



Onondaga County Planning Board

September 13, 2017

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

I. ATTENDANCE

MEMBERS PRESENT

Douglas Morris
Daniel Cupoli
Robert Antonacci
Bill Fisher
James Corbett
Lisa Dell
Marty Voss

STAFF PRESENT

Megan Costa
Allison Bodine
Robin Coon

GUESTS PRESENT

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on September 13, 2017.

III. MINUTES & OTHER BUSINESS

Minutes from August 23, 2017 were submitted for approval. Daniel Cupoli made a motion to accept the minutes. James Corbett seconded the motion. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Lisa Dell - yes; Marty Voss - yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-17-67	TLafPB	<i>No Position With Comment</i>	S-17-68	CSyrPB	<i>No Position With Comment</i>
S-17-69	TDewPB	<i>No Position</i>	Z-17-340	TPomPB	<i>No Position</i>
Z-17-341	TSalPB	<i>Modification</i>	Z-17-342	TSalZBA	<i>No Position With Comment</i>
Z-17-343	TCamZBA	<i>No Position</i>	Z-17-344	TSalPB	<i>No Position With Comment</i>
Z-17-345	TSalPB	<i>No Position With Comment</i>	Z-17-346	CSyrPB	<i>No Position With Comment</i>
Z-17-347	TClaPB	<i>No Position With Comment</i>	Z-17-348	CSyrZBA	<i>No Position</i>
Z-17-349	TElbZBA	<i>No Position</i>	Z-17-351	TClaTB	<i>No Position With Comment</i>
Z-17-352	VCamVB	<i>No Position With Comment</i>	Z-17-353	TCicPB	<i>Disapproval</i>
Z-17-354	VLivPB	<i>No Position</i>	Z-17-355	VSkPB	<i>No Position</i>
Z-17-356	TSkaPB	<i>No Position With Comment</i>	Z-17-357	TSkaPB	<i>No Position With Comment</i>
Z-17-358	TSkaPB	<i>No Position With Comment</i>	Z-17-359	TSkaZBA	<i>No Position With Comment</i>



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 13, 2017

OCPB Case # S-17-67

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SUBDIVISION from the Town of LaFayette Planning Board at the request of Susan Lehr for the property located at 2570 Route 11A; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Route 11A and Route 20, both state highways, and a farm operation located in a New York State Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 23.88-acre parcel into two new lots, Lot A (5.00 acres) and Lot B (18.88 acres), in an Agricultural/Residential (AR) zoning district; and
- WHEREAS, the site is located in a rural area in the Town of LaFayette; the site and surrounding lands are enrolled in the New York State Agricultural District 1 and though the site does not appear to contain farmland, there are active farms in the surrounding area; an Agricultural Data Statement was not included with the referral; and
- WHEREAS, the submitted subdivision map dated May 17, 2017 shows the parcel has frontage on Route 20 and Route 11A and contains an existing two-story house, two detached garages, and a barn; the existing structures are located along Route 11A; there is an existing driveway onto Route 11A that provides access to the house and southern garage; there is a second, existing driveway that provides access to the other garage farther north along Route 11A; and
- WHEREAS, aerial imagery shows that the majority of the parcel is vacant, partially forested and undeveloped; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated August 8, 2017, the proposed subdivision will divide the parcel (23.88 acres) into two lots; the subdivision map shows Lot A (5.0 acres) will contain the house, southern garage, and barn and Lot B (18.88 acres) will contain the northern garage and remainder of the parcel; and
- WHEREAS, per the Referral Notice, there are no plans to develop the proposed lots at this time; and
- WHEREAS, the existing house is served by individual well and septic system; no changes to the existing infrastructure are proposed; and
- WHEREAS, GIS mapping shows a small area of federal wetlands is present on the site and located near the western corner of the parcel, in proximity to Route 20; and
- WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper indicates that the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; 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. For any future development, all proposed access to Routes 20 or 11A should be coordinated with the New York State Department of Transportation.
2. The Board encourages the Town to consider the potential long-term effects of subdivisions to create new residential lots in rural areas, including areas containing New York State agricultural district properties and in farm/agricultural zoning districts, as potential conflicts with agricultural operations, changes to the rural character, reduction of open space and farmland, and impacts to road safety and mobility may cumulatively occur.
3. The applicant and municipality are advised to ensure the following county, state, and/or federal regulation has been met prior to approving this subdivision:
 - a. Agricultural Data Statement – Any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on or within 500 feet of a property within a New York State Certified Agricultural District is required by the New York State Agricultural and Markets Law to include an Agricultural Data Statement.

Doug Morris disclosed that a family member owns a parcel adjacent to the referred parcel. The Board determined that there was no direct financial stake in the proposal and as such Mr. Morris would not be required to recuse himself from voting. The motion was made by Robert Antonacci and seconded by Daniel Cupoli. The votes were recorded as follows: Doug Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 13, 2017

OCPB Case # S-17-68

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the City of Syracuse Planning Commission at the request of Salt City Enterprises, LLC for the property located at 881 Van Rensselaer Street & 621 Hiawatha Boulevard (aka 891 Van Rensselaer Street); and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of the Onondaga County Metropolitan Wastewater Treatment Plant; and
- WHEREAS, the applicant is proposing to combine two parcels into one new 0.46-acre lot in a Lakefront T5 zoning district; and
- WHEREAS, the site is located just south of the Destiny USA mall at the intersection of Hiawatha Boulevard West and Van Rensselaer Street, both city streets, in the Lakefront neighborhood of the City of Syracuse; the site is across Hiawatha Boulevard from several county-owned parcels containing the Metropolitan Wastewater Treatment Plant and across Van Rensselaer Street from vacant, state-owned industrial lands, the Onondaga Creekwalk, and the Inner Harbor; and
- WHEREAS, the site consists of two tax parcels; aerial imagery shows the front parcel (0.088 acres) has an existing curb cut onto Hiawatha Boulevard and is almost entirely covered by gravel and asphalt; the rear parcel (0.374 acres) is shown to have an existing one-story metal frame building with an existing curb cut onto Van Rensselaer Street and a gravel area at the rear of the building; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; according to the ReZone Syracuse draft zoning map dated June 2017, the proposed zoning for the rear lot is Mixed Use Office (MX-3), which would act to “provide for pedestrian friendly areas of medium- to higher-density residential development and compatible nonresidential uses, such as offices and supporting secondary commercial uses” and the proposed zoning for the front lot is Mixed Use Urban Core (MX-4), which would act to “provide for pedestrian-friendly areas of higher-density residential development and a well-integrated mix of nonresidential uses”; and
- WHEREAS, the Resubdivision map dated August 16, 2017 shows the proposed subdivision will combine the two lots creating New Lot 1 (0.462 acres), a triangular-shaped lot; per the submitted Application for Resubdivision/Lot Alteration dated August 29, 2017, the proposed subdivision is intended to allow for contiguous access for parking and the building; no additional changes are proposed; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and

WHEREAS, per the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper, the site is substantially contiguous to the Enlarged Erie Barge Canal which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

WHEREAS, the EAF Mapper indicates that the project is within 2,000 feet of 17 sites in the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database (734059, V00002, C734083, 734083, V00222, C734133, C734132, 734048, 734020, C734130, C734134, C734135, C734136, C734137, C734104, C734131, 734030); and

WHEREAS, the EAF Mapper indicates that the site is located over, or immediately adjoining, primary and principal aquifers; and

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

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

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:

As the ReZone Syracuse project is currently revising the City's zoning ordinance and zoning map, the Board encourages the City to consider alternative new zoning for this particular site, given the proposed subdivision, which may create a parcel with more than one zoning district if approved.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 13, 2017

OCPB Case # S-17-69

- 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 PRELIMINARY SUBDIVISION from the Town of DeWitt Planning Board at the request of National Grid / COR Development Co., LLC for the property located at Aspen Park Boulevard; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of NYS Route 298, a state highway, and the municipal boundary between the Town of DeWitt and the Town of Manlius; and
- WHEREAS, the applicant is proposing to subdivide a vacant 26.89-acre parcel into 3 new parcels, Lot 2 (7.225 acres), Lot 8 (5.395 acres), and Lot 9 (14.369 acres), in a Hi-Tech zoning district; and
- WHEREAS, in 2016, the Board recommended Modification of a Site Plan referral (Z-16-342) proposing to construct a new electric substation on the subject parcel and cited required coordination with the New York State Department of Transportation on drainage data and recommended consideration of the wetlands and floodplains on site; and
- WHEREAS, the site is located at the intersection of Route 298, a state road, and Aspen Park Boulevard, a local road, in the Town of DeWitt; the site is located at the northeastern corner of a group of parcels that make up the Collamer Crossing Business Park, which includes offices for Northwestern Mutual, the CNY Hub for Emerging Nano Industries, and Saab Sensis Corporation; the site is otherwise surrounded by vacant and forested lands, and consists of a vacant, forested parcel itself; and
- WHEREAS, the proposed subdivision will create three new lots, Lot 2 (7.225 acres) to contain the northern lands of the parcel and having frontage on Route 298 and Aspen Park Boulevard, Lot 8 (5.395 acres) situated at the center with frontage on Aspen Park Boulevard, and Lot 9 (14.369 acres) to contain the southern lands of the parcel and have frontage on Aspen Park Boulevard; per the New York State Department of Transportation, any future access to Lot 2 must come from Aspen Park Boulevard; and
- WHEREAS, the submitted Final Plat dated July 12, 2017 shows a 10' gas easement parallel to Route 298, a 50' drainage easement along the eastern lot line, a 30' drainage easement along Route 298, and a sanitary easement near Aspen Park Boulevard on the parcel; the plan also shows nearly all of the northern portion of the parcel (much of proposed Lot 2) is covered by wetlands, the 100' wetland buffer area, and/or the 100-year floodplain (approximate location), though the wetland delineation appears to be incomplete for the southern portion of the parcel and the wetlands are not designated as state or federal; wetland maps indicate the potential presence of state and federal wetlands on the parcel; and

WHEREAS, the subdivision is intended to facilitate the construction of the proposed substation, which, per the plan, will be located on proposed Lot 8; per the Environmental Assessment Form (EAF) dated August 1, 2016, the substation is “necessary to provide stable electrical distribution to the existing circuit and support anticipated future electrical load at the Collamer Crossing Business Park”; a submitted letter from the COR Development Company dated August 15, 2016 indicates that Lot 8 will be acquired by National Grid; and

