance within the state right-of-way is subject to a work permit from the NYS Department of Transportation; ADVISORY NOTE: Per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; and
- WHEREAS, per the local application and EAF, 0.22 acres will be disturbed; per the EAF, existing site grading will be maintained and stormwater runoff will continue to sheet flow to an existing drainage swale along the roadway, and to the rear of the property; and
- WHEREAS, FEMA Flood Insurance Rate Maps (FIRM) indicate that a portion of the parcel, primarily to the rear of the building, is located within the 100 year flood plain; the proposed parking lot expansion does not appear to encroach; however the lot may create additional drainage into the flood plain; and
- WHEREAS, the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and
- WHEREAS, the building is served by public water and sewer and is located in the Wetzel Road Wastewater Treatment Plant service area; and  
ADVISORY NOTE: The applicant and municipality are encouraged to consider

the use of green infrastructure to further reduce stormwater runoff and improve stormwater quality; and

WHEREAS, the EAF and EAF Mapper indicate that the site may contain an animal or plant species, or associated habitat, listed by the state or federal government as threatened or endangered (Northern Long-Eared Bat, Indiana Bat, Bald Eagle);

ADVISORY NOTE: Per the NYS Department of Environmental Conservation (DEC), a careful on-site evaluation should be done to confirm the size, status, and specific locations of any natural communities on the parcel, and to document the presence of any significant plants or wildlife. The applicant is advised to contact the DEC to determine if the project should be reviewed as part of the State Environmental Quality Review (SEQR) process; 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

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

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

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

The Board encourages the installation of landscape screening within the front yard to improve the aesthetics of the parking lot and to capture stormwater runoff.

**The motion was made by Lisa Dell and seconded by James Corbett. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Robert Antonacci - yes; Lisa Dell - yes; Bill Fisher - yes; Marty Voss - yes; David Skeval - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 05, 2018

OCPB Case # Z-18-278

- 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 Onondaga Zoning Board of Appeals at the request of Marc Seaward for the property located at 4456 Cole 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 Cole Road (Route 201), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting a special permit to construct a 24' X 24' garage addition on an existing legal nonconforming barn on a 5.23-acre parcel in a Rural Country (R-C) zoning district; and
- WHEREAS, the sloping parcel (100 foot grade change down to road) is located in a wooded, agricultural and rural residential area, on Cole Road near the intersection with Makyes Road; and
- WHEREAS, the site contains an existing two-story house and barn, and wooded land, with a driveway onto Cole Road, a county-owned road; any existing or proposed access onto Cole Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the local application notes an existing barn, constructed in 1920's, is located approximately 18.8 feet from the right-of-way; the proposed addition would be constructed onto the rear of the existing barn; and
- WHEREAS, the local application notes the existing barn is a legal nonconformity, and the sloped nature of the site and the existing septic system precludes alternate locations from being considered; and
- WHEREAS, the site is served by public water (OCWA) and an individual septic system; and
- WHEREAS, nearby lands are actively farmed and enrolled in the New York State Agricultural District; and
- WHEREAS, the EAF Mapper indicates the site may contain an animal or plant species, or associated habitat, listed by the state or federal government as threatened or endangered (Indiana Bat, Bald Eagle); and
- ADVISORY NOTE: Per the NYS Department of Environmental Conservation (DEC) for any proposed development of Lot 1, particularly including the removal of trees, an on-site evaluation should be done to confirm the size, status, and specific locations of any natural communities on the parcel, and to document the presence of any significant plants or wildlife. The applicant is advised to contact the DEC to determine if the project should be reviewed as part of the State Environmental Quality Review (SEQR) process; and
- WHEREAS, a letter dated August 14, 2018 from the Town of Onondaga Planning Board to the Zoning Board of Appeals indicates the proposed building is on the back

side of the barn and does not impact the existing nonconforming nature of the proposed structure, and thus does not have any objection; and

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

**The motion was made by Robert Antonacci and seconded by Lisa Dell. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Robert Antonacci - yes; Lisa Dell - yes; Bill Fisher - yes; Marty Voss - yes; David Skeval - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 05, 2018

