



Onondaga County Planning Board

September 09, 2015

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

<u>I. ATTENDANCE</u>	<u>STAFF PRESENT</u>	<u>GUESTS PRESENT</u>
<u>MEMBERS</u>		
Douglas Morris	Megan Costa	Bill Fisher
Brian Donnelly	Gilly Cantor	Courtney Knittel
Daniel Cupoli	Don Jordan	Michael Kempisty
Robert Antonacci	Robin Coon	David Carnie
Chester Dudzinski, Jr.		
James Corbett		

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on September 09, 2015

III. MINUTES

Minutes from August 19, 2015 were submitted for approval. Daniel Cupoli made a motion to accept the minutes. Chester Dudzinski seconded the motion. The votes were recorded as follows: Douglas Morris - yes; Brian Donnelly - yes; Daniel Cupoli - yes; Chester Dudzinski - yes; James Corbett - yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-15-69	TDewPB	No Position With Comment	S-15-70	TPomPB	No Position
Z-15-316	TDewTB	No Position	Z-15-317	TFabTB	No Position With Comment
Z-15-319	VMarPB	No Position With Comment	Z-15-320	CSyrZA	No Position With Comment
Z-15-322	CSyrPB	No Position	Z-15-323	TLysTB	No Position With Comment
Z-15-325	TCicZBA	Disapproval	Z-15-326	TCicPB	No Position With Comment
Z-15-328	VJorZBA	No Position With Comment	Z-15-329	VFayVB	No Position With Comment
Z-15-331	TDewPB	No Position With Comment	Z-15-332	TDewPB	No Position
Z-15-334	TCicPB	No Position With Comment	Z-15-335	TCicPB	No Position With Comment



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 09, 2015

OCPB Case # S-15-69

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SUBDIVISION from the Town of DeWitt Planning Board at the request of Dunuwila Subdivision (Hadley Design Service) for the property located at 6881 & 6883 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of New York State Route 5 and New York State Route 92, both state highways; and
- WHEREAS, the applicant is proposing a lot line adjustment between two parcels totaling 0.51 acres in a Special Business Transitional (SBT) zoning district, as part of a project to renovate two office buildings and parking on the site; and
- WHEREAS, the Board previously recommended modification of two concurrent site plan referrals (Z-15-226 and 227) to construct additions to the office buildings, requiring the applicant to contact the New York State Department of Transportation regarding opportunities to consolidate access and encouraging improved layout for safe parking and access; and
- WHEREAS, the Subdivision Plan dated August 17, 2015 shows an existing 1 1/2-story brick building (#6881) on proposed Lot 1 (10,457 square feet), an existing two-story frame building (#6883) on proposed Lot 2 (13,085 square feet), existing surrounding tarvia for parking, and two existing driveways on East Genesee Street; and
- WHEREAS, the Site Plan dated July 31, 2015 shows the proposed site redevelopment to include a rear addition to #6881, a rear ramp and front concrete pavement and steps on #6883, and a single medium duty asphalt parking lot between the existing buildings with 21 spaces; and
- WHEREAS, the plan shows the site with a consolidated single-access to East Genesee Street, which must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the Environmental Assessment Form dated August 17, 2015 notes 0.27 acres will be physically disturbed by the project and stormwater will be discharged to existing surface drains to Route 5; and
- WHEREAS, the New York State Department of Environmental Conservation EAF Mapper indicates that the overall site may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered, and is located in an archaeological sensitive area; and
- WHEREAS, both buildings are served by public water and sewers and are located in the Meadowbrook Limestone Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the

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

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

WHEREAS, the plan shows proposed plant beds at the front of the site and in front of the buildings, a proposed rain garden west of the driveway, existing trees and brush to remain along the western and rear boundary of the site, and an existing stone wall and wooden fence at the rear of the site to remain; 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 advised to contact the New York State Department of Transportation to ensure the proposed consolidated driveway on New York State Route 5 meets Department standards.
2. Per the New York State Department of Transportation, the applicant is advised to obtain a highway work permit for any work within the State right-of-way and to ensure appropriate agreements are in place for any proposed shared access to East Genesee Street.
3. The Board further advises the Town to ensure appropriate parking easements are in place for the proposed shared lot prior to approving any plans for this site.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 09, 2015

OCPB Case # S-15-70

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of Pompey Planning Board at the request of Patrick Frazee for the property located at 2880 Ridge 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 Ridge Road, a county road, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing to subdivide a 5-acre lot from a 201-acre parcel in a Farm (F) zoning district; and
- WHEREAS, the Preliminary Plan dated June 27, 2015 shows proposed Lot 1 (5 acres) to contain an existing house and barn, and the remaining lands on proposed Lot 2 (196 acres) which were not surveyed; the referral materials indicate the majority of the remaining land is active farmland; and
- WHEREAS, the plan shows proposed Lot 1 with frontage an existing driveway on Ridge Road, and proposed Lot 2 with frontage on Wise Road, a local road, and frontage and one existing driveway on Ridge Road; any existing or proposed access to Ridge Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the plan shows the approximate locations of state and federal wetlands in the southeastern portion of the site; aerial photography further shows the location of a creek in that location; and
- WHEREAS, the site is served by private water and septic and is located outside the Onondaga County Sanitary District; the plan shows two wells and a septic area on proposed Lot 1; and
- WHEREAS, the Onondaga County Agricultural Districts map shows the site is located in New York State Agricultural District 4; aerial photography shows surrounding properties contain active farmland, vacant wooded land, and rural residential type lots; 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 Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Brian Donnelly - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Chester Dudzinski - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 09, 2015

OCPB Case # S-15-71

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of Lysander Planning Board at the request of Ed Coulter for the property located at 769 Sprague 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 Sprague Road, a county road, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing to subdivide a 1.84-acre lot from a 30-acre parcel in an Agricultural (A) zoning district, in order to construct a single-family residence; and
- WHEREAS, the Preliminary Plan dated August 6, 2015 and aerial photography show vacant cleared land on proposed Lot 1 and an existing house, garage, barn, pond, and fenced pasture in the front half on the remaining lands (28.08 acres to the centerline); and
- WHEREAS, per the plan and aerial photography, the rear half of the site is mainly wooded land and the applicant owns the adjacent parcel to the east which contains additional woods and pastures; and
- WHEREAS, the plan shows the proposed lots with frontage on Sprague Road; aerial photography shows an existing driveway on Sprague Road serving the structures on the remaining lands; any existing or proposed access to Sprague Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the town application indicates the site will be served by private water and septic; percolation test results for proposed Lot 1 are shown on the plan; no water or wastewater service information for the existing structures was included with the referral; and
- WHEREAS, the applicant must have an approved septic plan for each proposed lot that is less than five acres prior to Onondaga County Health Department endorsement of the plan; and
- WHEREAS, the Onondaga County Agricultural Districts map shows the site is located in New York State Agricultural District 3; aerial photography shows surrounding properties contain active farmland and rural residential lots; and

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

Per the Onondaga County Health Department, all septic system information,

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

E-mail Address: countyplanning@ongov.net

including soils and percolation rates, must be removed from the subdivision plan. The Department must formally accept or approve, respectively, any existing or proposed septic system to service proposed Lot 1 prior to Department endorsement of the plan.

The Board also offers the following comments:

1. Per the Onondaga County Department of Transportation, the Town and applicant are advised that access to Sprague Road for proposed Lot 1 will be determined by the availability of sight distance, and the applicant is required to obtain a permit for any proposed driveways and prior to any proposed work within a county road right-of-way.
2. The Board encourages the Town to carefully consider the potential long-term effects of subdividing road frontage lots within rural areas, including areas containing New York State Agricultural District properties and in farm/agricultural zoning districts, as it can have negative effects on agricultural viability, scenic viewsheds and habitats, and road safety and mobility. Gradual changes in area character can also lead to increased local government spending on infrastructure and service provision to new areas.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 09, 2015

OCPB Case # Z-15-316

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a TEXT AMENDMENT from the Town of DeWitt Town Board at the request of Town of DeWitt for the property located Townwide; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing to amend the Town of DeWitt Zoning Code with respect to wetland adjacent areas; and
- WHEREAS, per the Environmental Assessment Form narrative dated August 14, 2015, the current code prohibits the installation of any permanent structure within the New York State Department of Environmental Conservation (NYS DEC) defined 100-foot wetland adjacent area, even in cases where the NYS DEC would have permitted an encroachment; and
- WHEREAS, per the EAF narrative, the code change will permit an encroachment in the wetland adjacent area when also permitted by the NYS DEC, while retaining controls “to protect the buffer’s function relative to stormwater quantity and quality discharge to the wetland” through site plan review and technical review of a stormwater report or Stormwater Pollution Prevention Plan (SWPPP); and
- WHEREAS, per the EAF narrative, “it is the Town’s position that such encroachment, if allowed, would not have any additional negative impacts on the wetland adjacent area that would be permitted through the NYS DEC permitting process, and may result in additional protections being put in place to protect and preserve the functions and values of the wetland adjacent area”; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 09, 2015

