



Onondaga County Planning Board

September 17, 2014

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

I. ATTENDANCE MEMBERS PRESENT

Douglas Morris
Robert Jokl
Daniel Cupoli
Robert Antonacci
Brian Donnelly
Chester Dudzinski, Jr.

STAFF PRESENT

Megan Costa
Gilly Cantor
Robin Coon
Andy Maxwell
William Kehoe

GUESTS PRESENT

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on September 17, 2014

III. MINUTES

Minutes from August 27, 2014 were submitted for approval. Robert Jokl made a motion to accept the minutes. Chester Dudzinski seconded the motion. The votes were recorded as follows: Douglas Morris - yes; Brian Donnelly - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Robert Jokl - yes; Chester Dudzinski - yes

IV. Capital Improvement Plans were distributed to Onondaga County Planning Board members.

V. The Board discussed the referral #C-14-2 from the Village of Fayetteville, proposing to change the name of Garlock Avenue to be known as Wortley Way. The motion was made by Daniel Cupoli and seconded by Chester Dudzinski. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Brian Donnelly - yes; Robert Antonacci - yes; Daniel Cupoli - yes; Chester Dudzinski - yes.

VI. ACTIONS ON GML SECTION 239 REFERRALS

Summary:

S-14-72	No Position	S-14-73	Modification	S-14-74	No Position With Comment
S-14-75	Disapproval	S-14-76	No Position With Comment	Z-14-325	No Position With Comment
Z-14-327	Modification	Z-14-328	No Position With Comment	Z-14-329	No Position With Comment
Z-14-330	Disapproval	Z-14-331	Disapproval	Z-14-332	Disapproval
Z-14-333	Disapproval	Z-14-334	No Position With Comment	Z-14-335	No Position
Z-14-336	No Position	Z-14-337	No Position With Comment	Z-14-338	No Position With Comment
Z-14-339	No Position With Comment	Z-14-340	No Position With Comment	Z-14-341	No Position
Z-14-342	Disapproval	Z-14-343	Modification	Z-14-344	No Position With Comment
Z-14-345	Incomplete Referral	Z-14-346	Disapproval	Z-14-347	Disapproval
Z-14-349	No Position With Comment	Z-14-350	No Position With Comment		



Joanne M. Mahoney
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

OCPB Referral #C-14-2

Resolution Date: September 17, 2014

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

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

WHEREAS, in accordance with Local Law #5-1972 and the regulations adopted by the Onondaga County Planning Board, a proposal was received to consider changing the name of Garlock Ave. in the Village of Fayetteville to Wortley Way; and

WHEREAS, this change was proposed by the Village of Fayetteville; and

WHEREAS, at 11:00 A.M. on September 17th, 2014 the Onondaga County Planning Board held a public hearing and considered the following change in right-of-way designation:

Garlock Ave., in the Village of Fayetteville, to be known as Wortley Way; and

WHEREAS, this proposal has been submitted to the Fayetteville Fire Department, Manlius Police Department and the 911 Department of Emergency Communications for their review; and

WHEREAS, said public safety agencies have expressed no objection to this proposal

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

Garlock Ave., in the Village of Fayetteville, to be known as Wortley Way

Douglas Morris
Chairperson, Onondaga County Planning Board



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 17, 2014

OCPB Case # S-14-72

- 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 Richard M. Storto, John Ascenzo & Silvio Ascenzo for the property located at 547 & 553 North Salina 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 Interstate Route 81, a state highway; and
- WHEREAS, the applicant is proposing to combine two parcels containing existing mixed-used buildings into one new lot in a Commercial Class A (CA) zoning district; and
- WHEREAS, the city application dated August 12, 2014 states the project is to combine two integrated buildings into one building on one lot that is building code compliant, and that there will be no change in use; and
- WHEREAS, the Resubdivision Plan dated June 25, 2014 shows proposed New Lot 3A to contain four attached buildings, two three-story brick buildings with frontage on North Salina Street, a city street, a two-story building and a one-story concrete block building in the rear of the parcel, and a patio that encroaches on the adjacent parcel to the south; and
- WHEREAS, the plan shows the proposed lot with one driveway on North Salina Street that leads to a rear asphalt area, both of which extend onto the adjacent parcel to the north; and
- WHEREAS, an Environmental Assessment Form dated August 12, 2014 was submitted with the referral; the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the project is within 2,000 feet of sites in the New York State Department of Environmental Conservation Environmental Site Remediation database (E134109, V00588, C734089); and
- WHEREAS, the EAF Mapper also states the site is located in the North Salina Street Historic District; and
- WHEREAS, the site is served by public water and is located in the Metropolitan Wastewater Treatment Plant service area, in an area tributary to active combined sewer overflows; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 17, 2014

OCPB Case # S-14-73

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY & FINAL SUBDIVISION from the Town of Clay Planning Board at the request of Community Bank, NA for the property located at 8196 Oswego Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Oswego Road (Route 57), a county road; and
- WHEREAS, the applicant is proposing to subdivide a 4.844-acre parcel into four new lots in Office (O-2) and Highway Overlay zoning districts, where each lot is proposed to contain one office building; and
- WHEREAS, the Board is concurrently reviewing an Area Variance referral (Z-14-327) for this project; per the referral notice, area variances are required in the Highway Overlay district for lot areas for proposed Lot 1 and proposed Lot 3 (46,642 and 55,123 square feet, respectively, where 70,045 square feet are required), and lot depth for proposed Lot 1 (218 feet proposed where 250 feet are required); and
- WHEREAS, the Board previously recommended Modification of a Site Plan referral (Z-05-404) for a previous version of this project with a smaller total building square footage, requiring a traffic study, lighting plan, and changes to the proposed driveways; the Board subsequently offered No Position on a Special Permit referral (Z-07-34) to increase the square footage of one of the buildings; and
- WHEREAS, the site is located southeast of the Park Ridge residential and commercial developments, and northwest of two small commercial buildings and vacant land; and
- WHEREAS, the Preliminary Plan dated November 6, 2013 shows proposed Lot 1 (46,642 square feet), Lot 2 (60,296 square feet), Lot 3 (55,123 square feet), and Lot 4 (48,951 square feet); proposed Lot 3 is shown to contain an existing two-story frame building (Hunt Real Estate - Unit 3, 10,316 square feet), and each of the other three proposed lots is shown to contain a proposed two-story building (Units 1, 2, and 3, 10,238 square feet each); the plan states Lot/Unit 1 will be a client based medical office, Lot/Unit 2 will be a non-client based office or medical office, Lot/Unit 3 is an existing non-client based office, and Lot/Unit 4 will be a non-client based office or medical office; and
- WHEREAS, the plan shows existing parking around Unit 3 and part of Unit 1 and proposed parking around Units 2 and 4, and states Lot/Unit 1 will provide 45 spaces (plus 17 additional required spaces obtained from excess spaces provided for adjoining lots/units), Lot/Unit 2 will provide 35 spaces, Lot/Unit 3 will provide 44 spaces, and Lot/Unit 4 will provide 34 spaces; and
- WHEREAS, the plan shows an existing ingress and egress driveway on Provo Drive, a local