WHEREAS, the EAF states that 1.08 acres will be physically disturbed by the proposed substation; any project that cumulatively disturbs one acre or more of land, must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity; for projects within a designated municipal storm sewer system (MS4) municipality, the applicant must prepare a Stormwater Pollution Prevention Plan (SWPPP) and consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and the municipality must sign and submit an MS4 SWPPP Acceptance Form and Notice of Intent (NOI) to the New York State Department of Environmental Conservation (NYS DEC) Bureau of Water Permits; projects located within the Onondaga Lake watershed must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual in the SWPPP; and

WHEREAS, the Referral Notice states that the site has access to public water and sewers; the EAF states that water and wastewater utilities are not required for the substation; and

WHEREAS, the plan shows the extent of the wetland and 100' wetland buffer on Lot 8, where the proposed substation is intended, with a narrow strip of land located towards the front of the site that does not fall into the wetland or buffer areas; the wetland and 100' wetland buffer areas outlined on Lot 2 show that there is minimal space, of which a portion appears to fall in the 100-year floodplain, available on that lot for development outside of the wetland and wetland buffer; the wetland delineation appears incomplete on Lot 9 so the extent of the wetland and buffer areas is unclear for the proposed lot; the EAF states that the new tap lines for the proposed substation will cross a portion of TRC delineated wetland W-A (NYSDEC wetland SYE-2) but impacts to wetland W-A, if any, will be temporary in nature; and

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

WHEREAS, the NYS DEC Environmental Assessment Form (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; and

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

WHEREAS, per GML § 239-nn, the legislative body or other authorized body having

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 13, 2017

OCPB Case # Z-17-340

- 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 Pompey Planning Board at the request of Syracuse SMSA Limited Partnership dba Verizon Wireless for the property located at 8144 Indian Hill 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 a farm operation located in a New York State Agricultural District; and
- WHEREAS, the applicant is proposing construction of a 110' wireless telecommunications tower and associated facility on a 0.23-acre leased parcel on a 24.31-acre parcel in a Farm (F) zoning district; and
- WHEREAS, the Board has reviewed several referrals relating to the proposed wireless telecommunications tower on a separate site; in 2014, the Board recommended No Position With Comment on concurrent Site Plan (Z-14-337) and Area Variance (Z-14-338) referrals proposing construction of a 150' wireless telecommunications tower (with 4' lightning rod) and associated facility on parcel 008.-01-12.2 which ultimately was not acted on by the municipality and an amended application was submitted; in 2015, the Board recommended No Position on the amended application which proposed an alternate location for the tower and included concurrent Final Subdivision (S-15-58) and Area Variance (Z-15-277) referrals for a lot line adjustment and construction of a 120' wireless telecommunications tower (with 4' lightning rod) and associated facility on parcels 008.-01-12.2 and 008.-01-08.1; the Board also recommended No Position on two subsequent Area Variance referrals (Z-15-117 and Z-15-217) for alternative locations and configurations for the proposed tower on these parcels; and
- WHEREAS, per the submitted Referral Notice, the Town of Pompey Zoning Board of Appeals granted an area variance to allow for the construction of a 100' telecommunications tower; the applicant, Syracuse SMSA Limited Partnership d/b/a Verizon Wireless, appealed the decision and the case went before the Onondaga County Supreme Court where it was determined that a 100' tower with 20' feet of additional height is permissible under federal law; the case is currently being appealed; and
- WHEREAS, the site is located along Indian Hill Road, a local road, in a rural area in the Town of Pompey; surrounding land uses include low density residential lots, forested areas, and agricultural fields; the site and adjacent lands are enrolled in the New York State Agricultural District 4; lands adjacent to the site contain active farmland; the site is also located near Indian Hill Memorial Park, a monument maintained by Onondaga County Parks; and
- WHEREAS, the submitted Site Plan Review Application dated August 20, 2014 (updated August 15, 2017) indicates that the site consists of two adjacent tax parcels

under common ownership; aerial imagery shows parcel 008.-01-08.1 is a vacant, forested lot and parcel 008.-01-12.2 contains an existing house and driveway onto Indian Hill Road; and

WHEREAS, the submitted Schematics Total Holdings Map dated August 20, 2014 (updated August 15, 2017) shows a 80' x 125' lease area on the westerly parcel, 008.-01-08.1, with a 30' ingress/egress and utilities easement to the north and east of the lease parcel that extends into parcel 008.-01-12.2 and north to Indian Hill Road, and a 20' temporary clearing and grading easement adjacent to the combined lands designated as lease area and ingress/egress and utilities easement; there is a revised parcel line shown on the map, that shows a portion of the shared boundary between the parcels to be extended farther east; the map indicates that a subdivision map has been prepared for the project, however, a subdivision map was not included with the referral materials; and

WHEREAS, the submitted Site Plan dated March 3, 2015 (revised August 25, 2017) shows a proposed 110' monopine tower set back 396' from the centerline of Indian Hill Road within a 44' x 99' stone yard in the lease area; the Detailed Site Plan & Notes drawing dated March 3, 2015 (revised August 25, 2017) shows the proposed stone yard to contain a meter board at the front of the yard, a 500 gallon propane tank west of the tower with gas lines to an equipment platform on piers north of the tower, and a 2' wide cable bridge connecting the tower and the platform; the stone yard will be enclosed by a 6' tall chain link fence; at the rear of the stone yard there are two areas labeled "area reserved for future wireless telecommunications equipment (if necessary)" and there is an area designated for future driveway expansion (if necessary) just east of them; and

WHEREAS, the plans show a 12' wide gravel driveway along the northern side of the stone yard and a 20' wide gravel driveway along the eastern side of the stone yard that meet at the northeastern corner and extend northward to Indian Hill Road; the proposed gravel driveway onto Indian Hill Road is situated on the easterly parcel, 008.-01-12.2, and the portion of parcel 008.-01-08.1 that is to be created by the revised parcel line; just north of the 12' wide gravel driveway, a small stone yard with telco cabinet/vault and transformer are shown on the Detailed Site Plan & Notes drawing; and

WHEREAS, the EAF notes two 26.45 watt LED lights with photocells will be located on the equipment shelter; and

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

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper indicates that the site contains a waterbody listed as water-quality impaired (Limestone Creek lower and minor tributaries) and several areas of federal wetlands; GIS mapping shows the stream appears to cut across the southeastern corner of parcel 008.-01-12.2; per the Site Plan, an existing federal wetland was delineated by Earth Dimensions, Inc. in 2014 and the extent of which is shown on the western side of parcel 008.-01-08.1; the stream and wetland areas do not appear to encroach on the proposed project area; and

WHEREAS, the 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; and

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 13, 2017

OCPB Case # Z-17-341

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Salina Planning Board at the request of Aldi, Inc. - Tully Division for the property located at 3512 Brewerton Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Brewerton Road (Route 11) and Route 81, both state highways, and South Bay Road (Route 208), a county highway; and
- WHEREAS, the applicant is proposing to expand an existing store (ALDI's) by 2,852 square feet on a 1.92-acre parcel in a Highway Commercial (C-2) zoning district; and
- WHEREAS, the Board is concurrently reviewing an Area Variance referral (Z-17-342) for the proposed project; and
- WHEREAS, the site is located just north of the Northern Lights Plaza and I-81 in the Town of Salina and west of the Syracuse Hancock International Airport; surrounding land uses include various commercial properties along Brewerton Road, a state road, and South Bay Road, a county road, and high density single-family residential neighborhoods; and
- WHEREAS, the site consists of three tax parcels and has frontage on Brewerton Road to the west and South Bay Road to the east; per the submitted survey map dated August 3, 2017, the site contains an existing one-story brick fascia building (15,576 sf), ALDI's Food Store, and a large asphalt parking lot (106 parking spaces); there are two existing full access driveways, one onto Brewerton Road and the other onto South Bay Road; and
- WHEREAS, the submitted Demolition Plan dated July 10, 2017 shows the proposed expansion project will include removing the pavement, sidewalks, structures, and foundations in the areas around the existing building, primarily on the northern side to allow for expansion, and removing some of the existing striping in the parking lot; new water service is proposed and shown to be located at the rear of the building; per the Demolition Plan, all work for the proposed water line within the right-of-way will be completed by the Onondaga County Water Authority (OCWA); and
- WHEREAS, per the submitted Site Plan dated July 10, 2017, the proposed ALDI's expansion includes constructing a proposed addition (2,852 sf), with a new entrance, on the northern side of the existing building; additional exterior improvements, to include new and extended sidewalks, curbing, transition curbing, and handicap striping, are also shown; and
- WHEREAS, the Environmental Assessment Form (EAF) dated August 7, 2017 indicates that a new sprinkler system will be incorporated into the expanded store and a new storm lateral will be added to collect stormwater on the roof of the new

entrance vestibule; and

WHEREAS, per the Town of Salina zoning ordinance, the number off-street parking spaces provided for retail stores shall be one space per 100 sf of gross floor area used for sales; per the Site Plan, the sales floor area of the 18,428 sf building, including the proposed addition, will be 12,300 sf and require 123 parking spaces where 93 is proposed; and

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

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

WHEREAS, per the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper, the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; and

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

The municipality and applicant must contact the Onondaga County Department of Transportation regarding site drainage and the plan must be modified to reflect all department requirements.