OCPB Case # Z-15-317

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a TEXT AMENDMENT from the Town of Fabius Town Board at the request of Town of Fabius for the property located Townwide and at 1830 Oran Delphi Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing comprehensive amendments to the Town of Fabius Zoning Laws of 2007; and
- WHEREAS, per the Purpose & Intent of the proposed local law, a committee met regularly over six months to review the Town's Zoning Law and the Comprehensive Plan, which have not been comprehensively reviewed since their adoption in 2007 and 2005, respectively; and
- WHEREAS, per the Purpose & Intent, the committee made no recommendations with respect to the Comprehensive Plan "as there have been no significant changes in the demographics of the Town since its adoption"; per the Purpose & Intent, the committee made several recommendations to update and modify Zoning Law, which have also been agreed upon by the Planning Board; and
- WHEREAS, per the local law, minor changes proposed for the existing Zoning Law include: edits to language and titles; the addition of definitions for Person, Public Utility, and Agricultural Employee; an increase in the amount of time temporary mobile homes are permitted during the construction or restoration of a permanent home (from 6 months to 12 months); requiring side-by-side parking spaces for home occupations (up to 4 off-street spaces still permitted); decreasing the allowed square footage of signs for home occupations (from 12 square feet to 6 square feet); and an increase in the required setback for gas pumps (from 20 feet to 50 feet); and
- WHEREAS, per the local law, revisions are proposed to the section of code pertaining to nonconforming uses, and provisions for unsafe structures which currently exist in the nonconforming uses section are proposed to be moved and expanded into a new standalone section; and
- WHEREAS, per the local law, a number changes are proposed to the allowed land uses within the Town's existing zoning districts; the Town currently has six zoning districts: A-1 (Agriculture), A-2 (Agriculture – rural open space), R-1 (Residential – low density), R-2 (Residential – moderate density), C-1 (Commercial), and I-1 (Industrial); and
- WHEREAS, per the local law, some of the proposed changes to allowable land uses include: no longer permitting one-family dwellings in I-1 districts; permitting farm, farming, farm buildings, and sale of farm products in C-1 districts (already permitted in all A and R districts); allowing banks, offices, restaurants, and similar community services by special permit in R-2 districts (currently only

permitted in C-1 and I-1); removing commercial self-storage facilities from A-2 and kennels and animal boarding from R-1; allowing wind, solar, and similar energy sources with special conditions in all districts (currently in A districts only); and allowing signs in all districts with special conditions (currently not permitted in R-1 and R-2); and

WHEREAS, the local law further indicates that the “multiple family” use is proposed to be changed to “3-4 multiple family,” which will continue to be allowed with special conditions in R-1, R-2, and C-1, and to be added to A-1 and A-2 by special permit; a new “5+ multiple family” use is proposed and however will not be permitted in any district; and

WHEREAS, per the local law, a new use district “A-1-2 Mining” will be added whose purpose is to allow mining when allowed by the NYS DEC; mining will also be added as a new land use allowed by right in the new A-1-2 district (not permitted in any other district), with supplementary regulations regarding excavations and deposits amended to allow the removal of topsoil, sand, gravel, or rock in the A-1-2 district so long as the appropriate permits have been obtained; and

WHEREAS, the referral included a historic summary of three longstanding mining sites within the Town which are presumed to be/have been operating with appropriate permits; per the referral, the site on the west side of town (Palladino quarry) has been closed and reclaimed, an additional site on the east side of town (Ward site) was to be closed and reclaimed by the end of 2014 per the NYS DEC but has yet to do so, and the subject parcel (Dwyer/Kinsella) which has been reviewed by an engineer to ensure no environmental or other concerns were found that were not addressed by the NYS DEC in their permitting process; and

WHEREAS, per the referral materials, the Town’s Comprehensive Plan acknowledges that quarries and small businesses constitute the Town’s industrial base, and the summary states that continued operation of the Dwyer/Kinsella mine benefits the Town, as the Town Highway Supervisor uses gravel from the mine and the mine has many public and private clients; and

WHEREAS, as part of the proposed Zoning Law action, the Dwyer/Kinsella site (tax parcel 111.-02-01.1) is proposed to be added to the A-1-2 zoning district and the Town’s zoning map will be updated to reflect this change; the approximately 83-acre site is located at 1830 Oran Delphi Road, a county road, along the border with the Town of Pompey; per the referral materials, the site has an existing driveway permit from the Onondaga County Department of Transportation; the Onondaga County Agricultural Districts map shows the site is located in New York State Agricultural District 4; and

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

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

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

The Board commends the Town for its efforts in reviewing the Comprehensive Plan and updating the Zoning Law, and notes that the Syracuse-Onondaga County Planning Agency offers its services to amend the Zoning Map accordingly. The Board also offers the following comments regarding the proposed changes:

1. The Board advises the Town that the proposed “5+ multiple family” use should be allowed in at least one zoning district. The Town is further advised to ensure that the establishment of multi-family housing is not subjected to hurdles not required for other types of housing, thereby creating a potential impediment to affordable housing available in the Town, which may not be consistent with federal fair housing laws.
2. The Town is encouraged to consult with the New York State Department of Agriculture and Markets prior to enactment any local laws affecting farmland, to ensure against conflicts with New York State Agricultural District law for certified properties in the Town.
3. If mining is approved as an allowable use, the Town is advised to consider adding protections and criteria to the proposed new mining district above and beyond securing NYSDEC approval, in order to minimize negative impacts on traffic, noise, dust, viewsheds, drinking water availability and quality, sensitive environmental features, and neighboring land uses including residences, farms, and parkland.
4. The Town is encouraged to give notice to all adjacent municipalities of the public hearing on the proposed changes in accordance with General Municipal Law.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 09, 2015

OCPB Case # Z-15-318

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of Donald R. Meixner for Frank & Erin Facciolo for the property located at 7900 Morgan 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 Morgan Road and Wetzel Road, both county roads; and
- WHEREAS, the applicant is requesting an area variance to construct a wheelchair ramp on the front of an existing residence on a 3.65-acre lot in a Residential Agricultural (RA-100) zoning district; and
- WHEREAS, per the referral notice, a variance is required to reduce the highway overlay from 140 feet to 71 feet; and
- WHEREAS, the Land Survey revised August 7, 2012 shows an existing two-story frame house with rear patio, a detached garage, and a shed; the existing home is 47.2' from the pavement line; and
- WHEREAS, the referral materials indicate the proposed ramp would be approximately 9' deep by 31' in length, and would be utilized by a resident who uses a wheelchair; and
- WHEREAS, the survey shows the site with frontage and an existing asphalt drive on Morgan Road, and a large vacant rear portion of the lot located along a Conrail corridor; any existing or proposed access to Morgan Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the site is located in the Wetzel Road Wastewater Treatment Plant service area in a location with no access to sewers; per the referral notice, the site is served by public water and private septic; 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 Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Brian Donnelly - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Chester Dudzinski - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 09, 2015

OCPB Case # Z-15-319

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Marcellus Planning Board at the request of North St., LLC for the property located at 3-7 North 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 North Street (New York State Route 174), a state highway, and East and West Main Street, both county roads; and
- WHEREAS, the applicant is proposing to convert an existing building into two commercial first-floor spaces (restaurant and office/retail) and seven apartments on the upper floors on a 54' x 80' lot in a Village Center (VC) zoning district; and
- WHEREAS, the Board previously offered no position with comment on a site plan referral (Z-14-182) to open a bike shop with food and coffee sales in the retail storefront of the building, advising that all the proposed uses must be in keeping with applicable regulations and that any exterior activity should be in keeping with village character; and
- WHEREAS, imagery submitted with the referral indicates the site contains an existing three-story traditional mixed-use building fronting sidewalks along North Street within the village core; and
- WHEREAS, imagery shows an existing fire lane south of the building and an existing curb cut north of the building, both on North Street; any existing or proposed access to North Street must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the driveway leads to an existing parking lot which the imagery indicates contains seven proposed parking spaces; the prior referral indicated only on-street parking would serve the site; and
- WHEREAS, the site is served by public water and village sewers, and is located outside the Onondaga County Sanitary District; and

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

The Town and applicant are advised to ensure agreements are in place for any proposed off-site parking and access for building tenants. Per the New York State Department of Transportation, the Town and applicant are further advised that on-street parking on North Street cannot be reserved for private purposes.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 09, 2015