road, and an existing ingress only driveway on Liverpool-Oswego Road, which must meet the requirements of the Onondaga County Department of Transportation; the plan includes a note that states "A blanket easement to be provided for ingress/egress and parking for Lots/Units 1 through 4"; and

WHEREAS, the plan shows a Town of Clay Drainage Easement, two existing storm water management basins located on areas labeled "Drainage Parcels" on proposed Lots 1 and 2, and the Environmental Assessment Form dated April 21, 2014 notes storm water discharges will be via on site swales and storm sewer to existing on site stormwater basin facilities; 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; and 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; and

WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that land adjoining the site contains wetlands or other regulated waterbodies; the plan notes "The premises shown hereon is not affected by wetlands according to NYS Freshwater (DEC) Wetlands Maps or National (ACOE) Wetlands Inventory maps"; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; and

WHEREAS, the EAF Mapper indicates the site is located over, or immediately adjoining, primary and principal aquifers, and that the site of the proposed action contains a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and

WHEREAS, the site is served by public water and sewer and is located in the Oak Orchard Wastewater Treatment Plant service area; the plan shows water and sewer rights-of-way throughout the proposed lots; per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, there is a temporary suspension of all new connections in the Oak Orchard Waste Water Treatment Plant service area until a final determination is made on the Biochemical Oxygen Demand (BOD) loading limitations associated with the SPDES permit, and a substantial change in sanitary flow (an increase of one unit or more) from an initial flow or approval would be subject to the temporary suspension; more detailed information regarding the temporary suspension is available at www.ongov.net/wep/we1906.html; and

WHEREAS, the plan shows a 15' perimeter landscape strip; aerial photography shows trees along the southeastern boundary of the site but minimal buffering to the north and northeast; and

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

1. Per the Onondaga County Department of Transportation, any proposed additional access to Oswego Road is prohibited.
2. The applicant is required to obtain a permit from the Onondaga County Department of Transportation prior to any proposed work within a county road right-of-way.
3. The Onondaga County Department of Transportation has determined that the applicant is required to complete a traffic study, including a gap analysis at AM/PM peak hours, for full build-out relating to the proposed action to meet Department requirements and is required to first contact the Department to determine the scope of the study; the applicant must submit the traffic study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.
4. The municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) or drainage reports to the Onondaga County Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department.

The Board also offers the following comments:

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
3. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.
4. The Town is encouraged to consider a planning level analysis of this corridor to formalize requirements and site planning standards and guide future actions, specifically regarding topics such as land use and density goals, implications for infrastructure, shared/front yard parking and access management, facade, landscaping and signage standards, pedestrian/bicycle and transit accommodations, and coordinated stormwater management

opportunities.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 17, 2014

OCPB Case # S-14-74

- 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 Thomas Colello & John Keehfus for the property located at 1200 Milton Avenue / 1203 & 1207 Willis Avenue; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of the municipal boundary between the City of Syracuse and the Village of Solvay; and
- WHEREAS, the applicant is proposing to combine three parcels into one 0.129-acre lot that contains an existing automotive repair business (K & C Auto Service) in a Local Business Class A (BA) zoning district; and
- WHEREAS, the Environmental Assessment Form dated August 12, 2014 notes the lots will be combined for a future partial tear down due to fire damage and the construction of a new addition; and
- WHEREAS, the Final Plan dated August 7, 2014 shows proposed Lot 11308 to contain an existing one-story concrete block building that crosses existing parcel boundaries, including encroaching in the City right-of-way; and
- WHEREAS, the plan shows the lot is located on an island at the intersection of West End Drive, Willis Avenue, and Milton Avenue, all city streets; aerial photography shows relatively open access to the streets on all three sides, and cars parked on the paved and curbed areas around the building, including in the City right-of-way; and
- WHEREAS, the city application dated August 12, 2014 notes the addition will help align the building for easier access to the structure and to keep traffic off the streets; no site plans were included with the referral; and
- WHEREAS, the application further notes all the existing parcels are paved; the EAF notes an on site drywell will be installed for a roof drain for storm water discharges; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the project is within 2,000 feet of sites in the New York State Department of Environmental Conservation Environmental Site Remediation database (734008, 734026, 734075, 734072, 734126), 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
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a

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Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and

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

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

1. The applicant is advised to remove all parking, signage, and other obstructions from the City right-of-way.
2. Every municipal review provides the opportunity to improve community appearance and the City may wish to work with the applicant to better delineate the driveways, provide sidewalks along the road frontages, and add landscaping on site.
3. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 17, 2014

OCPB Case # S-14-75

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Clay Planning Board at the request of Morgan Road Associates, LLC for the property located on Morgan Road between Waterhouse Road and Caraway Drive; 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 Morgan Road, a county road; and
- WHEREAS, the applicant is proposing to subdivide a 13.52-acre parcel into 11 single-family residential lots in a One-Family Residential (R-7.5) zoning district; and
- WHEREAS, the site is situated between land zoned RA-100 to the north and south, Morgan Road to the east, and a residential subdivision zoned R-7.5 with smaller lot sizes to the west across an active railroad corridor; a Highway Overlay District also exists in this area; per Town Code, the purpose of the overlay district is to foster and maintain a balance between major highways or roads within the Town and private development on lands abutting these roads; and
- WHEREAS, the Preliminary Plan dated August 12, 2014 shows the 11 proposed lots, each with a 60' x 40' house footprint and driveway, located along a new proposed road (Road 'A') off Morgan Road that ends in a cul-de-sac; the Environmental Assessment Form dated August 13, 2014 notes proposed lot sizes range from 0.68 acres to 2.14 acres; and
- WHEREAS, the Onondaga County Department of Transportation has determined that the municipality and applicant are required to coordinate all existing, proposed, and future access to Morgan Road with the Department by contacting the Department at (315) 435-3205; per the Department, the applicant is required to obtain a permit prior to any proposed work within a county road right-of-way; and
- WHEREAS, the plan shows a drainage easement around the perimeter of the entire site such that it crosses the rear of each proposed lot; proposed Lots 5 and 6 at the end of the cul-de-sac are the largest lots and have a larger portion of their rear yards taken up by the drainage easement; a pond is also shown on proposed Lot 5; the EAF notes storm water will be managed on site and the project will create 2 acres of impervious surface; 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; and the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality, and the applicant must consult with the