OCPB Case # Z-18-279

- 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 Onondaga Zoning Board of Appeals at the request of Patrick & Barbara Collins for the property located at 5087 South Onondaga Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of South Onondaga Road (Route 80), a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting a special permit to construct a porch and handicap ramp on the front of an existing residence located on a 0.75-acre parcel in a Commercial (CD) zoning district; and
- WHEREAS, the site is located along Route 80, a county road, in the Town of Onondaga, just south of the City of Syracuse and just north of the Onondaga Nation Territory; surrounding land uses are forest, agricultural land, quarry and scattered residential and commercial parcels; and
- WHEREAS, the parcel contains a frame house along the frontage and lawn and trees to the rear; and
- WHEREAS, per the local application, the porch and handicap ramp would be added at the front of the house at a distance of 38 feet from the roadway, and the landing area for the "switchback would be 4' deep and 8' out from the house"; and
- WHEREAS, the site has approximately 100 feet of frontage on State Route 80 and the existing residential driveway would remain unchanged; and
- WHEREAS, per the referral form, the site is served by an individual well and public sewers; per the Onondaga County Health Department, while the site is located within the Onondaga County Sanitary District, the site and surrounding parcels are served by individual septic systems, as no sewer lines run in this area; and
- WHEREAS, the site is surrounded by lands enrolled in the New York State Agricultural Districts program; and

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

**The motion was made by Robert Antonacci and seconded by Lisa Dell. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Robert Antonacci - yes; Lisa Dell - yes; Bill Fisher - yes; Marty Voss - yes; David Skeval - yes.**





JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 05, 2018

OCPB Case # Z-18-280

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Onondaga Town Board at the request of Faith Chapel and Cassandra Newell for the property located at 4113 West Seneca Turnpike; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of West Seneca Turnpike (Route 175), a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to operate a day care center in an existing church located on a 72.31-acre parcel in a Residential (R-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Special Permit for the proposed use (Z-18-281);and
- WHEREAS, in 2006, the Board recommended Modification of Special Permit and Site Plan referrals (Z-06-51 and 52) for an approximately 30,000 square foot expansion project, requiring lighting and landscaping plans; and
- WHEREAS, the site contains an existing church, Faith Chapel, large parking lot, recreational areas, large fields/lawn, and wooded lands, a single driveway access occurs onto NYS Route 175, to remain unchanged; and
- WHEREAS, Harbor Brook, a tributary to Onondaga Lake, runs north through the site adjacent to the existing building, and includes associated wetland and floodplain areas along its path; and
- WHEREAS, per the referral materials, a day care center is proposed to operate within the church building primarily in the existing Children's wing, within existing classrooms; no additional parking or changes to the building structure are proposed; and
- WHEREAS, the existing building is served by public water and an individual septic system; the referral included a letter from the Onondaga County Health Department which advised it has no objection to the proposal to operate a daycare facility within the church for 10-20 children daily, subject to conditions that sewage disposal facilities must be maintained at all times and inside plumbing modifications must be completed under a plumbing permit from the Department of Water Environment Protection; and

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

**The motion was made by Robert Antonacci and seconded by Lisa Dell. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Robert Antonacci - yes; Lisa Dell - yes; Bill Fisher - yes; Marty Voss - yes; David Skeval - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 05, 2018

OCPB Case # Z-18-281

- 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 Onondaga Zoning Board of Appeals at the request of Faith Chapel and Cassandra Newell for the property located at 4113 West Seneca Turnpike; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of West Seneca Turnpike (Route 175), a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting a special permit to operate a day care center in the existing church building located on a 72.31-acre parcel in a Residential (R-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Site Plan for the project (Z-18-280); and
- WHEREAS, in 2006, the Board recommended Modification of Special Permit and Site Plan referrals (Z-06-51 and 52) for an approximately 30,000 square foot expansion project, requiring lighting and landscaping plans; and
- WHEREAS, the site contains an existing church, Faith Chapel, large parking lot, recreational areas, large fields/lawn, and wooded lands, a single driveway access occurs onto NYS Route 175, to remain unchanged; and
- WHEREAS, Harbor Brook, a tributary to Onondaga Lake, runs north through the site adjacent to the existing building, and includes associated wetland and floodplain areas along its path; and
- WHEREAS, per the referral materials, a day care center is proposed to operate within the church building primarily in the existing Children's wing, within existing classrooms; no additional parking or changes to the building structure are proposed; and
- WHEREAS, the existing building is served by public water and an individual septic system; the referral included a letter from the Onondaga County Health Department which advised it has no objection to the proposal to operate a daycare facility within the church for 10-20 children daily, subject to conditions that sewage disposal facilities must be maintained at all times and inside plumbing modifications must be completed under a plumbing permit from the Department of Water Environment Protection; and