OCPB Case # Z-15-320

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Zoning Administration at the request of Dennis Bachman (Price Rite) for the property located at 601 South Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of vacant county-owned land; and
- WHEREAS, the applicant is proposing to renovate an existing vacant commercial building and surrounding properties for a new supermarket (Price Rite) on twenty parcels totaling 3.37 acres in a Local Business Class A (BA) zoning district; and
- WHEREAS, the site is located along a mixed-use corridor north of Onondaga Creek and associated public land and would occupy most of the block between Bellevue Avenue, South Avenue, and Chester Street, all city streets; per plans and aerial photography, two houses along Chester Street and one mixed-use structure along South Street will be demolished as part of the project, houses will remain at the corner of Bellevue Avenue and Chester Street and at the southern end of the block towards Hovey Street, and the building will face existing homes along South Avenue, vacant land owned by the City of Syracuse along Chester Street, and the P.E.A.C.E. Inc. Head Start facility on the northwest corner of Bellevue Avenue and South Avenue; and
- WHEREAS, the Layout Plan revised August 7, 2015 shows an existing masonry building (21,320 square feet), a proposed addition (11,800 square feet) with a proposed concrete 3-bay loading dock, and a parking lot with 174 proposed spaces (115 required per code); per City Zoning, the parcels will be combined into one new lot in the future, prior to construction; and
- WHEREAS, the plan shows the parking lot with two proposed 24-foot wide driveways on South Avenue, one proposed 24-foot wide driveway on Chester Street, and a proposed 60-foot wide driveway on Chester Street which would be used by trucks to access the loading dock area; and
- WHEREAS, preliminary FEMA Flood Insurance Rate Maps (FIRM) data released in June 2008 shows that a majority of this parcel will be within a Special Flood Hazard Area (SFHA) once maps are finalized; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and
- WHEREAS, the Environmental Assessment Form dated May 26, 2015 notes stormwater will be mitigated by the use of underground infiltration practices and a

Grading & Drainage Plan dated May 26, 2015 was submitted with the referral; 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 site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, the 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, elevations and floor plans indicate the main entrance would be located along the southern elevation facing the street and the parking lot, and would include brick and metal siding, pre-fab canopies, and minimal fenestration; the remaining elevations would include similar materials and also have minimal fenestration; and
- WHEREAS, plans show concrete sidewalks are proposed, as well as extensive landscaping, including lawn, trees, and arborvitae, around the site and screening adjacent residential properties; and
- WHEREAS, the referral materials indicate a proposed 14' high pylon sign with a 4' x 8' illuminated two-sided face will be located along South Avenue, along with three illuminated wall signs along the south elevation (6' x 24' Price Rite sign and two 2' x 15'8" depot signs) and one additional Price Rite sign on the north elevation; 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. Every municipal review provides the opportunity to improve community appearance and foster a safe pedestrian environment, and the City and applicant are encouraged to work together to ensure the proposed plans take into consideration the surrounding mixed-use area which includes residential properties, school facilities, Onondaga Creek, and public land. The City and applicant may wish to consider incorporating more windows into the elevations, adding a second pedestrian entry at the corner of South Avenue and Bellevue Avenue, reducing the scale of the proposed pylon sign, reducing the amount of parking, providing dedicated transit service to this location, and installing vertical hedgerows along with the proposed trees to more fully screen parking from pedestrian view and improve stormwater management.
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
3. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
4. The municipality is encouraged to minimize exposure to damage from natural hazards and uphold local flood ordinance requirements, as required for good standing in the National Flood Insurance Program, by ensuring that any proposed development would not negatively affect drainage patterns in or near the floodplain.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 09, 2015

OCPB Case # Z-15-321

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of COR Solar Street Company V, LLC for the property located at 425 Solar 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 the Inner Harbor Barge Canal Terminal, a part of the New York State Barge Canal System and Bear Street, a state highway; and
- WHEREAS, the applicant is proposing enhancements to the promenade on the northernmost pier of the Inner Harbor on a 3.0-acre state-owned parcel in a Lakefront Urban Center-Waterfront (T-5) zoning district, as part of the overall northern shore Inner Harbor Project to relocate a freight house, construct a new boat storage building, and construct a SUNY ESF Science Center; and
- WHEREAS, the Board recently offered no position with comment on a special permit referral (Z-15-308) for the overall northern shore project, encouraging the City and applicant to coordinate on design details to balance Lakeshore zoning and master plans with site layout considerations; the Board has reviewed a number of referrals for projects on the western and southern shores of the Inner Harbor as part of the Inner Harbor Master Plan; and
- WHEREAS, the Layout Plan updated August 17, 2015 shows the proposed Science Center along the northernmost pier within the Inner Harbor with a row of 49 parking spaces behind it, the relocated Freight Building located further west along the shoreline with a 65-space parking lot behind it, and the proposed Boat House west of the parking lot set back from the shoreline adjacent to a proposed additional 38-space seasonal gravel parking lot; the proposed promenade is shown between the harbor-facing side of the Science Center and a concrete boat slip; and
- WHEREAS, per City Zoning, public access will be maintained along the shoreline and the facilities will generally be available for public field trips; and
- WHEREAS, the Materials and Layout Plan and the Planting Plan updated August 17, 2015 show the promenade would be comprised of a design of concrete pedestrian pavers, curved boardform concrete walls with wood inlay seats, and proposed trees with ornamental grasses; plans indicate improvements for the 10-foot wide dock would occur in a second phase of the project; and
- WHEREAS, the plan shows vehicular access to the site will occur via one proposed driveway on Solar Street, a city street; and
- WHEREAS, zoning, regulating, and master plans for the Lakefront show a public right-of-way (Harborside Drive) connecting Solar Street with Bear Street which, if constructed, would be fronted by the Boat House and the parking areas; and

- WHEREAS, Lakefront plans further indicate that retail frontage is required along Solar Street, and that parking is not permitted in the second and third layer or along the shoreline; and
- WHEREAS, the referral materials note that SEQR is not required; SEQR review has been completed for the Inner Harbor Development as documented by the City of Syracuse Industrial Development Agency's adoption of the "COR Syracuse Inner Harbor Development Project" Findings Statement issued December 17, 2013; the findings statement addresses air and water quality, stormwater, groundwater, drainage, water body modification, floodplains/floodway, threatened and endangered species, solid waste management and hazardous materials, historic and archeological preservation, environmental justice, aesthetic resources, land use, traffic (including mitigation measures), parking, public transportation, open space and recreation and neighborhood character, construction impacts, and cumulative and secondary impacts; and
- WHEREAS, an Environmental Assessment Form submitted with the prior referral (Z-15-308) noted permits will be required for shoreline improvements from the New York State Department of Environmental Conservation and the United States Army Corps of Engineers, and a SPDES permit will also be required (3.5 acres to be physically disturbed); and
- WHEREAS, the plan shows the majority of the site is located within the 100-year flood plain, per data scanned from FEMA Flood Insurance Rate Maps (FIRM); 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 has access to public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and

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

The City and applicant are encouraged to continue coordinating on the proposed design details for this project, including parking, retail frontage, landscaping and buffering, and potential future public roads, in order to balance practical site layout considerations with Lakefront Zoning requirements and master plans. The Board specifically encourages the City and applicant to consider alternative locations and/or designs for the proposed Boat House and related parking which would better integrate with the shoreline and existing and future structures and roads.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 09, 2015

OCPB Case # Z-15-322

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of Terry A. Pensabene for the property located at 135 State Fair 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 Harbor Brook, a county-owned drainage channel, and the Lower Harbor Brook CSO Project on county-owned land; and
- WHEREAS, the applicant is requesting a special permit to operate a restaurant and banquet facility in an existing building on a 2.32-acre lot in a Local Business Class A (BA) zoning district; and
- WHEREAS, per plans and aerial photography, the site contains an existing building, parking lot, and two driveways on State Fair Boulevard, a city street; per City Zoning, the applicant is currently operating without a special permit; and
- WHEREAS, per aerial photography, the site is located between the Lower Harbor Brook CSO project and an office in a residential-type building, and is across from a small residential neighborhood located behind several commercial properties along West Genesee Street; and
- WHEREAS, per aerial photography, Harbor Brook runs exposed along the side of the site where it then crosses State Fair Boulevard; the current and project FEMA Flood Insurance Rate Map (FIRM) data indicates that the majority of the site is in a Special Flood Hazard Area (SFHA); 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 New York State Department of Environmental Conservation EAF Mapper further indicates that the site may contain federal wetlands and is located in an archaeological sensitive area; and
- WHEREAS, the site is served by public water and is located in the Metropolitan Wastewater Treatment Plant service area, in an area tributary to active combined sewer overflows; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, the Onondaga County Department of Water Environment Protection has