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

WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper notes a portion of the site contains wetlands or other regulated waterbodies, specifically an Oneida River tributary and federal wetlands; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; the applicant is advised to conduct a formal wetland delineation to determine the presence and location of any federal wetlands on site, and any delineated wetlands must be confirmed by the U.S. Army Corps of Engineers and shown on the plans for the site; the applicant is also advised to obtain appropriate permits from the Corps for any proposed development or drainage into wetlands on site; and

WHEREAS, the EAF notes the site is located over, or immediately adjoining, a principal aquifer; the EAF Mapper further indicates that the site is also located over, or immediately adjoining, a primary aquifer; and

WHEREAS, the EAF states that the site of the proposed action contains a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; per the New York State Department of Environmental Conservation (NYS DEC), if a proposed project is in an area containing threatened or endangered species and/or associated habitats, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional NYS DEC Division of Environmental Permits office; and

WHEREAS, the site is proposed to be served by public water; the EAF notes OCWA lines will be extended along the proposed road to serve the proposed homes with a flow of 4,000 gallons per day; a Fire Flow test letter from OCWA dated July 22, 2014 was included with the referral; and

WHEREAS, the site is proposed to be served by private septic and is located in the Oak Orchard Wastewater Treatment Plant service area; the plan shows septic areas on each proposed lot; the EAF notes 60% of soils are well-drained and 40% are moderately well-drained; per septic suitability mapping based on soil data from the U.S. Department of Agriculture, Natural Resources Conservation Service and the Onondaga County Soil & Water Conservation District, only a small portion of land at the front of the parcel contains soils with typically few limitations for conventional systems; the majority of the remaining land on the parcel is indicated to require percolation to determine if drainage improvements or shallow system installations are required; the Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to Department endorsement of this subdivision plan; and

WHEREAS, the Board is concurrently reviewing a Zone Change referral (Z-14-330) from RA-100 to R-10 on approximately 40 acres of an 80 acre parcel on property

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approximately 500 feet to the north, to allow for relatively high-density residential development (on public sewers); that site has also been the subject of previous proposals to develop senior housing and neighborhood commercial uses; the site is also located across from Woodard Industrial Park, which is intended to be served with public utilities as buildout occurs; and

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

Given the location of the proposed development within in a relatively dense built environment and the probability that sanitary sewer service may be available and accessible to this location in the future, the Board encourages the Town and applicant to consider desired density and timing of buildout of this parcel within the context of a well considered plan for sewerage infrastructure, prior to granting this subdivision request.

Should the Town approve this subdivision, it is encouraged to consider the merits of requiring the installation of dry sewers for future connection to the public wastewater system. The Board further advises the Town and applicant to design all proposed local roads such that interconnections to any adjacent development will be feasible in the future, and to ensure that any proposed residential uses in this area do not conflict with potential noise and truck activity associated with the development efforts at Woodard Industrial Park.

The motion was made by Daniel Cupoli and seconded by Chester Dudzinski. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Brian Donnelly - yes; Robert Antonacci - no; Daniel Cupoli - yes; Chester Dudzinski - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 17, 2014

OCPB Case # S-14-76

- 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 St. Joseph's Hospital Health Care Center for the property located at 319-37 Gifford Street; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of South West Street, a state-owned arterial; and
- WHEREAS, the applicant is proposing to combine two parcels into one proposed lot in a Local Business Class A (BA) zoning district, in order to expand parking facilities at an existing health clinic (St. Joseph's Primary Care Center West); and
- WHEREAS, the Board is concurrently reviewing a Project Site Review referral (Z-14-340) for this project; and
- WHEREAS, the Board previously recommended No Position With Comment on a Subdivision referral (S-12-76) and Modification of two related Project Site Review referrals (Z-13-310 and Z-13-311) for the original Nojaim Brothers Super Market renovation and health center construction, citing access and building design concerns; the Board subsequently recommended No Position With Comment on Project Site Review (Z-13-261) and Final Subdivision (S-13-59) referrals for the health center and parking lot, noting the project included demolition of two multi-story houses at 331 and 333 Gifford Street and encouraging the City and applicant to continue coordinating on screening, lighting, access, stormwater accommodations, and sustainability of remaining adjacent parcels and buildings; and
- WHEREAS, the Resubdivision Map dated June 30, 2014 shows proposed New Lot 2B with frontage on Gifford Street and Niagara Street, both city streets; current tax maps show tax parcel number 096.-01-03.1 as three separate parcels (096.-01-02.0, 03.0, and 05.1); and
- WHEREAS, earlier proposals did not include parcels at the corner of Gifford and Niagara Streets; per the City of Syracuse Zoning Administration, an additional house would be demolished as part of this application; and
- WHEREAS, the Site Plan dated July 22, 2014 shows the existing St. Joseph's Primary Care Center West building (16,000 square feet), a proposed parking lot with 30 spaces, and one driveway on Gifford Street; and
- WHEREAS, the plan shows a proposed expansion of the underground stormwater detention system, and an existing underground stormwater detention system; the Environmental Assessment Form dated August 21, 2014 notes the expansions will connect to facilities for 331 Gifford Street installed in 2013 which were sized to include this additional lot; and

WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the project is within 2,000 feet of a site in the New York State Department of Environmental Conservation Environmental Site Remediation database (734042); and

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

WHEREAS, the plan shows a proposed trees, landscaping, and a 4' high ornamental fence "to match existing" around the entire expanded parking area; existing and proposed concrete sidewalks are also shown on both street frontages with new street trees and benches; and