The Board also offers the following comments:

1. Per the Onondaga County and New York State Departments of Transportation, additional stormwater runoff into the County or State's drainage system is prohibited.
2. Per the Onondaga County and New York State Departments of Transportation, all existing or proposed driveways must meet Department requirements.
3. The applicant and municipality are advised to ensure the following county, state, and/or federal regulations have been met prior to project approval:
 - a. County Highway Access and/or Work Permit – Any new or modified driveways and work within the county right-of-way require a highway access and/or work permit from the Onondaga County Department of Transportation.
 - b. State Highway Access and/or Work Permit – Any new or modified driveways and work within the state right-of-way require a highway access and/or work permit from the New York State Department of Transportation.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 13, 2017

OCPB Case # Z-17-342

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Salina Zoning Board of Appeals at the request of Aldi, Inc. - Tully Division for the property located at 3512 Brewerton 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 Brewerton Road (Route 11) and Route 81, both state highways, and South Bay Road (Route 208), a county highway; and
- WHEREAS, the applicant is requesting an area variance to reduce the number of parking spaces from 123 (required) to 93 (proposed) to allow for the expansion of an existing store (ALDI's) on a 1.92-acre parcel in a Highway Commercial (C-2) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-17-341) for the proposed project; and
- WHEREAS, the site is located just north of the Northern Lights Plaza and I-81 in the Town of Salina and west of the Syracuse Hancock International Airport; surrounding land uses include various commercial properties along Brewerton Road, a state road, and South Bay Road, a county road, and high density single-family residential neighborhoods; and
- WHEREAS, the site consists of three tax parcels and has frontage on Brewerton Road to the west and South Bay Road to the east; per the submitted survey map dated August 3, 2017, the site contains an existing one-story brick fascia building (15,576 sf), ALDI's Food Store, and a large asphalt parking lot (106 parking spaces); there are two existing full access driveways, one onto Brewerton Road and the other onto South Bay Road; and
- WHEREAS, the submitted Demolition Plan dated July 10, 2017 shows the proposed expansion project will include removing the pavement, sidewalks, structures, and foundations in the areas around the existing building, primarily on the northern side to allow for expansion, and removing some of the existing striping in the parking lot; new water service is proposed and shown to be located at the rear of the building; per the Demolition Plan, all work for the proposed water line within the right-of-way will be completed by the Onondaga County Water Authority (OCWA); and
- WHEREAS, per the submitted Site Plan dated July 10, 2017, the proposed ALDI's expansion includes constructing a proposed addition (2,852 sf), with a new entrance, on the northern side of the existing building; additional exterior improvements, to include new and extended sidewalks, curbing, transition curbing, and handicap striping, are also shown; and
- WHEREAS, the Environmental Assessment Form (EAF) dated August 7, 2017 indicates that a new sprinkler system will be incorporated into the expanded store and

a new storm lateral will be added to collect stormwater on the roof of the new entrance vestibule; and

WHEREAS, per the Town of Salina zoning ordinance, the number off-street parking spaces provided for retail stores shall be one space per 100 sf of gross floor area used for sales; per the Site Plan, the sales floor area of the 18,428 sf building, including the proposed addition, will be 12,300 sf and require 123 parking spaces where 93 is proposed; and

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

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

WHEREAS, per the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper, the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; and

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

While the Board offers no position with regard to the proposed area variance, the Town is encouraged to review the project as a whole and consider the following comments from the site plan review for the project:

1. The municipality and applicant must contact the Onondaga County Department of Transportation regarding site drainage and the plan must be modified to reflect all Department requirements.
2. Per the Onondaga County and New York State Departments of Transportation, additional stormwater runoff into the County or State's drainage system is prohibited.
3. Per the Onondaga County and New York State Departments of Transportation, all existing or proposed driveways must meet Department requirements.
4. The applicant and municipality are advised to ensure the following county, state, and/or federal regulations have been met prior to project approval:
 - a. County Highway Access and/or Work Permit – Any new or modified driveways and work within the county right-of-way require a highway access and/or work permit from the Onondaga County Department of Transportation.
 - b. State Highway Access and/or Work Permit – Any new or modified driveways and work within the state right-of-way require a highway access and/or work permit from the New York State Department of Transportation.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 13, 2017

OCPB Case # Z-17-343

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a USE VARIANCE from the Town of Camillus Zoning Board at the request of Verizon Wireless for the property located at 5399 West 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 West Genesee Street (Route 98 / Old Route 5) and Kasson Road (Route 155), both county highways; and
- WHEREAS, the applicant is requesting a use variance to install and operate a microcell wireless telecommunications facility on an existing structure (Walmart) on an 18.15-acre parcel in a Planned Commercial (C-P) zoning district; and
- WHEREAS, in 2013, the Board recommended Modification of a Site Plan referral (Z-13-346) proposing the construction of a Wendy's Restaurant on the site which has since been built; and
- WHEREAS, the site is located at the intersection of Kasson Road and West Genesee Street, both county roads, in the Town of Camillus; the site is adjacent to the West Genesee High School and near various commercial properties along West Genesee Street; and
- WHEREAS, the site contains the Camillus Commons retail plaza, with two large retail establishments (Walmart and Lowe's) along the southern property line, six outparcel buildings towards the front of the property, and associated parking lots covering the remainder of the site; and
- WHEREAS, aerial imagery shows there are two existing full access driveways and one existing right-in, right-out driveway onto West Genesee Street and one existing full access driveway onto Kasson Road; there are no proposed changes to the existing driveways; the Onondaga County Department of Transportation has determined that the proposed project will have no impact on Kasson Road or West Genesee Street; and
- WHEREAS, the Environmental Assessment Form (EAF) indicates that the proposed wireless telecommunications facility will consist of two panel antenna and associated equipment, one GPS unit, one equipment cabinet, and related coaxial cabling and utility services; the submitted Overall Site Plan dated July 15, 2016 and revised July 6, 2017 shows the antenna will be located on the northwestern and northeastern corners of the existing Walmart building; the equipment cabinet is shown at the rear of the Walmart building in a 4'-0" x 12'-0" lease area; and
- WHEREAS, per the EAF, the antenna, associated equipment, and GPS unit will be mounted to the building (28' in height) at a centerline height of 23' and the equipment cabinet will be installed at grade; and
- WHEREAS, per the Town of Camillus zoning ordinance, the proposed microcell

telecommunications facility is not an allowed use in the Planned Commercial (C-P) district and thus a use variance is required; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; GIS mapping shows the site is located within both the Camillus and Westside Pump Station service areas; per the EAF, drinking water and sewer services are not required for the proposed facility; and

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

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 Lisa Dell and seconded by Daniel Cupoli. The votes were recorded as follows: Doug Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 13, 2017

OCPB Case # Z-17-344

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Salina Planning Board at the request of Ayban, LLC for the property located at 15 Dippold 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 LeMoyne Avenue (Route 219), a county highway, and the municipal boundary between the Town of Salina and the City of Syracuse; and
- WHEREAS, the applicant is proposing to renovate an existing vacant industrial building to operate an automobile salvage shop on a 4.27-acre parcel in an Industrial (I-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Special Permit referral (Z-17-345) for the proposed project; and
- WHEREAS, the site is located along Dippold Avenue, a local road, at the municipal boundary between the Town of Salina and City of Syracuse; surrounding land uses include various distribution and manufacturing facilities, automotive service businesses, and high density residential neighborhoods; and
- WHEREAS, the submitted Existing Aerial Map dated August 14, 2017 shows the site contains an existing masonry and metal building, formerly Coast Recycling, with a grass area at the front of the building, and asphalt parking lots on the eastern and western sides of the building; there are two existing driveways onto Dippold Avenue that provide unrestricted access to the parking lots; as shown in the Existing Aerial Map, the area to the rear of the building is approximately 2 acres in size and appears to be mostly gravel; and
- WHEREAS, the submitted Proposed Site Plan dated August 14, 2017 shows the proposed uses for the site will include 1) auto salvage and dismantling, 2) auto towing, 3) auto mechanic, and 4) auto body shop; the proposed business will employ 10 people and 31 parking spaces, including 2 handicap accessible, will be available on-site; and
- WHEREAS, the submitted Second Floor Plan dated August 14, 2017 shows two future apartments and two future offices on the second floor (38'-5" x 61'-4") of the existing building; per the Town of Salina zoning ordinance, residential is not among the uses permitted in the Industrial (I-1) district; the Proposed Site Plan states that the proposed apartments and offices will provide space for 4 employees and 4 tenants; and
- WHEREAS, per the Town of Salina zoning ordinance, automotive graveyards, indoor automobile repairs and service, and motor vehicle body repair services facilities are permitted in the Industrial (I-1) district upon issuance of a special permit; and
- WHEREAS, per the Proposed Site Plan, site improvements include installing a 6' chain

link fence on the western side of the building, planting three flowering dogwood trees along Dippold Avenue in the existing grass area, and installing a truck ramp on the western side of the building; the proposed fence will bisect the asphalt parking lot west of the building into two segments with parking provided on the front portion of the lot and salvage storage located behind the fence; the area at the rear of the building is labeled "Proposed Salvage"; a letter to the Town Planning Board dated August 23, 2017, included in the referral, states that additional building improvements will included permanently plugging, with concrete, the interior building floor drain and uncovering the rear yard drain; and

WHEREAS, the Environmental Assessment Form (EAF) states that stormwater discharge will be directed to the existing rear drainage swale and storm catch basins; no further information about the site drainage is included in the referral materials; and

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

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

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper indicates that the project is within 2,000 feet of six sites in the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database (734123, 734004, 734063, V00264, 734036, 734074); per the EAF, the site itself is the subject of a current hazardous waste investigation and cleanup due to the land use practices of the prior property owner; and

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

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

1. The Board discourages the Town from permitting the proposed apartment use on the site given the proximity to the proposed industrial processes and potential for noise and odor impacts.

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

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

4. The Town is advised to ensure appropriate waste disposal systems, such as interceptors or oil/water separators, are in place particularly for the automotive uses intended on the site.
5. The applicant is encouraged to provide additional screening and protection to neighboring residential properties from possible aesthetic, noise, and odor impacts.
6. The applicant and municipality are advised to ensure the following county, state, and/or federal regulations have been met prior to project approval:
 - a. Offset Plan - Per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 (www.ongov.net/wep/uselaws.html) where applicable. Unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer to offset new sanitary flow by the removal of extraneous flow and submit a letter confirming the acceptance of the offset plan to the Onondaga County Department of Water Environment Protection.
 - b. Notice of Public Hearing – 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.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 13, 2017