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 09, 2015

OCPB Case # Z-15-323

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a MAP ADOPTION from the Town of Lysander Town Board at the request of Town of Lysander for the property located Townwide; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing to adopt an updated version of the Town's Zoning Map, including a new Incentive Zoning Overlay district created as part of the recent Comprehensive Land Use Plan update; and
- WHEREAS, the Board previously offered no position with comment on concurrent referrals to amend the Town's Subdivision Regulations, Zoning Regulations, and Zoning Map (Z-15-142, Z-15-146, and Z-15-147), and on the Town's Draft Comprehensive Land Use Plan (CLUP) update (Z-15-25), which proposed new residential development and associated infrastructure expansion on the Cold Springs Peninsula, elimination of the Transfer of Development Rights (TDR) program, increased attention to environmental constraints, and preservation of farmland west of the Village of Baldwinsville; the CLUP, subdivision regulations, and zoning regulations have all been approved by the Town; and
- WHEREAS, in its prior referral recommendations, the Board expressed concern over the long-term implications of a land use strategy for the Peninsula that is based on single-family housing and infrastructure expansion, noting potential costs and loss of farmland; the Board encouraged the town to continue to investigate and educate residents of the costs and impacts of the development strategy; the Board further encouraged continued work with the Onondaga County Department of Water Environment Protection (WEP), the Village of Baldwinsville, and the Town of Van Buren regarding wastewater system planning and potential future capacity constraints, and careful consideration of proposed drinking water system expansion; and
- WHEREAS, the updated Zoning Regulations eliminated the TDR program instituted as part of the 2007 comprehensive plan update and created an Incentive Zoning Overlay District which has similar land use goals to enable higher density development in certain locations on the Cold Springs Peninsula; and
- WHEREAS, objectives of the Overlay Zone include: preservation and enhancement of natural and cultural features; accommodation of land uses and site arrangements not contemplated under conventional zoning; creation of usable open space and recreational lands and trails; and preservation of farmland, scenic viewsheds, water and forest resources, habitats, and other sensitive areas; and
- WHEREAS, adjustments to certain zoning requirements shall be considered in exchange for a specific defined community benefit or amenity in excess of those required

to mitigate proposed development impacts; amenities include parks, utilities, preservation of farmland or open space, and the preservation of cultural, historic, or other community facilities; incentives include changes to the permissible density, use, lot coverage, setbacks, height, floor area, or buffer areas; and

WHEREAS, the CLUP Committee conducted open committee meetings, held public meetings, and created a resident survey, which generally found respondents are most interested in retaining agriculture and open space, increasing access to waterways, maintaining good schools, and improving traffic flow and found respondents are least interested in more residential development; and

WHEREAS, the proposed overlay zone shall apply to locations indicated on the proposed new Town of Lysander Zoning Map and may be adjusted over time subject to the Town's map amendment processes; sites being proposed for inclusion in the Overlay Zoning district include approximately 1,050 acres within the Cold Springs Peninsula, as well as 250 acres of land west of the Village of Baldwinsville surrounding the Whispering Oaks subdivision; both locations are proposed to tie into existing or proposed public wastewater facilities; and

WHEREAS, the CLUP anticipates new single-family residential subdivision development totaling approximately 2,000+/- units in these two general areas; specific parcels were selected for the overlay in order to: allow development previously considered by the Town, serve areas containing dry sewers, and provide new public wastewater service to shoreline and other properties on the Peninsula; the CLUP cites that "the CLUP uses "Incentive Zoning" to exchange development rights for needed trunk/siphon to Wetzel Road (Treatment Plant) or to Baldwinsville-Seneca Knolls even to the point of working with WEP to expand treatment capacity"; additionally, regulations specify that provision of public sewer and water service should be incorporated into every significant development project proposed within the County Sanitary District; and

WHEREAS, the portion of the Town within the boundary of the Onondaga County Sanitary District is tributary to the Baldwinsville-Seneca Knolls Treatment Plant; the Onondaga County Department of Water Environment Protection met with the CLUP committee and town representatives during the process, and offered several items for consideration, including:

- 1.) Biochemical Oxygen Demand (BOD) loading and capacity constraints may be on the horizon for the Baldwinsville-Seneca Knolls Wastewater Treatment Plant service area, and are highly dependent on current and potential industrial users; capacity expansion at the Treatment Plant would likely run in the millions of dollars;
- 2.) the Towns of Lysander, Van Buren and Village of Baldwinsville are encouraged to work cooperatively to identify toward an allocation strategy for the limited remaining capacity within the county system, to ensure capacity is used for the most beneficial land uses for the communities and the region, especially job creating entities;
- 3.) the Department estimates the costs related to providing new Town service to Peninsula shoreline properties, existing dry sewer areas, homes currently on septic systems, and new single-family development, would be significant and likely exceed the cost willing to be borne by the development community; therefore, the Town should think critically about the costs and benefits of such an expansion strategy prior to adoption of an Incentive Overlay zone;
- 4.) the operational and long-term repair/replacement costs of pump stations serving a limited residential tax base can be excessive, and WEP encourages

cost-benefit analyses, construction standards, and assurances such as performance bonds/maintenance guarantees as part of the development review process; and

5.) limited transmission capacity exists along the newly constructed sewer line serving the Whispering Oaks area, and the Town is urged to prioritize allocation of remaining transmission capacity to eventually serve existing shoreline and older subdivisions to the west; and

WHEREAS, during the CLUP development process, both County and State Departments of Transportation stressed to the Town that capital funding for transportation projects is increasingly limited, and opportunities to expand the system of collectors or arterials are not likely to be prioritized over maintenance of the regional system; and

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

1. The Board wishes to reiterate its significant concern about the costs of extending sewers and other publicly-funded infrastructure assets into the proposed Incentive Zoning Overlay District. Unless the Town of Lysander weighs the costs and benefits carefully, the costs of installing and maintaining these new infrastructure assets could easily result in higher property taxes for existing Town residents, without sufficient benefits to justify the expense. The Board also wishes to emphasize that this cost/benefit analysis should include the entire useful life of both local and regional infrastructure assets.
2. The Board further recommends that when making decisions about new development in the proposed Incentive Zoning Overlay District, the Town of Lysander carefully consider public opinion in light of the fact that public opinion surveys have consistently indicated that the preservation of farmland and open space is a higher priority than residential development for a majority of the public.
3. The Town should continue to work with WEP, the Village of Baldwinsville, and the Town of Van Buren in developing a mutually acceptable allocation plan which prioritizes allocation of limited treatment capacity within the Baldwinsville-Seneca Knolls Wastewater Treatment Plant to the highest quality and most cost-effective uses and locations within the service area.
4. The Town is encouraged to give notice to all adjacent municipalities of the public hearing on the proposed plan and overlay zoning in accordance with General Municipal Law.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 09, 2015

OCPB Case # Z-15-324

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Zoning Administration at the request of 400 South Salina Street LLC (City Center) for the property located at 400-428 South Salina Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law the site is located within 500 feet of Onondaga County Public Library, a county-owned facility; and
- WHEREAS, the applicant is requesting a project site review to complete an exterior and interior renovation of an existing vacant 225,000 square foot building with an 800-car parking garage for multi-tenant retail, office, and residential usage on a 2.07-acre parcel in a Central Business-Retail (CBD-R) zoning district; and
- WHEREAS, per the referral materials, the proposed redevelopment of the four-story building (plus two below-grade levels) will include 123,000 square feet of office space, a 43,000 square foot Red House Art Center, 31,500 square feet of retail space, 8,500 square feet of restaurant space, and 10,000 square foot neighborhood food market space, as well as 6,000 square feet of storage space and a 5,000 square foot fitness facility for tenants; and
- WHEREAS, the Existing Survey dated August 21, 2015 shows the existing building and attached garage are bordered by West Jefferson Street, South Salina Street, and South Clinton Street, all city streets, and the U.S. Post Office building to the south; and
- WHEREAS, the referral materials indicate parking garage access is located on South Clinton Street, and a preliminary traffic review dated June 3, 2015 was included with the referral which compares trip generation numbers from the most recent use in 2012 (153,000 square feet of office space) to current numbers and projections for the proposed uses, showing minor increases to traffic generated; and
- WHEREAS, the pre-development meeting summary dated April 30, 2015 notes Clinton Street will be used for commercial and non-commercial vehicle loading and the garage will have 24-hour automated access; and
- WHEREAS, the referral materials and plans indicate a partial demolition is proposed to create a pedestrian entryway and courtyard on West Jefferson Street with overlooking terraces; plans further indicate metal, sandstone, and concrete finishes, active retail storefronts, and improved sidewalks; and
- WHEREAS, the meeting summary further notes that the site is a noncontributing building in a historic district (Salina Street Downtown Historic District), and the project will be reviewed by the Syracuse Landmark Reservation Board; and