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 17, 2014

OCPB Case # Z-14-325

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Zoning Administration at the request of Madcal Enterprises, LLC for the property located at 312 Burnet Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law and the site is located within 500 feet of Interstate Route 690, a state highway; and
- WHEREAS, the applicant is proposing a Project Site Review to renovate a storage warehouse on a 0.125-acre lot in an Industrial Class A (IA) zoning district; and
- WHEREAS, the city application and the Elevations plan dated August 11, 2014 indicate renovations will include replacing a picture window with a new overhead garage door, replacing a stoop and roll-up door with a ground level pedestrian door, installing a new signboard and sign, repairing and painting brick and the building as necessary, and making interior modifications to accommodate vehicles and motorized equipment; and
- WHEREAS, the Location Survey dated March 20, 2012 shows a two-story brick building on a gravel lot with frontage on Burnet Avenue, a city street, and Interstate Route 690; and
- WHEREAS, per the plan and aerial photography, the lot appears to have open access to Burnet Avenue and the front yard appears to be used for parking; and
- WHEREAS, an Environmental Assessment Form dated August 5, 2014 was included with the referral; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the project is within 2,000 feet of sites in the New York State Department of Environmental Conservation Environmental Site Remediation database (B00003, C734111, V00502); and
- WHEREAS, the EAF Mapper states that the site of the proposed action contains a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; and
- WHEREAS, the EAF Mapper indicates the site is located near the Hawley-Green Historic District; and
- WHEREAS, the plan shows a new sign band in the location of the existing sign band "not to exceed 48 SF"; signage details submitted with the referral indicate the sign will be a 2.5' x 19' wall sign; and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; and

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

Every municipal review provides the opportunity to improve community appearance and the City may wish to work with the applicant to better delineate the driveways, remove front yard parking, add landscaping on site, and to ensure well-designed signage.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 17, 2014

OCPB Case # Z-14-327

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of Community Bank, NA for the property located at 8196 Oswego 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 Oswego Road (Route 57), a county road; and
- WHEREAS, the applicant is requesting area variances for lot areas and lot depth on newly subdivided lots totaling 4.87 acres containing office buildings in Office (O-2) and Highway Overlay zoning districts; and
- WHEREAS, the Board is concurrently reviewing a Subdivision referral (S-14-73) for this project in order to create four new lots, one for each office building; and
- WHEREAS, the Board previously recommended Modification of a Site Plan referral (Z-05-404) for a prior version of this project with a smaller total building square footage, requiring a traffic study, lighting plan, and changes to the proposed driveways; the Board subsequently offered No Position on a Special Permit referral (Z-07-34) to increase the square footage of one of the buildings; and
- WHEREAS, per the referral notice, area variances are required in the Highway Overlay district for lot areas for proposed Lot 1 and proposed Lot 3 (46,642 and 55,123 square feet, respectively, where 70,045 square feet are required), and lot depth for proposed Lot 1 (218 feet proposed where 250 feet are required); and
- WHEREAS, the site is located southeast of the Park Ridge residential and commercial developments, and northwest of two small commercial buildings and vacant land; the Preliminary Plan dated November 6, 2013 shows proposed Lot 1 (46,642 square feet), Lot 2 (60,296 square feet), Lot 3 (55,123 square feet), and Lot 4 (48,951 square feet); proposed Lot 3 is shown to contain an existing two-story frame building (Hunt Real Estate - Unit 3, 10,316 square feet), and each of the other three proposed lots is shown to contain a proposed two-story building (Units 1, 2, and 3, 10,238 square feet each); the plan states Lot/Unit 1 will be a client based medical office, Lot/Unit 2 will be a non-client based office or medical office, Lot/Unit 3 is an existing non-client based office, and Lot/Unit 4 will be a non-client based office or medical office; and
- WHEREAS, the plan shows existing parking around Unit 3 and part of Unit 1 and proposed parking around Units 2 and 4, and states Lot/Unit 1 will provide 45 spaces (plus 17 additional required spaces obtained from excess spaces provided for adjoining lots/units), Lot/Unit 2 will provide 35 spaces, Lot/Unit 3 will provide 44 spaces, and Lot/Unit 4 will provide 34 spaces; and
- WHEREAS, the plan shows an existing ingress and egress driveway on Provo Drive, a local road, and an existing ingress-only driveway on Liverpool-Oswego Road, which must meet the requirements of the Onondaga County Department of

- Transportation; the plan includes a note that states "A blanket easement to be provided for ingress/egress and parking for Lots/Units 1 through 4"; and
- WHEREAS, the plan shows a Town of Clay Drainage Easement, two existing storm water management basins located on areas labeled "Drainage Parcels" on proposed Lots 1 and 2, and the Environmental Assessment Form dated April 21, 2014 notes storm water discharges will be via on site swales and storm sewer to existing on site stormwater basin facilities; 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; and 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; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that land adjoining the site contains wetlands or other regulated waterbodies; the plan notes "The premises shown hereon is not affected by wetlands according to NYS Freshwater (DEC) Wetlands Maps or National (ACOE) Wetlands Inventory maps"; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; and
- WHEREAS, the EAF Mapper indicates the site is located over, or immediately adjoining, primary and principal aquifers, and that the site of the proposed action contains a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and
- WHEREAS, the site is served by public water and sewer and is located in the Oak Orchard Wastewater Treatment Plant service area; the plan shows water and sewer rights-of-way throughout the proposed lots; per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, there is a temporary suspension of all new connections in the Oak Orchard Waste Water Treatment Plant service area until a final determination is made on the Biochemical Oxygen Demand (BOD) loading limitations associated with the SPDES permit, and a substantial change in sanitary flow (an increase of one unit or more) from an initial flow or approval would be subject to the temporary suspension; more detailed information regarding the temporary suspension is available at www.ongov.net/wep/we1906.html; and
- WHEREAS, the plan shows a 15' perimeter landscape strip; aerial photography shows trees along the southeastern boundary of the site but minimal buffering to the

north and northeast; and

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

1. Per the Onondaga County Department of Transportation, any proposed additional access to Oswego Road is prohibited.
2. The applicant is required to obtain a permit from the Onondaga County Department of Transportation prior to any proposed work within a county road right-of-way.
3. The Onondaga County Department of Transportation has determined that the applicant is required to complete a traffic study, including a gap analysis at AM/PM peak hours, for full build-out relating to the proposed action to meet Department requirements and is required to first contact the Department to determine the scope of the study; the applicant must submit the traffic study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.
4. The municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) or drainage reports to the Onondaga County Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department.