OCPB Case # Z-17-345

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Salina Planning Board at the request of Ayban, LLC for the property located at 15 Dippold Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of LeMoyne Avenue (Route 219), a county highway, and the municipal boundary between the Town of Salina and the City of Syracuse; and
- WHEREAS, the applicant is requesting a special permit to renovate an existing vacant industrial building to operate an automobile salvage shop on a 4.27-acre parcel in an Industrial (I-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-17-344) for the proposed project; and
- WHEREAS, the site is located along Dippold Avenue, a local road, at the municipal boundary between the Town of Salina and City of Syracuse; surrounding land uses include various distribution and manufacturing facilities, automotive service businesses, and high density residential neighborhoods; and
- WHEREAS, the submitted Existing Aerial Map dated August 14, 2017 shows the site contains an existing masonry and metal building, formerly Coast Recycling, with a grass area at the front of the building, and asphalt parking lots on the eastern and western sides of the building; there are two existing driveways onto Dippold Avenue that provide unrestricted access to the parking lots; as shown in the Existing Aerial Map, the area to the rear of the building is approximately 2 acres in size and appears to be mostly gravel; and
- WHEREAS, the submitted Proposed Site Plan dated August 14, 2017 shows the proposed uses for the site will include 1) auto salvage and dismantling, 2) auto towing, 3) auto mechanic, and 4) auto body shop; the proposed business will employ 10 people and 31 parking spaces, including 2 handicap accessible, will be available on-site; and
- WHEREAS, the submitted Second Floor Plan dated August 14, 2017 shows two future apartments and two future offices on the second floor (38'-5" x 61'-4") of the existing building; per the Town of Salina zoning ordinance, residential is not among the uses permitted in the Industrial (I-1) district; the Proposed Site Plan states that the proposed apartments and offices will provide space for 4 employees and 4 tenants; and
- WHEREAS, per the Town of Salina zoning ordinance, automotive graveyards, indoor automobile repairs and service, and motor vehicle body repair services facilities are permitted in the Industrial (I-1) district upon issuance of a special permit; and
- WHEREAS, per the Proposed Site Plan, site improvements include installing a 6' chain

link fence on the western side of the building, planting three flowering dogwood trees along Dippold Avenue in the existing grass area, and installing a truck ramp on the western side of the building; the proposed fence will bisect the asphalt parking lot west of the building into two segments with parking provided on the front portion of the lot and salvage storage located behind the fence; the area at the rear of the building is labeled "Proposed Salvage"; a letter to the Town Planning Board dated August 23, 2017, included in the referral, states that additional building improvements will included permanently plugging, with concrete, the interior building floor drain and uncovering the rear yard drain; and

WHEREAS, the Environmental Assessment Form (EAF) states that stormwater discharge will be directed to the existing rear drainage swale and storm catch basins; no further information about the site drainage is included in the referral materials; and

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

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

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper indicates that the project is within 2,000 feet of six sites in the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database (734123, 734004, 734063, V00264, 734036, 734074); per the EAF, the site itself is the subject of a current hazardous waste investigation and cleanup due to the land use practices of the prior property owner; and

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

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

1. The Board discourages the Town from permitting the proposed apartment use on the site given the proximity to the proposed industrial processes and potential for noise and odor impacts.

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

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

4. The Town is advised to ensure appropriate waste disposal systems, such as interceptors or oil/water separators, are in place particularly for the automotive uses intended on the site.
5. The applicant is encouraged to provide additional screening and protection to neighboring residential properties from possible aesthetic, noise, and odor impacts.
6. The applicant and municipality are advised to ensure the following county, state, and/or federal regulations have been met prior to project approval:
 - a. Offset Plan - Per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 (www.ongov.net/wep/uselaws.html) where applicable. Unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer to offset new sanitary flow by the removal of extraneous flow and submit a letter confirming the acceptance of the offset plan to the Onondaga County Department of Water Environment Protection.
 - b. Notice of Public Hearing – 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.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 13, 2017

OCPB Case # Z-17-346

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a THREE-MILE LIMIT from the City of Syracuse Planning Commission at the request of Feldmeier Equipment for the property located at 6715 Brooklawn Parkway; and
- WHEREAS, the site is located within three miles of the City of Syracuse and subject to the extra-territorial jurisdiction of the City of Syracuse under the three-mile limit rule and the site is located within 500 feet of the New York State Thruway (Route 90), a state highway, and East Molloy Road and Thompson Road, both county roads; and
- WHEREAS, the applicant is proposing to subdivide a 90.14-acre parcel into two new lots including Lot 1 (26.099 acres) and Lot 2 (60.442 acres) in a Hi-Tech zoning district, to facilitate construction of a new 126,760 square foot manufacturing facility (Feldmeier Equipment) on Lot 1; and
- WHEREAS, the Board recently recommended Modification of the Preliminary Subdivision referral (S-17-37) relating to this 3-mile limit review, with requirements for coordination on lighting and drainage with the New York State Thruway Authority and traffic and drainage data with the Onondaga County Department of Transportation, and recommendations for coordination on sewer availability and capacity with the Onondaga County Department of Water Environment Protection and avoidance of development that may impact the floodplain and floodway or Ley Creek corridor; the Board also reviewed Site Plan (Z-17-209) and Area Variance (Z-17-223) referrals relating to the full project and recommended Modification and No Position with Comment, respectively; and
- WHEREAS, the site currently contains the former Brooklawn Golf Course, and is located in a largely industrial area adjacent and just to the north of the New York State Thruway; the north branch of Ley Creek runs across the parcel, and large scale overhead power lines (labeled C.N.Y.P. Corp) cross the site east to west, just north of the creek; an 18' wide NY Transit Company gas line easement is shown along the southern boundary; and
- WHEREAS, the Final Plan dated March 16, 2015 and revised August 9, 2017 shows Lot 1 (26.099 acres including roads) to include lands south and east of the line of Ley Creek, and includes road access to Brooklawn Parkway, which leads to Thompson Road, a county road; Brooklawn Parkway is shown to end approximately 400 feet from Thompson Road and water and maintenance easements (Town of DeWitt) are shown to continue towards the edge of the floodway associated with Ley Creek; and
- WHEREAS, the Final Plan shows Lot 2 (60.442 acres including roads) contains remaining lands, including portions of Ley Creek; Lot 2 has approximately 400 feet of frontage on East Molloy Road, a county road, and 900+ feet of frontage on

Moore Road, a local dead-end street off East Molloy Road; the submitted subdivision plans included with this referral and the previously reviewed Preliminary Subdivision referral (S-17-37) appear to be the same, however, the area of Lot 2 has been revised and corrected from 82.153 acres to 60.442 acres with the current plan; and

WHEREAS, per the Environmental Assessment Form (EAF), the proposed subdivision is intended to allow for the construction of a 126,760 sf building with associated parking and access, land grading, stormwater management facilities, and a future addition of 39,000 sf on Lot 1 for Feldmeier Equipment; and

WHEREAS, the EAF indicates that 19 acres are to be disturbed for the project, and stormwater will discharge to Ley Creek; the EAF also notes 50,000 yards of site grading earth will be disposed of off-site, and the site is near a NYSDEC remediation site (6437 Deere Rd) which carries a classification code 4, indicating the site is closed, but requires continued site management and monitoring; and

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

WHEREAS, the Final Plan and GIS mapping indicate the presence of the 100-year floodplain as well as more strictly regulated floodway to occur along both sides of Ley Creek; the Grading and Utility Plan shows the proposed development would occur outside the floodway, but the parking area would significantly encroach into the 100-year floodplain; and

WHEREAS, the site has access to Town of DeWitt drinking water and wastewater and is tributary to Ley Creek Pump Station and the Metropolitan Wastewater Treatment Plant; the EAF notes that anticipated liquid waste generated per day would be 100 gallons, and would include process water and issuance of an Industrial Wastewater Discharge Permit; 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

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:

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 13, 2017

OCPB Case # Z-17-347

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Clay Planning Board at the request of William Ennis for the property located at 8530 Henry Clay Boulevard; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Henry Clay Boulevard, a county road, and New York State Route 31, a state highway; and
- WHEREAS, the applicant is proposing to install a freestanding LED sign (20 feet tall) with variable messaging as part of a proposed self storage facility on a 6.55-acre parcel in a Regional Commercial (RC-1) zoning district; and
- WHEREAS, in 2016, the Board recommended Modification of a Site Plan referral (Z-16-180) for the proposed public self-storage facility on the site, requiring coordination with the Onondaga County Department of Transportation on traffic and drainage data; and
- WHEREAS, the site consists of a vacant parcel located along Henry Clay Boulevard, a county road, in the Town of Clay; the adjacent lot to the north of the site contains a gas station and convenience store, Nice N Easy, and adjacent lots to the south and east contain single-family dwellings; west of the site, across Henry Clay Boulevard, appears to be agricultural fields and forested lands; and
- WHEREAS, the Preliminary Site Plan (undated) shows an area labeled "Phase 1" with nine single-story storage buildings, an area labeled "Phase 2 (Future)" with seven single-story storage buildings, an office area connected to one storage building, a parking area with 11 spaces, a slide gate and access keypad to provide access to the storage building area from the parking lot, a proposed fence (location tentative) enclosing both proposed phases of storage buildings, a small landscaping area (size and location tentative), and a freestanding sign (location tentative); and
- WHEREAS, the plan shows a proposed driveway on Henry Clay Boulevard, which must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, per the plan, the proposed signage will be located north of the proposed driveway and set back 25' from Henry Clay Boulevard; the submitted drawing (untitled and undated) shows the sign will be freestanding, 20'-0" in overall height, and consist of two supports with an upper ID sign (14'-0" x 6'-1"), a lower full color variable messaging LED sign (9'-3" x 41"), and a small street number sign sandwiched between the two; per the Onondaga County Department of Transportation, the proposed sign may not be located within the county right-of-way which it does not appear to be; and
- WHEREAS, per the Town of Clay, electronic message signs are permitted in the Regional

Commercial (RC-1) district with the issuance of a special permit and are subject to the following requirements: 1) only one electronic message sign per site is allowed, 2) electronic message signs are allowed only as freestanding signs, 3) minimum hold time of any message shall be 10 seconds, 4) no audio or sound-producing devices shall be permitted, 5) electronic message signs shall have static display with “fade” or “dissolve” transitions, 6) electronic message signs shall have automatic dimming controls for lighting level at night, and 7) full animation, flashing, and video are prohibited; and

WHEREAS, the plan shows an Onondaga County Water District permanent right-of-way running through the south side of the of lot, a sanitary sewer easement running along the east side of the lot, and 50' buffer zones along the eastern and southern property boundaries, which are adjacent to residential properties; and

WHEREAS, the plan shows an existing drainage easement and stormwater management area on the adjacent parcel to the north; a series of drainage pipes shown on the plan indicate that stormwater runoff will be collected on the property and directed to this existing off-site stormwater management area; and

WHEREAS, the plan shows outdoor lighting to be provided by wall packs (location tentative) mounted around each of the proposed storage buildings; and

WHEREAS, per the Environmental Assessment Form (EAF), the proposed project will disturb 5.0 acres of the site; any project that cumulatively disturbs one acre or more of land, must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity; for projects within a designated municipal storm sewer system (MS4) municipality, the applicant must prepare a Stormwater Pollution Prevention Plan (SWPPP) and consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and the municipality must sign and submit an MS4 SWPPP Acceptance Form and Notice of Intent (NOI) to the New York State Department of Environmental Conservation (NYS DEC) Bureau of Water Permits; projects located within the Onondaga Lake watershed must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual in the SWPPP; and

WHEREAS, the referral notice states that the site is served by public water and sewer; the site is located in the Oak Orchard Treatment Plant and Henry Clay Pump Station service areas; and

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

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

1. The applicant is encouraged to consider more appropriately sized signage for the site as it is located in an area of low density development with slower driving speeds and in view of residential land uses.
2. The Town is encouraged to incorporate maximum size dimension regulations for signage into their zoning ordinance to provide additional

protection for residential land uses.