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

**The motion was made by Robert Antonacci and seconded by Lisa Dell. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Robert Antonacci - yes; Lisa Dell - yes; Bill Fisher - yes; Marty Voss - yes; David Skeval - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 05, 2018

OCPB Case # Z-18-282

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 Onondaga Zoning Board of Appeals at the request of Syracuse Heights Associates, LLC for the property located at 5003 South Salina Street; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of South Salina Street (NYS Route 11), a state highway, and the municipal boundary between the Town of Onondaga and the City of Syracuse; and

WHEREAS, the applicant is requesting a special permit to allow Planet Fitness to become a tenant in a 16,100 sf portion of the existing plaza located on an 11.23-acre parcel in a Neighborhood Shopping, Nedrow (NS-N) zoning district; and

WHEREAS, in 2001 the Board recommended No Position with Comment on a Site Plan to redirect an on-site stormwater drainage channel; and

WHEREAS, the proposed project is located in Green Hills Plaza, an existing multi-tenant retail building in Nedrow; and

WHEREAS, the building contains multiple small tenants with a large, shared parking lot which accesses South Salina Street, a state owned road, via Southland Drive, a local road; and

WHEREAS, Planet Fitness is proposing to occupy 16,100 square feet of the 75,000 square foot building; the gym will operate 24 hours a day Monday to Friday and 7am-7pm on the weekends; and

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

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

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

WHEREAS, photos showing general plaza signage design and typical Planet Fitness façade signage was included in the referral materials, but no other specific signage details were included; and

WHEREAS, photos showing general plaza and typical Planet Fitness façade signage was included in the referral materials, but no other specific signage details were included; and

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

**The motion was made by Robert Antonacci and seconded by Lisa Dell. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Robert Antonacci - yes; Lisa Dell - yes; Bill Fisher - yes; Marty Voss - yes; David Skeval - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 05, 2018

OCPB Case # Z-18-283

- 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 Fayetteville Planning Board at the request of Mark Bullis / Sheila Weed for the property located at 411 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 5) and North/South Manlius Streets (Route 257), both state highways, and Salt Springs Road (Route 132), a county highway; and
- WHEREAS, the applicant is proposing to operate a restaurant (Bull & Bear) in an existing commercial building (previously Hullar's Restaurant) on a 0.40-acre parcel in a Traditional Business (T-B) zoning district; and
- WHEREAS, the former Hullar's Restaurant is located along East Genesee Street, NYS Route 5, in the village center; the restaurant is part of a row building which also contains retail shops and a barber shop, to remain; and
- WHEREAS, per the local application, no exterior renovations or site work is planned, other than signage, for which a permit will be required, and interior site work will include renovations for handicap accessibility in the bathroom, dining area and bar; and
- WHEREAS, the site shares a rear parking lot with approximately 42 spaces, and is connected to other rear parking along the block; driveway access occurs from East Genesee Street and North Manlius Street, a local road; on-street parking is also available in front of the site, and sidewalks are prevalent in the village center; and
- WHEREAS, the site is served by public water and sewer and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; and
- WHEREAS, ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at [www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html); and
- WHEREAS, ADVISORY NOTE: the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

WHEREAS, per the EAF Mapper, the site is in or near the Genesee Street Hill-Limestone Plaza Historic District; and

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

**The motion was made by Robert Antonacci and seconded by Lisa Dell. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Robert Antonacci - yes; Lisa Dell - yes; Bill Fisher - yes; Marty Voss - yes; David Skeval - yes.**