The Board also offers the following comments:

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
3. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.
4. The Town is encouraged to consider a planning level analysis of this corridor to formalize requirements and site planning standards and guide future actions, specifically regarding topics such as land use and density goals, implications for infrastructure, shared/front yard parking and access management, facade, landscaping and signage standards, pedestrian/bicycle and transit accommodations, and coordinated stormwater management opportunities.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 17, 2014

OCPB Case # Z-14-328

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of Gerald A. Petro for the property located at 4182 New York 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 New York State Route 31, a state highway, and the Metropolitan Water Board Terminal Reservoir, a county-owned facility; and
- WHEREAS, the applicant is proposing an antique brokerage on a 2.18-acre lot containing two existing buildings in a Regional Commercial (RC-1) zoning district; and
- WHEREAS, the town application is for an amended site plan to establish fifteen plus antique vendors, "plus buying gold and silver", which is also noted to be an existing use on this site; and
- WHEREAS, the Site Plan revised February 24, 2012 shows an existing metal building and an existing frame building (per aerial photography, La-Z-Boy and Gold & Silver Buyers of America, respectively), two sheds, and parking around each building (51 spaces total); the site is located across New York State Route 31 from the Great Northern Mall, and the plan shows the adjacent parcels to the south and west are owned by "County of Onondaga Metropolitan Water Board"; and
- WHEREAS, the plan shows the site with frontage and one driveway with a median at a signalized intersection on Route 31, which must meet the requirements of the New York State Department of Transportation; the driveway is labeled as an Ingress and Egress Easement that is partially located on the adjacent parcel to the east (Subway and Dunkin' Donuts); aerial photography shows it serves both parcels; and
- WHEREAS, the plan shows an existing rip rap area and stone area with a catch basin and a New York Telephone Company easement along the northern parcel boundary; and
- WHEREAS, an Environmental Assessment Form dated July 1, 2014 was included with the referral; the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that land adjoining the site contains wetlands or other regulated waterbodies, the site of the proposed action contains 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
- WHEREAS, the referral notice states area variances were received for the sheds on August 11, 2014, and the plan states that area variances were granted in 1994 for parking and setbacks (front yard, side yard, rear yard, arterial highway, and

parking from highway); the Board does not have any record of an area variance referral for the sheds; and

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

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

WHEREAS, per the Onondaga County Department of Water Environment Protection, there is a temporary suspension of all new connections in the Oak Orchard Waste Water Treatment Plant service area until a final determination is made on the Biochemical Oxygen Demand (BOD) loading limitations associated with the SPDES permit, and a substantial change in sanitary flow (an increase of one unit or more) from an initial flow or approval would be subject to the temporary suspension; more detailed information regarding the temporary suspension is available at www.ongov.net/wep/we1906.html; and

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

1. Per the New York State Department of Transportation, the Town is advised to ensure appropriate access agreements are in place for any shared driveways on Route 31.
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
3. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 17, 2014

OCPB Case # Z-14-329

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Salina Planning Board at the request of Joseph Farone for the property located on Salina Meadows Parkway; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Buckley Road, a county road; and
- WHEREAS, the applicant is proposing to construct a one-story 10,400 square foot funeral home with a detached 1,344 square foot garage on a vacant 3.2-acre lot in an Office (O-2) zoning district; and
- WHEREAS, the Site Plan dated September 2014 shows a proposed building, proposed garage, and parking lot to the sides and front of the main building with a total of 129 spaces; and
- WHEREAS, the plan shows the site with frontage and two proposed driveways on Salina Meadows Parkway, a local street that leads to Buckley Road, a county road; the police currently control traffic at the intersection during afternoon peak hours; and
- WHEREAS, the plan shows porous pavement areas within the parking lot and a proposed filtration system on site; the Environmental Assessment Form dated August 20, 2014 notes that combinations of porous pavement and a retention basin will be used to direct storm water off site; and
- WHEREAS, the proposed project may disturb one acre or more of land and must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the DEC Bureau of Water Permits; and 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; and 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 New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the site is located over, or immediately adjoining, primary and principal aquifers, and that the project site or a portion of it is located in or adjacent to an area designated as

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

WHEREAS, the referral included a Utility Plan, Grading and Erosion Control Plan, and Lighting Level Plan; and

WHEREAS, the site will be served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; the town application dated August 21, 2014 notes the presence of a 30' sanitary sewer easement along the north and west property line; the plan shows a permanent right-of-way in that location; and

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

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

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

1. Per the Onondaga County Department of Transportation, the applicant is responsible for additional traffic control when a wake or funeral has the potential to impact Buckley Road.
2. The Onondaga County Department of Transportation requests a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies be submitted to the Department for review.
3. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 17, 2014

OCPB Case # Z-14-330

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Clay Town Board at the request of LOK Development, LLC for the property located at 8073 & 8097 Morgan 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 Morgan Road, a county road; and
- WHEREAS, the applicant is requesting a zone change from Residential Agricultural (RA-100) to One-Family Residential (R-10) on 41.89 acres of land on portions of two parcels totaling 70.92 acres, in order to develop 80 single-family homes on the proposed R-10 zoned land; and
- WHEREAS, the Board previously reviewed three Zone Change referrals (Z-11-47, Z-12-302, Z-13-39) for senior housing and associated development on these parcels, all of which were subsequently withdrawn at the Town level; the primary issues cited by the Board were regarding access road locations, traffic impacts, stormwater management, wastewater capacity, and undeveloped land maintenance, as well as concerns about the lack of pedestrian accommodations, cross connections, potential future local road networks, and mixed-use community features; and
- WHEREAS, the site is located in a suburban area with varied neighboring uses and zoning, including residential subdivisions with R-10 and R-7.5 zoning, an active railroad corridor, farmland and R-A zoning, and the Woodard Industrial Park; the Woodard Industrial Park includes a 500-foot industrial perimeter buffer which encroaches onto the subject parcels, and a Highway Overlay District also exists in this area; per Town Code, the purpose of the overlay district is to foster and maintain a balance between major highways or roads within the Town and private development on lands abutting these roads; and
- WHEREAS, the Zone Change Map Sheet 1 dated May 24, 2014 shows the proposed R-10 area to include all of tax parcel number 081.-29-01 (12.78 acres) and a portion of the adjacent tax parcel to the north, number 069.-01-05.1 (29.11 acres), primarily the western half plus a strip of land connecting to Morgan Road; 27.38 acres of land would remain RA-100; Sheet 2 shows 80 proposed lots varying in size and proposed new local roads on the land subject to the zone change, and no development proposed on the remaining 27.38 acres; per the Environmental Assessment Form dated August 13, 2014, lot sizes would range from 10,870 square feet to 93,320 square feet, and the project is proposed to be built in four phases over approximately seven years, with 20 lots built in the first phase; the phases are not shown on the plans; and
- WHEREAS, the plans show a proposed extension of Bordeaux Avenue, a local street serving the Fairway East subdivision to the north, that would intersect (via T-junction) with a proposed new unnamed road leading to Morgan Road

approximately 800 feet south of the Waterhouse Road intersection; the plans show the unnamed road would end in a cul-de-sac just past the Bordeaux Avenue junction and would have a second proposed loop road serving an interior ring of lots; there are no proposed future access points from this road network to the remaining acreage shown on the plan; and