3. The Board recommends careful design of the proposed electronic variable messaging sign to ensure that it is suitable for a residential environment, limits harsh glare, and does not spill over onto neighboring parcels or the Henry Clay Boulevard right-of-way.

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 13, 2017

OCPB Case # Z-17-348

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a USE VARIANCE from the City of Syracuse Board of Zoning Appeals at the request of Pharma International, Inc. for the property located at 208 North Townsend 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 Route 690 and Route 81, both state highways; and
- WHEREAS, the applicant is requesting a use variance to allow artisan manufacturing (coffee roasting and packaging for La Roasteria, Inc.) in an office building on a 0.23-acre parcel in an Office, Class B zoning district; and
- WHEREAS, the site is located on North Townsend Street, a city street, in the Northside neighborhood of the City of Syracuse; surrounding uses are primarily single and multi-family residential with several office buildings; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; according to the ReZone Syracuse draft zoning map dated June 2017, the proposed zoning for this lot is Mixed Used Central Business District (MX-5), which would act to “provide for areas of highest-density residential development, maximum building height, minimal parking, and the greatest range and mix of uses”; and
- WHEREAS, the submitted Site Plan dated August 23, 2017 shows an existing building, formerly Pharma International, front sidewalk and asphalt area, two CMU planters with shrubs at the front of the building, asphalt driveways along the north and south sides of the building, an asphalt parking lot with 8 spaces at the rear, and fences on the adjacent properties to the south and east; per the submitted Listing Presentation dated October 31, 2016, the existing building has 3 floors and 4,000 sf of available space; and
- WHEREAS, the proposed use of the existing building is primarily as an office for a local coffee roasting company, La Roasteria, Inc., with a small area (683 sf) designated for cleaning, roasting, and packaging of coffee beans; per the City of Syracuse zoning ordinance, offices are a permitted use in the Office, Class B district, but manufacturing is not; the ReZone Syracuse Module 1 Draft dated November 2016 indicates that both offices and artisan manufacturing are permitted in the proposed Mixed Use (MX-5) zoning for this lot; a use variance is requested to allow for the proposed manufacturing use in the current zoning district; and
- WHEREAS, per the submitted Variance Application materials, the purchase of the property by La Roasteria, Inc. is contingent on receiving the proposed use variance; the current owner states that the property has been for lease or for sale for more than a year and it would be a financial hardship if the contingent sale does not move forward; there are no exterior changes

proposed for the site, only interior improvements to the existing building; proposed business hours will be Monday through Friday 8am to 5pm at which times there will be approximately 21 employees on site; and

WHEREAS, per the Variance Application materials, the contingent purchase offer includes an additional site nearby which contains a parking lot that will provide additional parking for the proposed used; and

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

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

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project is within 2,000 feet of three sites in the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database (V00502, B00003, C734111); and

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

WHEREAS, per the EAF Mapper, the site is substantially contiguous to the Hawley-Green Street Historic District and the First English Lutheran Church, which are listed on the National Register of Historic Places; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 13, 2017

OCPB Case # Z-17-349

- 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 Elbridge Zoning Board of Appeals at the request of William Dann for the property located at 1239 Powerhouse 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 a farm operation located in a New York State Agricultural District; and
- WHEREAS, the applicant is requesting an area variance to construct an accessory building (detached garage) in front of a primary structure on a 0.87-acre parcel in an Agricultural zoning district; and
- WHEREAS, the site is located on Powerhouse Road, a local road, in a rural area of the Town of Elbridge; surrounding land uses include primarily single-family residential lots; lots east of the site include a long narrow parcel with a land use classification of "industrial petro pipeline", a vacant parcel owned by the Onondaga County Department of Transportation, and a large parcel containing active farmland and enrolled in the New York State Agricultural District 3; and
- WHEREAS, aerial imagery shows an existing single-family house near the northeastern corner of the lot, an existing gravel driveway onto Powerhouse Road, and a sidewalk leading to the house; and
- WHEREAS, the submitted Environmental Assessment Form (EAF) signed and dated August 23, 2017 states the proposed action includes constructing a 14' x 24' garage; a submitted drawing (untitled and undated) shows the proposed garage will be located in front of the existing house on what appears to be a portion of the existing driveway and/or sidewalk, 30' from the eastern lot line, and 65' set back from Powerhouse Road, a local road; and
- WHEREAS, per the Town of Elbridge zoning ordinance, the required front yard setback in an Agricultural zoning district is 75'; contrary to the drawing, the Referral Notice states the proposed accessory building will be set back from Powerhouse Road 40' requiring an area variance to reduce the required front yard setback by 35'; and
- WHEREAS, the existing house is served by individual well and septic system which are shown in the drawing at the northern end of the lot, west of the house, and do not appear to encroach on the proposed garage; there are no proposed changes to the existing infrastructure; and
- WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper indicates that the site is located over, or immediately adjoining, primary and principal aquifers; and
- WHEREAS, per the EAF Mapper, the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York

State Historic Preservation Office archaeological site inventory; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 13, 2017

OCPB Case # Z-17-351

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Clay Town Board at the request of Humane Association of CNY for the property located at 4915 West Taft 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 the site is located within 500 feet of West Taft Road (Route 51), a county highway; and
- WHEREAS, the applicant is proposing a zone change for a 2.73-acre parcel from R-10 to RA-100 in order to renovate and make improvements to the Humane Association of CNY facilities; and
- WHEREAS, the site consists of a long, narrow parcel (approximately 140' x 920') located near higher-density residential areas in the Town of Clay; the site has frontage on West Taft Road, a county road, and abuts single-family residential properties to the east, west, and north; other surrounding land uses include Wegmans, various medical offices, and long-term care and senior housing facilities; and
- WHEREAS, the submitted Zone Change Map dated August 10, 2017 shows the parcel contains an existing one-story wood frame house with an existing one-story building set behind it; aerial imagery shows an existing driveway onto West Taft Road, a parking area situated between the two buildings, a cleared area enclosed by a fence at the rear of the buildings, and forest extending over more than half of the rear portion of the parcel; the existing structures on the parcel house the Humane Association of CNY; and
- WHEREAS, the proposed action will rezone the parcel from One-Family Residential (R-10) to Residential Agricultural (RA-100) to allow for proposed renovations to the site and continued use of the existing facility as an animal shelter, presumably making the use a conforming use; and
- WHEREAS, per the Town of Clay zoning ordinance, the R-10 district is intended to "permit higher density, single-family uses and supportive nonresidential development on sites in the Town served by both public water and sewer" and the RA-100 district is intended to "accommodate agricultural activities, to provide a setting for low-density family dwellings, and supportive nonresidential development in areas of the Town that are unlikely to be served by both public water and sewers"; and
- WHEREAS, the submitted Overall Site Plan dated August 23, 2017 shows a sewer easement (approximate location) along the eastern lot line, a 3' x 33' drain field (approximate location) at the rear of the existing buildings, and a 20' sanitary sewer easement (presumably Town or private) perpendicular to the parcel on an easterly, adjacent lot which appears to extend onto the site and through the footprint of the proposed building; and

WHEREAS, the plan shows the proposed renovations to the site and existing building to include demolishing the existing house at the front of the site, extending the footprint of the rear wing of the remaining building, installing an atrium entrance area at the front of the building, installing a concrete sidewalk the front, east side, and rear of the building, extending the parking area, moving the driveway east and widening it, removing the fencing at the rear of the building, installing fenced-in play areas to the west of the building, installing a dumpster enclosure and concrete pad, installing a monument sign east of the driveway, and installing landscape berms along the southwestern corner of the lot; and

WHEREAS, the plan indicates that the proposed renovations to the site and building will not meet all of the lot and area regulations of the RA-100 district and the following area variances may be required: 1) required lot area is 5 acres and the lot is 2.73 acres in size, 2) required side yard setback is 50' and the proposed east yard is 44' and west yard is 29', and 3) required number of parking spaces is 27 and 20 is proposed; per the Town of Clay zoning ordinance, the proposed lot and area dimensions appear to meet the requirements of the R-10 district; however, the use is not permitted in the R-10 district and nonconforming uses may not be enlarged to occupy additional lot space without the approval of a use variance; and

WHEREAS, the existing structures are served by public drinking water and sewers and are located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; no changes to the existing infrastructure are proposed; and

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

WHEREAS, GIS mapping shows that a large federal wetland is located to the rear of the site; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project is within 2,000 feet of a site in the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database (734051), a former dump site in the State Superfund Program which has been properly closed; the EAF states that the remediation site has been posted and fenced and residual soil contamination has been remediated; and

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

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

Should the municipality approve the proposed zone change, the Board offers the following comment(s) to be considered prior to any future development of the parcel:

1. The applicant must coordinate any proposed or existing access to West Taft

Road with the Onondaga County Department of Transportation and complete any appropriate mitigation as may be determined by the Department.