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

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

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 09, 2015

OCPB Case # Z-15-325

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Cicero Zoning Board of Appeals at the request of Frank Chiodo for the property located at 7511 West Murray Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of the municipal boundary between the Town of Cicero and the Town of Constantia, and the county boundary between Onondaga County and Oswego County; and
- WHEREAS, the applicant is requesting an area variance to construct an 18' x 30' addition to an attached garage at an existing residence on a 0.98-acre lot in a Residential (R-10) zoning district; and
- WHEREAS, per the referral notice, an area variance is required for the front yard setback (16'2" proposed where 30' are required); and
- WHEREAS, the Site Plan dated August 19, 2015 shows an existing house with rear wood deck, above ground pool, and vinyl shed, and a proposed new garage in the front of the house; and
- WHEREAS, the plan shows the site with 50.4' of frontage on Oneida Lake and frontage on Murray Avenue (West Murray Drive), a local road; aerial photography shows an existing asphalt driveway on West Murray Drive; and
- WHEREAS, the Environmental Assessment Form dated August 17, 2015 and FEMA Flood Insurance Rate Maps (FIRM) indicate that the site is located in the 100 year 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, National Wetland Inventory Maps indicate the potential presence of federal wetlands on site along the lakeshore; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; the applicant must obtain appropriate permits from the U.S. Army Corps of Engineers for any proposed development or drainage in federal wetlands on site; and
- WHEREAS, the site is served by public water and sewer and is located in the Brewerton Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the

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

WHEREAS, the Town of Cicero has established a Floodplain Zone overlay "to allow Oneida Lake and streams and tributaries flowing into said lake to carry abnormal flows of water in times of flood, to prevent encroachments into the floodplains of these waterways which will unduly increase flood heights and damage, and to prevent excessive property damage as well as a potential threat to the health and safety in the area of greatest flood hazard"; and

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

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

The Board does not endorse the granting of area variances to expand structures within the 100-year flood plain.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 09, 2015

OCPB Case # Z-15-326

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Ryan J. Beckley for the property located on Snowshoe Trail; 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 Lakeshore Road, a county road; and
- WHEREAS, the applicant is proposing to construct a 40' x 60' metal storage building on a vacant 1.81-acre lot in an Agricultural (AG) zoning district; and
- WHEREAS, the Board recently offered no position with comment on an area variance referral (Z-15-315) for minimum lot area for non-residential use on this site, noting a viable wastewater treatment plan would be required should the building connect to public water; the Board previously recommended modification of a preliminary subdivision referral (S-14-2) to adjust lot lines between four existing parcels, including the subject parcel, requiring that the applicant consult with the Onondaga County Health Department and commenting on permits and wastewater service; and
- WHEREAS, the Environmental Assessment Form dated December 10, 2014 notes the proposed building is to be used for personal/private storage only, and that the applicant's home is located directly across Snowshoe Trail from this location; and
- WHEREAS, the Site Plan dated July 6, 2015 shows the proposed garage set 50' from neighboring lots to the west and south with an adjacent 60' x 100' gravel pad; and
- WHEREAS, the plan shows the site with 29.85' of frontage and a 12' wide drive on Snowshoe Trail South, a local road, leading back to the gravel pad; and
- WHEREAS, the EAF notes the site will connect to public water but not public sewers; the site is located in the Brewerton Wastewater Treatment Plant service area; water lines and a proposed sanitary sewer lateral (on a 10' easement) are shown entering the site from Snowshoe Trail South, but no direct connections to the proposed building are shown; and

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

The Town and applicant are advised that if the proposed building will connect to public water, a viable wastewater treatment plan must be in place prior to

approving this site plan.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 09, 2015

OCPB Case # Z-15-327

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of G. A. Braun for the property located at 79 General Irwin 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 Taft Road and Thompson Road, both county roads; and
- WHEREAS, the applicant is proposing a 101,500 square foot expansion to an existing manufacturing facility including additional parking spaces on a 16.65-acre lot within the Hancock Airpark in a General Commercial Plus zoning district; and
- WHEREAS, the Board previously recommended modification of a site plan referral (Z-15-288) to construct a 63,000 square foot Syracuse Label manufacturing facility on the adjacent parcel in the Airpark, requiring trip generation figures and comments regarding wastewater and green infrastructure; referrals from 2007 indicate the site has previously been subdivided to create the subject parcel and to obtain variances to construct the existing building, requiring wetland delineation and permits; and
- WHEREAS, the Area Map dated August 2015 shows an existing building with a proposed 20' x 76' addition (1,500 square feet) to the southwest corner and a proposed 200' x 500' addition (100,000 square feet) to the north; the map further shows an existing parking lot west of the existing building with a proposed expansion of 30 spaces; and
- WHEREAS, the map shows the site located between General Irwin Boulevard and Ethan Allen Street along Stewart Drive, all local roads within the Airpark; two existing driveways on General Irwin Boulevard and one on Stewart Drive are shown, and a proposed new driveway on Stewart Drive is shown to access the larger addition; all traffic ultimately flows to the intersection of Taft and Thompson Roads, or onto Taft Road further east; and
- WHEREAS, the Environmental Assessment Form dated August 24, 2015 notes 3.5 acres will be physically disturbed and stormwater management areas are located adjacent to the site; plans show storm sewer lines leading to catch basins on site; 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, wetland maps do not indicate any state or federal wetlands on site; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; and

WHEREAS, the site has access to public water and sewer and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; and

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

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

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

1. The applicant must contact the Onondaga County Department of Transportation to discuss a limited traffic study to be completed for the proposed project and any resulting mitigation measures required for full buildout. The scope of the study must include level of service at the signalized intersection at Taft Road and General Irwin Boulevard, the right-in/right-out at Taft Road and Performance Drive, and the turning bays off Taft Road into General Irwin Boulevard.
2. The municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department.

The Board also offers the following comments:

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the

planning process to determine sewer availability and capacity.

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 09, 2015

OCPB Case # Z-15-328

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Village of Jordan Zoning Board of Appeals at the request of Daniel Schutt for the property located at 1 Elbridge 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 Elbridge Street (New York State Route 317), a state highway; and
- WHEREAS, the applicant is requesting to amend an existing special permit to add a second-floor apartment above an existing motor vehicle repair shop on a 0.49-acre lot in a Village Center (VC) zoning district; and
- WHEREAS, per village code, residential units in combination with non-residential use require a special permit in this district, and motor vehicle repair uses also require a special permit in this district; and
- WHEREAS, the Land Survey dated February 20, 1991 shows an existing two-story frame house, detached rear garage, foundation remains, and an existing gravel driveway on Elbridge Street, which must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, aerial photography shows a historic-looking building with three overhead garage doors and cars parked in the side and rear yard, and a generally undelineated gravel/grass driveway in the side yard; and
- WHEREAS, the survey shows the site borders Skaneateles Creek, and aerial photography shows a guard rail and sidewalk along the front of the building where Elbridge Street bridges the creek; and
- WHEREAS, the Environmental Assessment Form dated August 5, 2015 notes the site is located in the 100 year 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 site is located in the Jordan Village Historic District, which is listed on the National Register of Historic Places; and
- WHEREAS, the site is served by public water and village sewers, and is located outside the Onondaga County Sanitary district; and

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

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

1. Per the New York State Department of Transportation, the Village and applicant are advised that no parking or backing of vehicles is permitted in the State right-of-way.
2. The Board further encourages the Village and applicant to screen parked cars on site with landscaping to the extent possible, in order to maintain the historic village character and to protect the creek from untreated stormwater runoff.
3. The Village is encouraged to contact the fire department to ensure the proposed residential use above the existing motor vehicle repair use meets all fire safety requirements.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 09, 2015

OCPB Case # Z-15-329

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Village of Fayetteville Village Board at the request of FOUBU Environmental Services, LLC for the property located at 547 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of East Genesee Street (New York State Route 5) and the municipal boundary between the Village of Fayetteville and the Town of Manlius; and
- WHEREAS, the applicant is requesting a zone change from Industrial (I) and One-Family Residential (R-1) to Planned Residential Development (PRD) on a 31.807-acre lot, in order to construct a multi-family residential community with 250 total units and associated parking and amenities; and
- WHEREAS, the Board is concurrently reviewing an area variance referral for building height for this project (Z-15-330); the Board recently offered no position on a text amendment referral (Z-15-210) to allow the Village Board of Trustees to determine height, setback, and minimum lot width requirements within a proposed PRD; per the Village, the final approved PRD regulations still include a height maximum of 35 feet; the variance requested is to allow a height of 41'2" for the proposed apartment buildings associated with the project; and
- WHEREAS, the site is located east of the New York State Route 5/Route 257 intersection in the village center and is situated between/behind a Nice N Easy Grocery Shoppe, a U.S. Post Office, and a residential office building to remain; per surveys and aerial imagery submitted with the referral, the developed front of the subject parcel along East Genesee Street is zoned Industrial and contains the former O'Brien and Gere facility (previously Accurate Die Casting) to be demolished, and the undeveloped rear of the parcel is zoned R-1 and contains wooded land and Bishop Brook; the site is surrounded by other R-1 neighborhood parcels and residential land in the Town of Manlius; and
- WHEREAS, the referral materials and the Conceptual Site Plan dated May 26, 2015 indicate the proposed development would consist of six 3-story apartment buildings with 30 apartments each (twelve 1-bedroom, sixteen 2-bedroom, and two 3-bedroom units); fourteen 2-story townhouse and brownstone style apartments comprised of 5 apartments each (two 2-bedroom units and three 3-bedroom units); a community center (5,500 square foot club house) with exterior pool/pool house; interior garage parking (60 spaces for the apartment buildings and 70 spaces for the townhouses); detached garage parking (24 spaces for the apartment buildings); driveway parking (70 spaces for the townhouses); and surface/visitor parking (312 spaces); the plan shows the proposed apartment buildings and four garages will be set back from the road

and positioned around a central open space, with surrounding townhouse buildings, the community center/pool, and additional open spaces within and around the site; and