WHEREAS, as stated in previous referrals, the Onondaga County Department of Transportation will require all access to Morgan Road for the proposed development to be located at the intersection with Waterhouse Road, and the applicant must install a traffic signal at the intersection; the Department has also determined that the applicant must complete a Traffic Impact Study (TIS) for full build out to meet Department requirements and is required to first contact the Department to determine the scope of the study; the applicant must submit the traffic study to the Department for approval and complete any appropriate mitigation as may be determined by the Department; and

WHEREAS, the plans show a Permanent Right-of-Way and Drainage Easement crossing the rear portion of proposed Lots 14 through 35, generally following the railroad tracks; per the EAF, 12 acres of impervious surfaces are proposed, and stormwater will be managed on site and then directed to adjacent parcels and ultimately to Mud Creek; 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; and 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 Onondaga County Department of Transportation has determined that the applicant must complete a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to meet Department requirements verifying that the proposed development would not create additional stormwater runoff into the County's drainage system and is required to first contact the Department to determine the scope of the study; the applicant must submit the drainage study to the Department for approval and complete any appropriate mitigation as may be determined by the Department; and

WHEREAS, the EAF notes the presence of federal wetlands on site (ACOE National – PFO1A) and that a permit will be required from the Army Corps of Engineers for the road crossing; aerial photography shows a small pond on the RA-100 land, which is shown on federal wetland maps, and a creek, tributary to Mud Creek, flowing through both the RA-100 and R-10 land; the lot configuration does not appear to bear relationship to the path of the creek; to the north of the site, the creek has been excluded from residential subdivision lots, and some parcels along the creek to the north are owned by the Town of Clay; the applicant is advised to contact the U.S. Army Corps of Engineers and/or the New York State Department of Environmental Conservation to confirm the presence of federal and/or state wetlands, respectively, and/or the 100-foot state wetland buffer on this site, and obtain all necessary permits for any confirmed wetlands and buffers and show them on the plans for the site; and

WHEREAS, the EAF indicates that the site is located over, or immediately adjoining, primary and principal aquifers, and that that the site of the proposed action contains a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; the EAF further notes the amount of forested land will be decreasing from 26.1 acres to 4.4 acres; per the New York State Department of Environmental Conservation (NYS DEC), if a proposed project is in an area containing threatened or endangered species and/or associated habitats, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional NYS DEC Division of Environmental Permits office; and

WHEREAS, per the EAF, the site will connect to public water; the water demand is anticipated to be 36,000 gallons per day, and that OCWA water lines would be extended along proposed roads to serve home sites; 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; and

WHEREAS, per the EAF, the site will connect to public sewers and is located in the Oak Orchard Wastewater Treatment Plant service area; the wastewater generation is anticipated to be 36,000 gallons per day, and that sanitary sewer lines would be extended along proposed residential streets at the subdivision stage if the zone change is granted; and per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and per the Onondaga County Department of Water Environment Protection, there is a temporary suspension of all new connections in the Oak Orchard Waste Water Treatment Plant service area until a final determination is made on the Biochemical Oxygen Demand (BOD) loading limitations associated with the SPDES permit; more detailed information regarding the temporary suspension is available at www.ongov.net/wep/we1906.html; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, the Towns of Clay and Cicero have been advised to develop a mutually acceptable long-term capacity and flow allocation/management plan that is accepted by the County, which would allocate limited available capacity between the towns and also for future economic development activities, especially new industry; and

WHEREAS, the Onondaga County Settlement Plan encourages the creation of traditional mixed-use communities that promote nodal development, interconnectedness, density that supports transit, and walkable neighborhoods with access to community facilities such as parks, schools, and libraries; the EAF notes pedestrian and bike connections are planned as part of this project; the Town and applicant are advised to consider the noise implications of locating residential building lots in such close proximity to commercial rail lines; and

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

The Board does not endorse the proposed zone change until a coordinated land use and infrastructure strategy for this segment of Morgan Road is clearly defined, that takes into consideration the Town's future land use and density goals for the full parcels within this application, nearby development proposals, and surrounding area along Morgan Road. The Board notes the following related to the zone change and associated development proposal:

1. The proposed zone change to allow for the proposed housing development effectively diminishes the viability or appropriateness of the remaining lands to continue to be zoned as RA-100. Zoning for the entire site and nearby parcels considered for transition should be considered at this time, based on community goals and benefits.
2. Per the Onondaga County Department of Water Environment Protection, BOD capacity constraints in the Oak Orchard Wastewater Treatment Plant service area do not allow for approval of this project at this time unless prior approvals regarding proposed sewer usage for this project were obtained.
3. The Department of Water Environment Protection further advises, that should the temporary suspension be lifted, the Town must develop a mutually acceptable capacity and flow allocation/management plan in concert with the Town of Cicero that is accepted by the County, which would allocate available limited capacity between the towns and also for long-term future economic development activities, especially new industry.
4. The Onondaga County Department of Transportation maintains that any local road access to Morgan Road must occur at the intersection of Morgan and Waterhouse Roads. The plans included with the referral and which make up the limits of the proposed zone change do not reflect this requirement.
5. The proposed site plans submitted with the zone change referral, and which make up the geographic limits of the proposed zone change, raise several questions regarding lot layout and roadway layout which, if addressed, would likely affect the boundaries of the proposed zone change. Coordination on site planning considerations such as the relationship of lots to the railroad, wetlands, the Mud Creek tributary, sensitive lands, zoning overlay district regulations, open space, stormwater accommodations, internal road cross-connections, and access onto Morgan Road are necessary prior to identification of project limits.
6. The Board encourages the Town to also consider a cluster or conservation subdivision concept for this site rather than a zone change, in acknowledgement of the numerous site assets and constraints. The Board also encourages Town discussion of whether this site might benefit from a mix of land uses and development densities that would create a node of services and public spaces for nearby residents and business uses.
7. The Board advises the Town and applicant to ensure provisions are in place for maintenance and access for the Mud Creek tributary on this site, specifically recommending that the tributary be excluded from the proposed residential lots.
8. The Town and applicant are advised to ensure any proposed residential

uses in this area do not conflict with potential noise and truck activity associated with the development efforts at Woodard Industrial Park.