2. The applicant must contact the Onondaga County Department of Transportation regarding drainage data and complete any appropriate mitigation as may be determined by the Department.
3. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 early in the planning process to determine sewer availability and capacity.
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" website at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.
5. 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.
6. The applicant and municipality are advised to ensure the following county, state, and/or federal regulations have been met prior to site plan approval:
 - a. Offset Plan - Per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 (www.ongov.net/wep/uselaws.html) where applicable. Unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer to offset new sanitary flow by the removal of extraneous flow and submit a letter confirming the acceptance of the offset plan to the Onondaga County Department of Water Environment Protection.
 - b. Permitting for Demolition - Per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer and water disconnects.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 13, 2017

OCPB Case # Z-17-352

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a OTHER AUTHORIZATION from the Village of Camillus Village Board at the request of Town of Camillus Housing Authority for the property located at West Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law and the site is located within 500 feet of West Genesee Street (Route 174) and Route 5, both state highways, the municipal boundary between the Village of Camillus and the Town of Camillus, and a farm operation located in a New York State Agricultural District; and
- WHEREAS, the applicant is proposing to annex an 8.21-acre parcel to the Village of Camillus in order to facilitate the construction of 60-unit housing development (Christopher Community); and
- WHEREAS, the site is located in the Town of Camillus along West Genesee Street, a state-owned portion of the road, just west of the Village of Camillus and east of the NYS Route 5 on and off ramps; the site consists of a vacant, forested parcel which abuts apartment complexes, including Connelly Acres Apartments, to the north and west, a cemetery to the east, and single-family homes to the east and west; lands south of the site are enrolled in the New York State Agricultural District 3; and
- WHEREAS, aerial imagery shows that the parcel is located in an area of hilly topography with a fairly significant slope from the top of the site down to West Genesee Street and continuing to the Ninemile Creek river bed to the south; and
- WHEREAS, the submitted Petition dated June 14, 2017 states that the Town of Camillus Housing Authority, owner of the parcel, is petitioning to have the parcel annexed from the Town of Camillus to the Village; the proposed annexation is in connection with a proposed housing development, Christopher Community, for the subject parcel; and
- WHEREAS, within the Town of Camillus, the parcel is currently zoned Mixed Residential (R-4) which is “designed to accommodate single-family detached dwellings as well as higher density multiple-family buildings”, per the Town zoning ordinance; the Environmental Assessment Form (EAF) states the proposed zoning given the annexation to the Village will be Residential 4 (R-4) which permits single-family dwellings, public open space, and religious uses by right and two-family dwellings, multi-family dwellings, townhouse dwellings, utility improvements, and transitional parking facilities upon issuance of a special permit; and
- WHEREAS, per the Village zoning ordinance, all areas annexed to the Village shall automatically be classified as Residential 1 (R-1); as the EAF states, a zone

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change to R-4 is requested as part of the proposed project; a referral for the zone change has not been received at this time; and

WHEREAS, the Environmental Assessment Form (EAF) states the proposed housing development will include 17 townhouse-style buildings, consisting of 60 units total, with a mix of 7 accessible/adaptable one-bedroom units, 2 accessible/adaptable two-bedroom units, 24 two-bedroom townhouse units, and 27 three-bedroom townhouse units; all townhouse buildings will be two stories with slab on grade foundations; per the EAF, shared laundry, community room, restrooms, and kitchenette for tenant use only will be provided in a community building on the parcel; additional site amenities will include a playground adjacent to the community room and sidewalks to provide an accessible route to all dwellings and the community building, playground, and parking areas; and

WHEREAS, the submitted Site Location Plan shows an oval-shaped drive with the community building situated at the southwestern end, 5 of the townhouse buildings on the western side, 7 on the eastern side, and 5 in the center of the oval; parking areas are shown off the drive at the front of each building and provide a total of 128 parking spaces; access to the site is shown from a proposed driveway on the northern adjacent parcel (Connelly Acres Apartments) which connects to the existing driveway of the apartment complex and ultimately Maple Drive, a local road north of the site; the northern adjacent parcel is part of the Village of Camillus; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), transit service runs along West Genesee Street, however, the nearest CENTRO stop is located to the east of the site at the intersection of Maple Drive and West Genesee Street; and

WHEREAS, per the EAF, proposed lighting for the site will include dark-sky compliant LED light fixtures mounted on 24' poles and spaced around the parking areas and drive; and

WHEREAS, the EAF states that 6.2 acres of the site will be disturbed for the proposed housing development and stormwater runoff will be directed to on-site stormwater management facilities, which appears on the plan to be located east of the buildings; and

WHEREAS, the EAF indicates the site has access to existing public drinking water and sewer services; the anticipated drinking water demand is 14,400 gallons per day and will be provided by Onondaga County Water Authority; the anticipated sanitary wastewater flow is 14,400 gallons per day and will be served by the Onondaga County sanitary district; the parcel is located in the Metropolitan Wastewater Treatment Plant service area and is tributary to the Westside Pump Station; the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and

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

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 Village are encouraged to consider the appropriateness of including the adjacent parcels in this node in the proposed annexation.

Should the municipality approve the proposed annexation, the Board offers the following comment(s) to be considered prior to any future development of the parcel:

1. The applicant must contact the New York State Department of Transportation to determine the scope of drainage and traffic data required for the project; the applicant must submit the required data to the Department for approval and complete any appropriate mitigation as may be determined by the Department.

2. 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.

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

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

5. The Board and the Central New York Regional Transportation Authority (CENTRO) encourage the municipality and applicant to consider the siting and design of senior living and support facilities and multi-family and low income housing units in relationship to residents' potentially limited mobility and related transit needs, employee access, as well as the cost of subsidizing travel for residents and users of these facilities.

6. The Board encourages the applicant to consider minimizing the removal of existing, established trees, particularly in areas on the site where the existing forest cover could serve to buffer adjacent residential properties and stabilize the hillside along West Genesee Street. The Onondaga County Soil and Water Conservation District (SWCD) may be available on request to the Village for walk-thru guidance regarding resource conservation.

7. The applicant and municipality are advised to ensure the following county, state, and/or federal regulations have been met prior to site plan approval:

a. Offset Plan - Per the Onondaga County Department of Water

Environment Protection, the project shall comply with Local Law #1 of 2011 (www.ongov.net/wep/uselaws.html) where applicable. The applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer to offset new sanitary flow by the removal of extraneous flow and submit a letter confirming the acceptance of the offset plan to the Onondaga County Department of Water Environment Protection.

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

Projects located within the Onondaga Lake watershed must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual in the SWPPP.

c. Agricultural Data Statement – Any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on or within 500 feet of a property within a New York State Certified Agricultural District is required by the New York State Agricultural and Markets Law to include an Agricultural Data Statement.

d. Archaeological Sensitive Areas – The applicant and/or municipality is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 13, 2017

OCPB Case # Z-17-353

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 Town of Cicero for the property located at 6658 State Route 31; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Route 31, a state highway; and

WHEREAS, the applicant is proposing construction of a new highway facility for the Town of Cicero on a 48.75-acre parcel in an Agricultural (AG) zoning district; and

WHEREAS, the site is located along NYS Route 31 in the Town of Cicero, north of the Cicero Swamp Wildlife Management Area; the site is adjacent to roadside single-family residential lots, the Northern Pines Golf Course, and vacant agricultural and forested lands; aerial imagery shows that the site consists of a long, vacant parcel with existing forest covering most of it; and

WHEREAS, the proposed highway facility will be constructed on the front 8 acres of the 48.75-acre parcel; the submitted Site Plan dated August 2017 shows the proposed highway garage (65,000 sf and roughly 130' x 481') set back 315' from the state right-of-way and 110' from the eastern lot line with a 26' wide, two-way drive along the front of the garage, a public parking area with 8 spaces along the front drive, a 30-31' wide, two-way drive along the eastern side of the garage, an employee parking area with 40 spaces along the eastern drive, asphalt areas at the rear and western sides of the garage, and areas labeled "asphalt (alt: crusher run stone)" extending an additional 120' south of the rear asphalt area and 215' west of the western asphalt area; per the Site Plan, additional structures proposed for the highway facility include a salt barn (9,800 sf) to be located near the southwestern corner of the developed area, a cold storage area with concrete pad on the western side of the garage, a fuel station situated within the western asphalt area, and a dumpster enclosure, loading ramps, an open storage area, a miscellaneous equipment area, and three covered storage areas in the extended asphalt areas; the Site Plan also shows "land banked parking" with 11 spaces on the northern side of the front drive; and

WHEREAS, the submitted Letter of Intent dated August 14, 2017 indicates that the proposed highway facility will provide office space, garage space for plow truck storage and maintenance, fuel station, storage for construction materials, and salt storage for the Town of Cicero, and specifically the Highway Department; the Site Plan shows proposed access for the site is a 48' wide driveway onto Route 31 with a single entrance lane and dual-exit; the EAF also states that proposed lighting for the site will include building and pole-mounted light fixtures; a Lighting and Landscape Plan was included with the referral materials; per the New York State Department of Transportation, dual-exit

lanes will not be permitted for the proposed driveway onto Route 31; the Town must coordinate with the Department and obtain any necessary permits relative to access, traffic generation figures, lighting, signage and drainage, and complete any mitigation as may be required by the Department; and

WHEREAS, per the Environmental Assessment Form (EAF), aboveground tanks for bulk storage of diesel and unleaded gasoline will be stored on site, approximately 30 feet from the building, within the asphalt paved area; aboveground storage tanks are subject to New York State Department of Environmental Conservation bulk storage requirements, for which permits must be obtained; the EAF also notes the site has the potential for creating odors from highway equipment and the fueling station; and

WHEREAS, the EAF states that 8 acres of the site will be disturbed by the proposed development and stormwater runoff will be directed to on-site stormwater management facilities; the Site Plan shows three stormwater management areas, including one bioretention area along the eastern lot line, one bioretention area at the rear of the highway facility (structures and asphalt areas), and a stormwater management area just south of the rear bioretention area; the submitted Letter of Intent dated August 14, 2017 states the existing tree cover along the property lines will be protected and maintained to provide screening for adjacent properties; and

WHEREAS, the site has access to public drinking water infrastructure along NYS Route 31 provided by the Onondaga County Water Authority (OCWA); per the EAF, anticipated water demand is 500 gallons per day (gpd); and

WHEREAS, the site does not currently have access to public sewers, but is proposing an extension of existing sanitary sewers approximately ½ mile along Route 31 to serve the site, which will ultimately flow to the Brewerton Wastewater Treatment Plant; only the front portion of the parcel (generally the area to be disturbed) is within the Onondaga County Sanitary District boundary; per the EAF, the anticipated sanitary flow of 500 gpd; the Letter of Intent with the referral indicates the sewer extension is a separate project and no additional details were included in the referral materials; and

WHEREAS, on August 30, 2017, under separate cover to the Chairperson of the Onondaga County Planning Board, the OCPB received SEQR information and a lead agency designation letter for a proposed 1.25 mile force main and pump station extension along Route 31, to serve the proposed garage, and “allow for residents along the alignment to connect to public sewer in the future”; the EAF for the sewer line extension notes that the Northern Pines Golf Course and a used car dealership have also requested sanitary sewer; one section of the EAF noted “Sanitary wastewater of approximately 1,000-1,500 gpd (depending on truck washing) will be generated from the proposed Highway Facility, future residential and commercial connections will increase the overall waste generation,” whereas the EAF for the highway garage cited 500 gpd of flow; no information regarding the sizing of proposed force mains or pumping facilities was included with the EAF; and