WHEREAS, the plan shows one proposed full access driveway and one right-in/right-out only driveway on East Genesee Street, both of which must meet the requirements of the New York State Department of Transportation; the referral included a Traffic Impact Study (TIS) which notes that the nearby Route 5/Route 257 intersection “currently experiences long delays and queuing during the peak hours” which “cannot be improved given the existing constraints of the intersection and signal operations”; per the TIS, “while the proposed development will certainly add traffic to the intersection, the resulting impacts on traffic operations are small”; per the New York State Department of Transportation, the Department has reviewed the TIS and approved the project, however a letter to the Village has been issued warning that the intersection is at capacity and this project jeopardizes future use of the intersection; the Department further noted a left-turn lane into the apartments will be required; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), the nearest transit line is approximately 1,500 feet to the west on Route 5 at the Fayetteville Village Hall, at which point service veers towards the Village of Manlius on Route 257; the Village Hall location has limited weekday service and there are no plans for future increases to the level of service further east on Route 5; and

WHEREAS, the Environmental Assessment Form dated July 7, 2015 notes 22 acres will be physically disturbed by the project; the plan shows a proposed stormwater management facility north of the proposed development, and a drainage report included with the referral indicates that runoff will be captured and conveyed to a proposed facility which will provide 1 through 100-year storm event peak flow attenuation; the referral materials note a SPDES permit will be required and a SWPPP will be prepared; the EAF notes the project will have a total of 11 acres of impervious surface upon completion, which represents a 1-acre increase over current amounts; and

WHEREAS, plans, the EAF, and FEMA Flood Insurance Rate Maps (FIRM) indicate that land along the water quality-impaired Brook is in a Special Flood Hazard Area (SFHA) and may contain federal wetlands; the potential stormwater management facility location appears to be located near the SFHA; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; the applicant must obtain appropriate permits from the U.S. Army Corps of Engineers for any proposed development or drainage into any potential federal wetlands on site; and

WHEREAS, the EAF states the project site contains a significant natural community (Maple-Basswood Rich Mesic Forest), however notes that it is “not located within the limits of construction” and no decrease to the existing community will occur; per the EAF, the site also contains remediation site 734052, which the New York State Department of Environmental Conservation reclassified in 2014, concluding that “a significant threat to public health and the environment no longer exists at the site”; the EAF notes additional mitigation

will be implemented under the Brownfield Cleanup Program (BCP); and

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

WHEREAS, the Fayetteville Comprehensive Plan updated in 2014 identified this site as one of its focal planning areas, referring to it as an underutilized transitional space between the Upper Business District character area and eastern residential areas, noting potential traffic congestion increases as a result in any change of use; the concept plan in the document indicates a much denser layout than the proposed development, with a series of small blocks concentrated in the front half of the parcel; the concept would be “based on creating a campus-type development that is compatible with adjacent residential character areas and is sensitive to the Bishop Brook open space corridor”; the concept emphasizes flexibility in use, access management on Genesee Street, and preserving natural buffers to create recreational connections, protect water quality of the brook, and screen visual impacts from the road; and

WHEREAS, the Upper Business District character area as defined in the 2006 Fayetteville Commercial Design Guidelines indicates the area contains varying building sizes, types, and dispositions with a uniting element of a continued village streetscape; the guidelines state the streetscape “should be fiercely maintained” along with green space and well-screened parking to soften the commercial feel of the area; the referral materials indicate the proposed development will preserve and provide open space for residents and as a buffer for adjacent single-family residential uses; the plan shows proposed plantings and lawn between the road and the buildings, and sidewalks within the complex with connections to the existing sidewalks along East Genesee Street; and

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

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

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

The Board encourages the Village and applicant to continue exploring options for appropriate zoning, uses, and layout for this site which balance the significant traffic concerns at the nearby Route 5/Route 257 intersection, wastewater capacity constraints, the mix of surrounding land uses, the presence of flood plains and the quality-impaired Bishop Brook on site, and the stated character and development goals for this location.

Given the complexity of this project and the noted transportation system concerns relayed by the New York State Department of Transportation, the Syracuse-Onondaga County Planning Agency offers to convene a coordinated review meeting upon the request of the Village.

Should the Village approve the zone change and the area variance for this project, the plan for the next stage of development should include the following:

1. The Village and applicant should continue to coordinate with the New York State Department of Transportation regarding requirements as determined by the Department and to obtain permits for any work within the State right-of-way.
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
3. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
4. The Village and applicant may wish to consider alternative layouts to the proposed development which are more closely aligned with concept plan in the Comprehensive Plan, specifically with a focus on creating a consistent building line along the north side of Genesee Street and increasing density to avoid impacts to surrounding residential uses, flood plains, and Bishop Brook.
5. The Board encourages the Village and applicant to incorporate pedestrian and bicycle accommodations into proposed plans for the site, such as benches and bike racks, and to explore opportunities for connections to future trails and waterway corridors.
6. The Town and applicant are advised to ensure the proposed internal road layout meets the requirements of local emergency service providers for ingress and egress.
7. The Village is encouraged to give notice to all adjacent municipalities of the public hearing on the proposed zoning and future plans in accordance with General Municipal Law, and may wish to notify other neighboring

municipalities which may experience traffic impacts as a result of any development of this site.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 09, 2015

OCPB Case # Z-15-330

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Village of Fayetteville Zoning Board of Appeals at the request of FOUBU Environmental Services, LLC for the property located at 547 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of East Genesee Street (New York State Route 5) and the municipal boundary between the Village of Fayetteville and the Town of Manlius; and
- WHEREAS, the applicant is requesting an area variance for building height as part of a project to construct a multi-family residential community with 250 total units and associated parking and amenities on a 31.807-acre lot in a proposed Planned Residential Development (PRD); and
- WHEREAS, the Board is concurrently reviewing a zone change referral to create the PRD for this project (Z-15-329); the Board recently offered no position on a text amendment referral (Z-15-210) to allow the Village Board of Trustees to determine height, setback, and minimum lot width requirements within a proposed PRD; per the Village, the final approved PRD regulations still include a height maximum of 35 feet; the variance requested is to allow a height of 41'2" for the proposed apartment buildings associated with the project; and
- WHEREAS, the site is located east of the New York State Route 5/Route 257 intersection in the village center and is situated between/behind a Nice N Easy Grocery Shoppe, a U.S. Post Office, and a residential office building to remain; per surveys and aerial imagery submitted with the referral, the developed front of the subject parcel along East Genesee Street is zoned Industrial and contains the former O'Brien and Gere facility (previously Accurate Die Casting) to be demolished, and the undeveloped rear of the parcel is zoned R-1 and contains wooded land and Bishop Brook; the site is surrounded by other R-1 neighborhood parcels and residential land in the Town of Manlius; and
- WHEREAS, the referral materials and the Conceptual Site Plan dated May 26, 2015 indicate the proposed development would consist of six 3-story apartment buildings with 30 apartments each (twelve 1-bedroom, sixteen 2-bedroom, and two 3-bedroom units); fourteen 2-story townhouse and brownstone style apartments comprised of 5 apartments each (two 2-bedroom units and three 3-bedroom units); a community center (5,500 square foot club house) with exterior pool/pool house; interior garage parking (60 spaces for the apartment buildings and 70 spaces for the townhouses); detached garage parking (24 spaces for the apartment buildings); driveway parking (70 spaces for the townhouses); and surface/visitor parking (312 spaces); the plan shows the proposed apartment buildings and four garages will be set back from the road and positioned around a central open space, with surrounding townhouse

buildings, the community center/pool, and additional open spaces within and around the site; and