The motion was made by Daniel Cupoli and seconded by Chester Dudzinski. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Brian Donnelly - yes; Robert Antonacci - no; Daniel Cupoli - yes; Chester Dudzinski - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 17, 2014

OCPB Case # Z-14-331

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of North Syracuse Planning Board at the request of Spring Storage Park, LLC for the property located at 5624 Bear 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 U.S. Route 11 (North Main Street), a state highway, Bear Road, a county road, and the municipal boundaries between the Village of North Syracuse and the Towns of Clay and Cicero; and
- WHEREAS, the applicant is proposing to construct a storage facility with an office, self-storage buildings, U-Haul operations, trailer hitch services, and propane bulk storage and dispensing on a vacant 3.8-acre lot in a Storage Unit (C-2A) zoning district; and
- WHEREAS, the Board is concurrently reviewing Area Variance (Z-14-332), Use Variance (Z-14-342), and Special Permit (Z-14-333) referrals for this project; an area variance is required for storage of flammable liquids less than 80' from all property lines in the Village, a use variance is required for bulk storage of propane in the Village, and a special permit is required to rent and store U-Haul trucks, to install U-Haul hitches, and to store and dispense propane in this district; and
- WHEREAS, the Board previously recommended Disapproval of Site Plan (Z-07-157) and Special Permit (Z-07-158) referrals, noting the project was predicated on a proposed Text Amendment (Z-07-159) not yet approved by the Village for which the Board recommended Modification due to insufficient decision criteria; the Board recommended Modification of Special Permit (Z-07-198), Site Plan (Z-07-199), and Area Variance (Z-07-287) referrals, noting no access to Route 11 would be allowed and requiring an engineering study, lighting plan, and relocation of the front gate and keypad; the Board recommended Disapproval of a Use Variance referral (Z-08-66) for open storage, stating the use was not consistent with the surrounding commercial and residential uses, and offered No Position With Comment on a concurrent Area Variance referral (Z-08-67), noting the multiple variances were indicative of the inadequate size of the site for the proposed project and encouraging the Village to uphold its ordinance and to require landscaping; and
- WHEREAS, the Site Plan revised on July 25, 2014 shows nine self-storage containers surrounded by asphalt pavement (two 25' x 340', one 20' x 90' in the front and 25' x 250' in the rear, five 25' x 210', one 30' x 210'), a hitch installation area (including a 25' x 30' building), a U-Haul parking location, a propane dispensing area, a 1,000 gallon propane tank, and 15 parking spaces (8 in the front, 5 in the rear, 2 handicapped); Buildings 1, 2, 3, and 10 and surrounding asphalt in the front of the site are labeled as Phase 1 and Buildings 4 through

9 and surrounding asphalt in the rear of the site are labeled as Phase 2; surrounding land uses include single-family homes, small businesses, a shopping plaza, a funeral home, the North Area Volunteer Ambulance Corps facility, and an elementary school; the Village is advised to notify and consult with the local fire department and surrounding property owners regarding potential storage and distribution of propane in proximity to other uses; and

WHEREAS, the plan shows the site with frontage and a proposed driveway on Bear Road with lift gates, sliding gates, and an entrance keypad within 30 feet of Bear Road; the sliding gates are labeled “provisions to be provided for emergency access”; as required by the Onondaga County Department of Transportation in previous referrals, the front gates and keypad must be relocated to be at least 60 feet from the edge of the pavement to meet Department safety requirements, and the applicant is required to obtain a permit for any proposed driveways and prior to any proposed work within a county road right-of-way; the Onondaga County Department of Transportation has further determined that the applicant is required to submit ITE Trip Generation Figures and a gap analysis at AM/PM peak hours for full build-out relating to the proposed action to meet Department requirements and to submit it to the Department for approval; the applicant must complete any appropriate mitigation as may be determined by the Onondaga County Department of Transportation; and

WHEREAS, per previous referrals, the site had frontage on Route 11; the Environmental Assessment Form dated August 14, 2014 notes a lot line adjustment between Spring Storage Park and the adjacent Newcomer Funeral Home; the plan lists previous variances were granted March 6, 2008: landscaping buffer (5’ where 20’ are required), fence height (8’ where 6’ are allowed), side yard setback (8’ along Building 9 where 10’ are required), and drive aisle width (15’ where 25’ are required); the plan shows drive aisles to be 25’ except for Building 3 which is 20’ and notes “storage units along west side of Building 3 will be limited to 5’ x 10’ and 10’ x 10’ to limit large truck traffic in drive aisle”; the plan states the maximum lot coverage allowed is 50% and notes buildings will cover 35%, pavement/concrete will cover 51%, and undeveloped land will cover 14%; no variance for lot coverage was included with the referral; and

WHEREAS, the EAF notes a series of catch basins will be installed which will connect to the existing municipal stormwater conveyance system; the plan shows a network of drainage lines and catch basins running between the proposed storage buildings to a drainage line along Bear Road, and a 10’ x 40’ drainage easement in the southeastern corner of the site; 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; and 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 municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation early in the planning process for approval and complete any appropriate mitigation

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

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

WHEREAS, the site is served by public water and sewer and is located in the Oak Orchard Wastewater Treatment Plant service area; the plan shows a hydrant labeled "final location to be coordinated with OCWA and Village" and a sanitary service line leading to storage Building 3 which includes a 25' x 35' office; 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; and

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

WHEREAS, per the Onondaga County Department of Water Environment Protection, there is a temporary suspension of all new connections in the Oak Orchard Waste Water Treatment Plant service area until a final determination is made on the Biochemical Oxygen Demand (BOD) loading limitations associated with the SPDES permit, and a substantial change in sanitary flow (an increase of one unit or more) from an initial flow or approval would be subject to the temporary suspension; more detailed information regarding the temporary suspension is available at www.ongov.net/wep/we1906.html; and