WHEREAS, land uses along the related 1.25 mile proposed sewer line extension are relatively low-density and include a large park with ball fields, agricultural fields and farmstand, the Northern Pines Golf Course (septic system recently replaced), roadside residential, and a used car lot; the rear of the lots on the south side of Route 31 are largely encumbered by wetlands related to the Cicero Swamp; the boundary of the Onondaga County Sanitary District also runs close to Route 31 in this area, limiting the extent of potential sewered

development in this area; any expansion of the Sanitary District must be formally vetted and approved by the Onondaga County Legislature; and

WHEREAS, other highway garages in the county are served by on-site wastewater facilities, some utilizing oil/water separators and dry wells with New York State Department of Environmental Conservation permitting and monitoring; general estimates for a sewer extension as proposed are approximately \$300,000 for the installation, with annual pump station maintenance costs of \$12,000 or more, depending on size and design; on-site wastewater facilities for the garage, including truck washing accommodations, is estimated at \$50,000-\$75,000 for installation, with annual expenses of \$5,000 or less; long term lifecycle replacement costs of sewer infrastructure would also be more costly than on-site wastewater facilities, similar to relative installation costs; and

WHEREAS, GIS mapping shows the rear portion of the site contains state (CIC-17) and federal wetlands; based on the location of the proposed facility, as shown in the Site Plan, the development does not appear to encroach on the wetland areas; the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper indicates that the project site is located in or near the following natural communities: silver maple-ash swamp; per the NYS DEC, if a significant natural community is present at or near the location, a careful on-site evaluation should be done to confirm the size, status, and specific locations of those natural communities on the parcel, and to document the presence of any significant plants or wildlife; per the EAF Mapper, the project site or a portion of it is also located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and

WHEREAS, the Syracuse Metropolitan Transportation Council, at the request of the Towns of Cicero and Clay, prepared the Route 31 Corridor Study to explore transportation and land use linkages in the area, in order to inform local decision making; the study found future conditions could add up to 40% more vehicle miles traveled in already congested areas of the Town, and recommendations included incorporation of mixed-use development in infill locations, nodal development versus strip corridor development, careful urban design, reduced growth projections, protection of open space, transit and pedestrian accommodations and additional local roadway connections; Onondaga County's 2010 Development Guide and subsequent draft Onondaga County Sustainable Development Plan advocate for infill and mixed-use development and discourage the premature extension of infrastructure; and

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

The Board disapproves of the extension of sanitary sewers to serve this project, and encourages the Town to explore on-site wastewater infrastructure for the proposed highway garage, for the following reasons:

1. Existing local examples suggest that similar municipal highway garage facilities can be supported by on-site wastewater accommodations with appropriate NYS DEC permitting, which could preclude the necessity of a sewer expansion.

2. This proposed extension of public sewerage is significantly more costly in terms of initial installation expense, annual operations and maintenance, and

long term repair and replacement. The Town has not provided adequate justification to the County Planning Board for extra taxpayer expense when a more cost-effective solution is readily available, and thus the Board cannot support the Town decision to add unnecessary burden to taxpayers.

3. The makeup of land uses along the proposed area to be served includes stable agricultural uses, parkland, low-density housing, a golf course with a newly installed septic system and limited low-intensity commercial uses. The area is at the suburban-rural fringe away from dense population centers, contains substantial areas of wetlands and the nearby Cicero Swamp, and lies at the edge of the Onondaga County Sanitary District. The current and potential intensity of the corridor does not warrant costly expansion of infrastructure, and population and economic conditions, and regional growth priorities do not indicate expansion of the urbanized area on this corridor is necessary or cost-effective at this time.

4. The Town has recently proposed significant sewer line expansion within other areas of the Brewerton Wastewater Treatment Plant service area, has implemented a number of large scale rezoning actions in the Town to more intensive land uses, and has experienced wet weather sanitary sewer flow exceedances, documented within the recent Sanitary Sewer Evaluation Study (SSES) for the Brewerton Wastewater Treatment Plant service area. The Town must fully comply with the recommendations of the SSES and coordinate with WEP on an asset allocation and offset plan to realistically balance desired development objectives with limited capacity within the regional wastewater treatment conveyance and treatment facilities.

5. The Environmental Assessment completed for both the garage and sewer extension lacks critical information regarding the details of the proposed sewer line, anticipated flows, anticipated land uses, impacts to infrastructure, and other related localized and cumulative development impacts. SEQR for the two related actions should be combined to avoid potential perceptions of segmentation, and no action on the proposed garage should take place prior to completion of SEQR for the sewer extension.

6. Given the lack of information regarding the proposed scale and design of proposed sewerage facilities being considered, it is impossible to ascertain fiscal impact, impact on infrastructure, compliance with local and regional planning objectives, or adherence to the 10 State Standards for Wastewater Facilities related to the sewer, and thus the wastewater accommodations for the proposed highway garage facility.

7. Proposed extension of public sewers in a transitional area such as this should be accompanied by a buildout analysis, policy direction on desired density and character of land uses, and a cost-benefit analysis, all of which should be publicly vetted.

The motion was made by Daniel Cupoli and seconded by James Corbett. The votes were recorded as follows: Doug Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - no; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 13, 2017

OCPB Case # Z-17-354

- 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 Liverpool Planning Board at the request of Melissa Sieling for the property located at 707 Second 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 Second Street (Route 370), a state highway, Onondaga Lake Park, a county-owned park, and the municipal boundary between the Village of Liverpool and the Town of Salina; and
- WHEREAS, the applicant is requesting a special permit to allow in-home music lessons in a one-family dwelling on a 0.20-acre parcel in a Residential (R-1) zoning district; and
- WHEREAS, the site is located on Second Street, a state street, in a residential neighborhood in the Village of Liverpool just north of Onondaga Lake and the Onondaga Lake Park, a county park; surrounding land uses include primarily residential lots; and
- WHEREAS, the submitted survey map dated December 1, 2016 shows the site contains an existing wood frame house, with rear deck and enclosed front porch, a detached garage, and an existing asphalt driveway onto Second Street; and
- WHEREAS, the submitted Site Development and Special Permit Application dated February 23, 2017 indicates that the proposed in-home occupation is intended to provide one-on-one music lessons primarily for students learning piano, but may also include guitar, flute, or voice lessons; lessons will generally last half an hour between 2:30pm and 5:00pm, but may be scheduled during the day or evening if necessary; and
- WHEREAS, per the application, the existing driveway provides at least 3 parking spaces, not including the detached garage space, which should meet parking needs as lessons will be scheduled for only one student at a time; and
- WHEREAS, per the application, amplification is never used during lessons; and
- WHEREAS, per the Village of Liverpool zoning ordinance, home occupations are a special permit use in the Single-Family Residential (R-1) district; and
- WHEREAS, the existing house is served by public drinking water and sewers and located in the Metropolitan Wastewater Treatment Plant service area and an area that is tributary to the Liverpool Pump Station; and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and
- WHEREAS, per GML § 239-nn, the legislative body or other authorized body having

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

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project is within 2,000 feet of a site in the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database (734030); and

WHEREAS, the EAF Mapper indicates that the site is located over, or immediately adjoining, primary and principal aquifers; and

WHEREAS, per the EAF Mapper, the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered and the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 13, 2017

OCPB Case # Z-17-355

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Village of Skaneateles Planning Board at the request of Jason Seiler for the property located at 175 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of East Genesee Street (Route 20) and East Lake Street (Route 41), both state highways; and
- WHEREAS, the applicant is requesting an area variance to construct a one-story, 5' x 24' addition to an existing non-conforming carriage barn on a 12,478 square foot parcel in an A-9 zoning district; and
- WHEREAS, the site is located at the intersection of East Lake Road and East Genesee Street, both state roads, in the Village of Skaneateles; surrounding land uses includes primarily residential lots; and
- WHEREAS, the submitted survey map dated August 7, 2017 shows an existing two-story frame house with front and rear porches, a rear paver patio, a partially-fenced rear yard, and a blacktop driveway onto East Genesee Street and detached garage (carriage barn) along the eastern lot line; and
- WHEREAS, the submitted Site Plan dated August 17, 2017 shows the proposed addition (5' x 24') will be constructed at the front of the existing garage; and
- WHEREAS, per the Village of Skaneateles zoning ordinance, a nonconforming building or structure may not be extended in area or intensity except by means of a variance; further, detached accessory buildings shall be located no closer to the principal building than 10' or a distance equal to the height of each accessory building, whichever is greater; per the Site Plan, the garage is an existing non-conforming structure with a 1.5' rear yard setback where 35' is required and 78.9% open area where 85% is required; the proposed addition requires an additional variance as it decreases the distance between the garage and the house to 17.7' and does not satisfy the required 24' (average roof height of the garage); and
- WHEREAS, the site is located in the Skaneateles Lake watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; impermeable surface coverage on the site is currently 21.1% and will increase to 22.1% following the proposed project; and
- WHEREAS, the existing house is served by public drinking water and sewers; no changes to the existing infrastructure are proposed; and
- WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project site or a portion of it is located in or adjacent to an area designated as sensitive for

archaeological sites on the New York State Historic Preservation Office
archaeological site inventory; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 13, 2017