WHEREAS, the plan shows one proposed full access driveway and one right-in/right-out only driveway on East Genesee Street, both of which must meet the requirements of the New York State Department of Transportation; the referral included a Traffic Impact Study (TIS) which notes that the nearby Route 5/Route 257 intersection “currently experiences long delays and queuing during the peak hours” which “cannot be improved given the existing constraints of the intersection and signal operations”; per the TIS, “while the proposed development will certainly add traffic to the intersection, the resulting impacts on traffic operations are small”; per the New York State Department of Transportation, the Department has reviewed the TIS and approved the project, however a letter to the Village has been issued warning that the intersection is at capacity and this project jeopardizes future use of the intersection; the Department further noted a left-turn lane into the apartments will be required; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), the nearest transit line is approximately 1,500 feet to the west on Route 5 at the Fayetteville Village Hall, at which point service veers towards the Village of Manlius on Route 257; the Village Hall location has limited weekday service and there are no plans for future increases to the level of service further east on Route 5; and

WHEREAS, the Environmental Assessment Form dated July 7, 2015 notes 22 acres will be physically disturbed by the project; the plan shows a proposed stormwater management facility north of the proposed development, and a drainage report included with the referral indicates that runoff will be captured and conveyed to a proposed facility which will provide 1 through 100-year storm event peak flow attenuation; the referral materials note a SPDES permit will be required and a SWPPP will be prepared; the EAF notes the project will have a total of 11 acres of impervious surface upon completion, which represents a 1-acre increase over current amounts; and

WHEREAS, plans, the EAF, and FEMA Flood Insurance Rate Maps (FIRM) indicate that land along the water quality-impaired Brook is in a Special Flood Hazard Area (SFHA) and may contain federal wetlands; the potential stormwater management facility location appears to be located near the SFHA; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; the applicant must obtain appropriate permits from the U.S. Army Corps of Engineers for any proposed development or drainage into any potential federal wetlands on site; and

WHEREAS, the EAF states the project site contains a significant natural community (Maple-Basswood Rich Mesic Forest), however notes that it is “not located within the limits of construction” and no decrease to the existing community will occur; per the EAF, the site also contains remediation site 734052, which the New York State Department of Environmental Conservation reclassified in 2014, concluding that “a significant threat to public health and the environment no longer exists at the site”; the EAF notes additional mitigation will be implemented under the Brownfield Cleanup Program (BCP); and

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

WHEREAS, the Fayetteville Comprehensive Plan updated in 2014 identified this site as one of its focal planning areas, referring to it as an underutilized transitional space between the Upper Business District character area and eastern residential areas, noting potential traffic congestion increases as a result in any change of use; the concept plan in the document indicates a much denser layout than the proposed development, with a series of small blocks concentrated in the front half of the parcel; the concept would be “based on creating a campus-type development that is compatible with adjacent residential character areas and is sensitive to the Bishop Brook open space corridor”; the concept emphasizes flexibility in use, access management on Genesee Street, and preserving natural buffers to create recreational connections, protect water quality of the brook, and screen visual impacts from the road; and

WHEREAS, the Upper Business District character area as defined in the 2006 Fayetteville Commercial Design Guidelines indicates the area contains varying building sizes, types, and dispositions with a unifying element of a continued village streetscape; the guidelines state the streetscape “should be fiercely maintained” along with green space and well-screened parking to soften the commercial feel of the area; the referral materials indicate the proposed development will preserve and provide open space for residents and as a buffer for adjacent single-family residential uses; the plan shows proposed plantings and lawn between the road and the buildings, and sidewalks within the complex with connections to the existing sidewalks along East Genesee Street; and

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

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

The Board encourages the Village and applicant to continue exploring options for appropriate zoning, uses, and layout for this site which balance the significant traffic concerns at the nearby Route 5/Route 257 intersection, wastewater capacity constraints, the mix of surrounding land uses, the presence of flood plains and the quality-impaired Bishop Brook on site, and the stated character and development goals for this location.

Given the complexity of this project and the noted transportation system concerns relayed by the New York State Department of Transportation, the Syracuse-Onondaga County Planning Agency offers to convene a coordinated review meeting upon the request of the Village.

Should the Village approve the zone change and the area variance for this project, the plan for the next stage of development should include the following:

1. The Village and applicant should continue to coordinate with the New York State Department of Transportation regarding requirements as determined by the Department and to obtain permits for any work within the State right-of-way.
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
3. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
4. The Village and applicant may wish to consider alternative layouts to the proposed development which are more closely aligned with concept plan in the Comprehensive Plan, specifically with a focus on creating a consistent building line along the north side of Genesee Street and increasing density to avoid impacts to surrounding residential uses, flood plains, and Bishop Brook.
5. The Board encourages the Village and applicant to incorporate pedestrian and bicycle accommodations into proposed plans for the site, such as benches and bike racks, and to explore opportunities for connections to future trails and waterway corridors.
6. The Town and applicant are advised to ensure the proposed internal road layout meets the requirements of local emergency service providers for ingress and egress.
7. The Village is encouraged to give notice to all adjacent municipalities of the public hearing on the proposed zoning and future plans in accordance with General Municipal Law, and may wish to notify other neighboring municipalities which may experience traffic impacts as a result of any development of this site.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 09, 2015

OCPB Case # Z-15-331

- 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 Deere Rd. Warehouse (Don DeStefano) for the property located at 6420 & 6440 Deere 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 to construct a 15,000 square foot building with 30-car parking lot at an existing industrial facility (Daltile) on a 8.71-acre lot in an Industrial zoning district; and
- WHEREAS, the Board previously recommended modification of a site plan referral (Z-05-72) to construct three buildings and associated parking and stormwater facilities, requiring a drainage study and prohibiting direct connections to Route 298; per the referral materials and a conversation with the Town, the project was approved locally and phase one was completed, however the approval has subsequently expired and the applicant is seeking re-approval to complete phase two; and
- WHEREAS, the Layout Plan dated August 14, 2015 shows a triangular site located along New York State Route 298 and Deere Road, a local road; aerial photography shows the third side of the site as contiguous pavement with the adjacent commercial/industrial parcel; and
- WHEREAS, the plan shows the existing phase one portion of the site to include "Proposed Building #1" on the western half of the Route 298 frontage, along with existing and reserve parking, surrounding lawn along the road frontages, and both of the site's existing driveways on Deere Road; and
- WHEREAS, the plan shows proposed phase two (the current project) would include "Proposed Building #3" in the southern corner of the site with a parking lot with 30 spaces and additional lawn along the Deere Road frontage and the rear of the site; the referral notice indicates the project may require a permit from the New York State Department of Transportation for potential improvements to pavement area along Route 298; and
- WHEREAS, a future phase 3 is also shown which would include "Proposed Building #2" on the eastern half of the Route 298 frontage, along with additional parking and parking in reserve, and lawn; and
- WHEREAS, the Environmental Assessment Form dated August 17, 2015 notes 1.83 acres will be physically disturbed by phase 2 of the project and that "stormwater is collected in storm structures and directed into a hydrodynamic stormwater separator ultimately discharging into Sanders Creek"; the referral included a copy of an invoice from the New York State Department of Environmental

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

E-mail Address: countyplanning@ongov.net

Conservation for a SPDES permit from 2006 to disturb a total of 8.3 acres; and

WHEREAS, the site is located between Sanders Creek and branches of Ley Creek; the EAF notes the site or land adjoining the site contains wetlands or other regulated waterbodies; National Wetland Inventory Maps indicate the potential presence of federal wetlands on the adjacent parcel; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; the applicant must obtain appropriate permits from the U.S. Army Corps of Engineers for any proposed development or drainage in federal wetlands on site; and

WHEREAS, the EAF notes the site of the proposed action includes two DEC-listed remediation sites: 734070, a State Superfund Program site classified as remediation completed with ongoing monitoring, and C734113, a Brownfield Cleanup Program site classified as requiring no further action at this time; and

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

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

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

WHEREAS, the referral included lighting and planting plans, indicating no spillover into the rights-of-way and proposed trees and shrubs buffering the site boundaries; and

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

1. Per the New York State Department of Transportation, the applicant is advised to obtain a highway work permit for any work within the State right-of-way.
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
3. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at

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

E-mail Address: countyplanning@ongov.net

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

4. The Town is advised to ensure the SPDES permit obtained in 2006 does not require renewal or modification prior to reapproving plans for this site.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 09, 2015