OCPB Case # Z-17-356

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Skaneateles Planning Board at the request of Grace Chapel Church for the property located at 1674 US Route 20; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Genesee Street / Cherry Valley Turnpike (Route 20), a state highway, and Lee Mulroy Road (Route 175), a county highway, and a farm operation located in a New York State Agricultural District; and
- WHEREAS, the applicant is proposing to expand an existing parking lot by 84 spaces on a 20.36-acre parcel in Industrial/Research/Office (IRO) and Lake Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, in 2010, the Board reviewed Site Plan (Z-10-179) and Special Permit (Z-10-180) referrals proposing to expand the parking lot on the subject parcel to provide 100 additional parking spaces; and
- WHEREAS, the site is located at the intersection of US Route 20 and Lee Mulroy Road, a county road, in a rural area of the Town of Skaneateles; lands to the east of the site are enrolled in the New York State Agricultural District 2 and contain active farmland; other surrounding land uses include residential lots and professional service businesses; and
- WHEREAS, the submitted Site Plan dated August 22, 2017 shows the site has frontage on Route 20; aerial imagery shows the western half of the site is undeveloped and partially forested and the eastern half of the site contains an existing parsonage and chapel, Grace Chapel Church; per the Site Plan, the two areas are separated by a 66' right-of-way to the Town of Skaneateles; and
- WHEREAS, the Site Plan shows two existing parking areas, one at the rear of the chapel with 69 parking spaces and the other to the south of the parsonage and west of the chapel with 62 parking spaces, and an existing driveway onto Route 20 situated between the chapel and parsonage; per the plan, the proposed parking lot expansion (39,000 sf) will extend the westerly lot farther west and provide 84 additional parking spaces; impermeable surface coverage will increase from 10.06% to 14.27%, where the maximum allowed is 25%, with the proposed parking lot expansions; and
- WHEREAS, the Environmental Assessment Form (EAF) indicates that the proposed parking lot expansion will serve to provide additional parking for the Town of Skaneateles and access to the Town's wooded area; GIS mapping shows the adjacent parcel to the south is a landlocked, partially-forested parcel owned by the Town of Skaneateles; and
- WHEREAS, the Site Plan shows a future entry to the Town right-of-way at the northern end of the proposed parking lot expansion, a future entry to the Town right-of-

way just south of the proposed parking lot expansion, and a future extension of the rear and westerly parking lots to the future southern entry; and

WHEREAS, per the submitted Common Application Form, the New York State Department of Transportation and City of Syracuse Water Department have been contacted regarding the proposed parking lot expansion; and

WHEREAS, per the Site Plan, the site has an existing stormwater management area along the eastern lot line; and

WHEREAS, the site is served by public drinking water and individual septic system; the septic area is shown in the Site Plan situated between the stormwater management area and the chapel; there are no proposed changes to the existing infrastructure; and

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

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

The applicant is advised to continue to coordinate with the New York State Department of Transportation and City of Syracuse Water Department on the proposed project and the Town is advised to ensure all necessary approvals are obtained prior to site plan approval.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 13, 2017

OCPB Case # Z-17-357

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Skaneateles Planning Board at the request of John Teixeira for the property located at 2763 East Lake Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Lake Road (Route 41A), a state highway, and a farm operation located in a New York State Agricultural District; and
- WHEREAS, the applicant is proposing to construct a 12' x 16' storage shed on a 0.46-acre parcel in Rural and Farming (RF) and Lake Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, the Board is concurrently reviewing Special Permit (Z-17-358) and Area Variance (Z-17-359) referrals for the proposed project; in 2016, the Board reviewed Site Plan (Z-16-26) and Area Variance (Z-16-27) referrals for a proposed 174 sf second-floor addition to the existing house on the subject parcel; and
- WHEREAS, the site is located on the eastern shore of Skaneateles Lake along East Lake Road, a state road, in the Town of Skaneateles; lands across East Lake Road to the east of the site are enrolled in the New York State Agricultural District 2 and contain active farmland; and
- WHEREAS, the submitted survey map dated August 6, 2017 shows the parcel contains two existing camps (890 sf and 476 sf) with an existing tarvia drive onto East Lake Road, a rear lakefront deck, and steps down to the lake; the proposed shed (192 sf) is to be located in front of the camps and north of the drive; and
- WHEREAS, per the Town of Skaneateles zoning ordinance, “a lot which contains structures that are nonconforming as to impermeable surface coverage may be redeveloped by special permit”; impermeable surface coverage on the site is currently 17.5%, where 10% is required, and will increase to 18.5% following the proposed project; and
- WHEREAS, per the Town of Skaneateles zoning ordinance, the “total footprint of all principal and accessory buildings shall not exceed 6% of the lot area” and the minimum required open space is 80%; area variances are sought as the proposed shed will increase the existing footprint from 6.8% to 7.7% and decrease the existing open space from 80% to 77.6%; an area variance is also sought for the increase in impermeable surface coverage; and
- WHEREAS, the site is located in the Skaneateles Lake watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; and
- WHEREAS, per the Referral Notice, the existing house is served by individual septic

system and drinking water is obtained directly from Skaneateles Lake; and
WHEREAS, GIS mapping shows that the rear of the parcel abutting Skaneateles Lake is located in the 100-year floodplain and contains some federal wetlands; and
WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site registry; 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 discourages increases in allowances for nonconformities, particularly on parcels in a sensitive drinking watershed, such as Skaneateles Lake. The Town and applicant are encouraged to explore options to minimize nonconformance or provide offsets elsewhere in the watershed.
2. The applicant and municipality are advised to ensure the following county, state, and/or federal regulation has been met prior to project approval:
 - a. City Water Department Approval – The Skaneateles Watershed Rules and Regulations require that the applicant submit stormwater and erosion control plans to the City of Syracuse Water Department for approval.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 13, 2017

OCPB Case # Z-17-358

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Skaneateles Planning Board at the request of John Teixeira for the property located at 2763 East Lake Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of East Lake Road (Route 41A), a state highway, and a farm operation located in a New York State Agricultural District; and
- WHEREAS, the applicant is requesting a special permit to construct a 12' x 16' storage shed on a 0.46-acre parcel in Rural and Farming (RF) and Lake Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, the Board is concurrently reviewing Site Plan (Z-17-357) and Area Variance (Z-17-359) referrals for the proposed project; in 2016, the Board reviewed Site Plan (Z-16-26) and Area Variance (Z-16-27) referrals for a proposed 174 sf second-floor addition to the existing house on the subject parcel; and
- WHEREAS, the site is located on the eastern shore of Skaneateles Lake along East Lake Road, a state road, in the Town of Skaneateles; lands across East Lake Road to the east of the site are enrolled in the New York State Agricultural District 2 and contain active farmland; and
- WHEREAS, the submitted survey map dated August 6, 2017 shows the parcel contains two existing camps (890 sf and 476 sf) with an existing tarvia drive onto East Lake Road, a rear lakefront deck, and steps down to the lake; the proposed shed (192 sf) is to be located in front of the camps and north of the drive; and
- WHEREAS, per the Town of Skaneateles zoning ordinance, "a lot which contains structures that are nonconforming as to impermeable surface coverage may be redeveloped by special permit"; impermeable surface coverage on the site is currently 17.5%, where 10% is required, and will increase to 18.5% following the proposed project; and
- WHEREAS, per the Town of Skaneateles zoning ordinance, the "total footprint of all principal and accessory buildings shall not exceed 6% of the lot area" and the minimum required open space is 80%; area variances are sought as the proposed shed will increase the existing footprint from 6.8% to 7.7% and decrease the existing open space from 80% to 77.6%; an area variance is also sought for the increase in impermeable surface coverage; and
- WHEREAS, the site is located in the Skaneateles Lake watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; and
- WHEREAS, per the Referral Notice, the existing house is served by individual septic system and drinking water is obtained directly from Skaneateles Lake; and

WHEREAS, GIS mapping shows that the rear of the parcel abutting Skaneateles Lake is located in the 100-year floodplain and contains some federal wetlands; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site registry; 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 discourages increases in allowances for nonconformities, particularly on parcels in a sensitive drinking watershed, such as Skaneateles Lake. The Town and applicant are encouraged to explore options to minimize nonconformance or provide offsets elsewhere in the watershed.
2. The applicant and municipality are advised to ensure the following county, state, and/or federal regulation has been met prior to project approval:
 - a. City Water Department Approval – The Skaneateles Watershed Rules and Regulations require that the applicant submit stormwater and erosion control plans to the City of Syracuse Water Department for approval.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 13, 2017

OCPB Case # Z-17-359

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Skaneateles ZBA at the request of John Teixeira for the property located at 2763 East Lake 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 East Lake Road (Route 41A), a state highway, and a farm operation located in a New York State Agricultural District; and
- WHEREAS, the applicant is an area variance to construct a 12' x 16' storage shed on a 0.46-acre parcel in Rural and Farming (RF) and Lake Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, the Board is concurrently reviewing Site Plan (Z-17-357) and Special Permit (Z-17-358) referrals for the proposed project; in 2016, the Board reviewed Site Plan (Z-16-26) and Area Variance (Z-16-27) referrals for a proposed 174 sf second-floor addition to the existing house on the subject parcel; and
- WHEREAS, the site is located on the eastern shore of Skaneateles Lake along East Lake Road, a state road, in the Town of Skaneateles; lands across East Lake Road to the east of the site are enrolled in the New York State Agricultural District 2 and contain active farmland; and
- WHEREAS, the submitted survey map dated August 6, 2017 shows the parcel contains two existing camps (890 sf and 476 sf) with an existing tarvia drive onto East Lake Road, a rear lakefront deck, and steps down to the lake; the proposed shed (192 sf) is to be located in front of the camps and north of the drive; and
- WHEREAS, per the Town of Skaneateles zoning ordinance, "a lot which contains structures that are nonconforming as to impermeable surface coverage may be redeveloped by special permit"; impermeable surface coverage on the site is currently 17.5%, where 10% is required, and will increase to 18.5% following the proposed project; and
- WHEREAS, per the Town of Skaneateles zoning ordinance, the "total footprint of all principal and accessory buildings shall not exceed 6% of the lot area" and the minimum required open space is 80%; area variances are sought as the proposed shed will increase the existing footprint from 6.8% to 7.7% and decrease the existing open space from 80% to 77.6%; an area variance is also sought for the increase in impermeable surface coverage; and
- WHEREAS, the site is located in the Skaneateles Lake watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; and
- WHEREAS, per the Referral Notice, the existing house is served by individual septic system and drinking water is obtained directly from Skaneateles Lake; and

WHEREAS, GIS mapping shows that the rear of the parcel abutting Skaneateles Lake is located in the 100-year floodplain and contains some federal wetlands; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site registry; 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 discourages increases in allowances for nonconformities, particularly on parcels in a sensitive drinking watershed, such as Skaneateles Lake. The Town and applicant are encouraged to explore options to minimize nonconformance or provide offsets elsewhere in the watershed.
2. The applicant and municipality are advised to ensure the following county, state, and/or federal regulation has been met prior to project approval:
 - a. City Water Department Approval – The Skaneateles Watershed Rules and Regulations require that the applicant submit stormwater and erosion control plans to the City of Syracuse Water Department for approval.

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