OCPB Case # Z-15-332

- 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 Christian Brothers Academy for the property located at 4102 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 Kimber Road, a county road, and the municipal boundary between the Town of DeWitt and the City of Syracuse; and
- WHEREAS, the applicant is proposing to renovations to an existing baseball complex including two new dugout structures, a new bullpen/batting cage structure, fencing, asphalt paths and drainage improvements on a 206.19-acre lot in a Residential (R-1) zoning district; and
- WHEREAS, the Project Location Plan dated August 17, 2015 and aerial photography indicate the project site is located at the southwestern end of a cemetery parcel (St. Mary's) directly adjacent to the Christian Brothers Academy school parcel; the Board previously recommended modification of two site plan referrals for cemetery projects (Z-12-306 and Z-13-4) with drainage requirements; and
- WHEREAS, the Layout Plan dated August 17, 2015 shows an existing ball field with a proposed first base dugout (38' x 8'), third base dugout (50' x 8'), a bullpen/batting cage complex with a propose batting cage shelter, a "future, potential concession/storage building" location, and new fencing, gates, walkways, and netting around the existing and proposed structures; the referral materials indicate 4,504 square feet of structures are proposed in total; and
- WHEREAS, demolition plans indicate existing dugouts to be removed and existing metal bleachers to remain and/or be reused; and
- WHEREAS, per the plan and aerial photography, the asphalt pavement in the project area connects to internal roads on the school parcel, which contains parking and access to Randall Road, a local road; and
- WHEREAS, the Environmental Assessment Form dated August 17, 2015 notes 0.87 acres will be physically disturbed by the project and that new area drains and underdrains will route stormwater to existing dry wells; a drainage plan was included with the referral; and
- WHEREAS, the EAF notes no water or sanitary service is proposed for the project; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 09, 2015

OCPB Case # Z-15-333

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Fernandez Properties, LLC for the property located at 8163 Brewerton Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Brewerton Road, a state highway; and
- WHEREAS, the applicant is proposing to open a car rental business (Rent-A-Ride) in an existing vacant building (formerly a salon) on a 0.52-acre lot in a General Commercial (GC) zoning district; and
- WHEREAS, the Proposed Improvements Plan dated August 26, 2015 shows an existing frame building (approximately 28' x 67') with 31 proposed parking spaces including 20 behind the building which appear to be for the rental car inventory; and
- WHEREAS, the plan indicates the lot has existing nonconforming front yard setbacks (38' existing, 50' required) and minimum lot width (85' existing, 100' required); and
- WHEREAS, per the plan and aerial photography, the site is located at the corner of U.S. Route 11 and Sunset Terrace, a local road which serves the adjacent subdivision to the west; an existing pylon sign is shown at the corner just outside the State right-of-way; and
- WHEREAS, the plan shows one existing driveway on each road; any existing or proposed access to Route 11 must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the Environmental Assessment Form dated August 28, 2015 notes the site or land adjoining the site contains wetlands or other regulated waterbodies; wetland maps do not indicate the presence of any wetlands nearby; and
- WHEREAS, the site is served by public water and sewer and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); unless it can be demonstrated that anticipated flows will not exceed previous flows, the project applicant is required to offset any additional sanitary flow in excess of the most recent land

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

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

1. The New York State Department of Transportation encourages the applicant to close the driveway on U.S. Route 11 and utilize the existing driveway on Sunset Terrace, in order to ensure safer operations.
2. The Board further encourages the New York State Department of Transportation, Town, and applicant to work together to close the driveway on U.S. Route 11.
3. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
4. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 09, 2015

OCPB Case # Z-15-334

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Joe Marzullo (Marzullo Landscaping) for the property located on Brewerton Road approximately 2,200 feet south of Mud Mill Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Brewerton Road (U.S. Route 11) and Interstate Route 81, both state highways; and
- WHEREAS, the applicant is proposing to construct a 40' x 60' pole barn to store seasonal landscaping business equipment on a vacant 2.01-acre lot in a General Commercial (GC) zoning district; and
- WHEREAS, the Site Plan dated August 25, 2015 shows a proposed 2,400 square foot metal pole barn set back 90' from Brewerton Road with rear frontage along power lines; the plan notes five parking spaces are proposed though none are delineated on the plan; and
- WHEREAS, the plan states there will be no outdoor uses, loading, storage areas, or equipment, and no new landscaping is proposed; and
- WHEREAS, the plan shows the site with a proposed 24' wide asphalt driveway apron on Brewerton Road, which must meet the requirements of the New York State Department of Transportation; the apron would extend back 50' then the remainder of the driveway and cleared area around the proposed barn would be gravel; and
- WHEREAS, the Environmental Assessment Form dated August 28, 2015 indicates 0.5 acres will be physically disturbed by the project and a grading plan was prepared; no grading plan was submitted with the referral; and
- WHEREAS, the EAF notes the site or land adjoining the site contains wetlands or other regulated waterbodies; wetland maps do not indicate the presence of any wetlands nearby; and
- WHEREAS, the EAF further notes the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and
- WHEREAS, the plan states the only utility connection proposed for the building is electricity, as the site will not require water or wastewater service; and

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

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

E-mail Address: countyplanning@ongov.net

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

Per the New York State Department of Transportation, the applicant is advised to obtain a highway work permit for any work within the State right-of-way.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 09, 2015

OCPB Case # Z-15-335

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Mid Countries Properties, LLC for the property located at 9206 Brewerton Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Brewerton Road (U.S. Route 11) and Interstate Route 81, both state highways, and Mud Mill Road, a county road; and
- WHEREAS, the applicant is proposing to construct a 12,000 square foot building at an existing equipment rental facility on a 7.29-acre lot in a General Commercial Plus (GC Plus) zoning district; and
- WHEREAS, the Board previously recommended modification of a site plan referral (Z-13-141) to construct the existing 8,000 square foot building as phase one of the project and a 10,800 square foot building in a future phase two, requiring access and sign permits, a drainage study, and septic approval, and comments on water service and access permissions from National Grid; and
- WHEREAS, the Amended Site Plan dated August 27, 2015 shows the parcel is split into two portions by a 100' wide "Niagara Lockport & Ontario Power Co. Now National Grid" linear parcel containing power lines and an existing trail; the front (western) portion of the parcel is located along Brewerton Road and the rear (eastern) portion fronts Interstate Route 81; and
- WHEREAS, the plan shows the western portion of the parcel to contain an existing metal building and asphalt area with 12 parking spaces, a proposed 80' x 150' building adjacent to the parking area, and a large gravel area behind the buildings; a gravel drive is shown extending back to the eastern portion of the parcel via the National Grid land, through trees and brush and culminating at a second large gravel area; and
- WHEREAS, the plan states that 3,200 square feet of the proposed building will be used by a fire apparatus supplier while the remaining 8,800 square feet will be used for storage by the applicant; and
- WHEREAS, the plan shows the site with an existing asphalt driveway on Brewerton Road, which must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, a ditch runs from the I-81 right-of-way across the rear portion of the parcel onto the National Grid land, where it connects to another ditch from the north; and
- WHEREAS, the Environmental Assessment Form dated August 28, 2015 notes 0.28 acres will be physically disturbed by the project, and the referral notice states "storm water was completed to allow this building"; the plan shows catch basins and

swales throughout the site which ultimately lead to the ditch on the National Grid lands; and

WHEREAS, the EAF notes the site or land adjoining the site contains wetlands or other regulated waterbodies; wetland maps do not indicate the presence of any wetlands nearby; and

WHEREAS, the New York State Department of Environmental Conservation EAF Mapper indicates that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; the EAF Mapper further notes the site is located in an archeological sensitive area; and

WHEREAS, the site is served by public water and private septic; a septic field is shown on the western portion of the parcel; and

WHEREAS, the plan shows two signs located within the State right-of-way along Brewerton Road; no further information was included with the referral to indicate ownership or details about the existing signs; 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:

Per the New York State Department, the Town and applicant are advised that any signs encroaching in the State right-of-way are illegal and subject to removal.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 09, 2015

OCPB Case # Z-15-336

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of NYS Lineman's Safety Training Fund for the property located at 8533 Brewerton Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Brewerton Road (U.S. Route 11), a state highway, and the municipal boundary between the Town of Cicero and the Town of Clay; and
- WHEREAS, the applicant is proposing to convert an abandoned landing field runway into a lineman's training facility, including the construction of a 13,800 square foot building, on a 34.19-acre lot in a General Commercial (GC) zoning district; and
- WHEREAS, the Site Plan dated August 14, 2015 shows an existing runway and intersecting hammerhead connection labeled training area, an existing building, a proposed building, and a proposed parking lot on the eastern end of the runway (57 spaces shown); and
- WHEREAS, nine "typical proposed training towers" are also shown alongside the runway, with an additional tower on either side of the hammerhead connection and two "pole crib" areas; and
- WHEREAS, the plan shows an additional training area between the hammerhead and the proposed building which contains a proposed gravel road connection; the gravel road would also connect to the runway; and
- WHEREAS, the plan shows an existing gravel driveway on Brewerton Road with the road connection portion to be removed, and a proposed new driveway on Brewerton Road, presumably asphalt; any existing or proposed access to Brewerton Road must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the Environmental Assessment Form dated August 28, 2015 notes 0.5 acres will be physically disturbed by the project; and
- WHEREAS, the EAF notes the site or land adjoining the site contains wetlands or other regulated waterbodies; wetland maps do not indicate the presence of any wetlands nearby; and
- WHEREAS, the site has access to public water and sewers and is located in the Brewerton Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and

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

1. Per the New York State Department of Transportation, the applicant is advised to obtain a highway work permit for any work within the State right-of-way.
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
3. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.

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