WHEREAS, the plan shows a 5' x 8' pedestal sign along the Bear Road frontage, fencing around the entire site (primarily chain link with some wrought iron), landscaping screen along the front third of the western boundary, and a 30' wide landscaping easement from CNS School District (North Syracuse Central) along the rear two-thirds of the western boundary labeled "blue spruce tree to be spaced at 20' centers (pending agreement with school)"; per the Onondaga County Department of Transportation, no fence will be permitted in the County right-of-way, no signs or landscaping may obstruct sight distance, and the applicant must submit a lighting plan to be approved by the municipal engineer to ensure there is no glare or spillover onto adjacent properties or the County right-of-way; and

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

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

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

The plan as submitted would require numerous use and area variances, and the Board maintains the multiple variances are indicative of the inadequate size of the site for the project, and encourages the Village to uphold its ordinance. In particular, the proposed propane tank location proximate to existing buildings may create an avoidable and potentially hazardous risk to neighboring businesses.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 17, 2014

OCPB Case # Z-14-332

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Village of North Syracuse Zoning Board of Appeals at the request of Spring Storage Park, LLC for the property located at 5624 Bear 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 U.S. Route 11 (North Main Street), a state highway, Bear Road, a county road, and the municipal boundaries between the Village of North Syracuse and the Towns of Clay and Cicero; and
- WHEREAS, the applicant is requesting an area variance to construct a storage facility with an office, self-storage buildings, U-Haul operations, trailer hitch services, and propane bulk storage and dispensing on a vacant 3.8-acre lot in a Storage Unit (C-2A) zoning district; and
- WHEREAS, the Board is concurrently reviewing Site Plan (Z-14-331), Use Variance (Z-14-342), and Special Permit (Z-14-333) referrals for this project; an area variance is required for storage of flammable liquids less than 80' from all property lines in the Village, a use variance is required for bulk storage of propane in the Village, and a special permit is required to rent and store U-Haul trucks, to install U-Haul hitches, and to store and dispense propane in this district; and
- WHEREAS, the Board previously recommended Disapproval of Site Plan (Z-07-157) and Special Permit (Z-07-158) referrals, noting the project was predicated on a proposed Text Amendment (Z-07-159) not yet approved by the Village for which the Board recommended Modification due to insufficient decision criteria; the Board recommended Modification of Special Permit (Z-07-198), Site Plan (Z-07-199), and Area Variance (Z-07-287) referrals, noting no access to Route 11 would be allowed and requiring an engineering study, lighting plan, and relocation of the front gate and keypad; the Board recommended Disapproval of a Use Variance referral (Z-08-66) for open storage, stating the use was not consistent with the surrounding commercial and residential uses, and offered No Position With Comment on a concurrent Area Variance referral (Z-08-67), noting the multiple variances were indicative of the inadequate size of the site for the proposed project and encouraging the Village to uphold its ordinance and to require landscaping; and
- WHEREAS, the Site Plan revised on July 25, 2014 shows nine self-storage containers surrounded by asphalt pavement (two 25' x 340', one 20' x 90' in the front and 25' x 250' in the rear, five 25' x 210', one 30' x 210'), a hitch installation area (including a 25' x 30' building), a U-Haul parking location, a propane dispensing area, a 1,000 gallon propane tank, and 15 parking spaces (8 in the front, 5 in the rear, 2 handicapped); Buildings 1, 2, 3, and 10 and surrounding asphalt in the front of the site are labeled as Phase 1 and Buildings 4 through

9 and surrounding asphalt in the rear of the site are labeled as Phase 2; surrounding land uses include single-family homes, small businesses, a shopping plaza, a funeral home, the North Area Volunteer Ambulance Corps facility, and an elementary school; the Village is advised to notify and consult with the local fire department and surrounding property owners regarding potential storage and distribution of propane in proximity to other uses; and

WHEREAS, the plan shows the site with frontage and a proposed driveway on Bear Road with lift gates, sliding gates, and an entrance keypad within 30 feet of Bear Road; the sliding gates are labeled “provisions to be provided for emergency access”; as required by the Onondaga County Department of Transportation in previous referrals, the front gates and keypad must be relocated to be at least 60 feet from the edge of the pavement to meet Department safety requirements, and the applicant is required to obtain a permit for any proposed driveways and prior to any proposed work within a county road right-of-way; the Onondaga County Department of Transportation has further determined that the applicant is required to submit ITE Trip Generation Figures and a gap analysis at AM/PM peak hours for full build-out relating to the proposed action to meet Department requirements and to submit it to the Department for approval; the applicant must complete any appropriate mitigation as may be determined by the Onondaga County Department of Transportation; and

WHEREAS, per previous referrals, the site had frontage on Route 11; the Environmental Assessment Form dated August 14, 2014 notes a lot line adjustment between Spring Storage Park and the adjacent Newcomer Funeral Home; the plan lists previous variances were granted March 6, 2008: landscaping buffer (5’ where 20’ are required), fence height (8’ where 6’ are allowed), side yard setback (8’ along Building 9 where 10’ are required), and drive aisle width (15’ where 25’ are required); the plan shows drive aisles to be 25’ except for Building 3 which is 20’ and notes “storage units along west side of Building 3 will be limited to 5’ x 10’ and 10’ x 10’ to limit large truck traffic in drive aisle”; the plan states the maximum lot coverage allowed is 50% and notes buildings will cover 35%, pavement/concrete will cover 51%, and undeveloped land will cover 14%; no variance for lot coverage was included with the referral; and

WHEREAS, the EAF notes a series of catch basins will be installed which will connect to the existing municipal stormwater conveyance system; the plan shows a network of drainage lines and catch basins running between the proposed storage buildings to a drainage line along Bear Road, and a 10’ x 40’ drainage easement in the southeastern corner of the site; 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; and 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 municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation early in the planning process for approval and complete any appropriate mitigation

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

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

WHEREAS, the site is served by public water and sewer and is located in the Oak Orchard Wastewater Treatment Plant service area; the plan shows a hydrant labeled "final location to be coordinated with OCWA and Village" and a sanitary service line leading to storage Building 3 which includes a 25' x 35' office; 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; and

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

WHEREAS, per the Onondaga County Department of Water Environment Protection, there is a temporary suspension of all new connections in the Oak Orchard Waste Water Treatment Plant service area until a final determination is made on the Biochemical Oxygen Demand (BOD) loading limitations associated with the SPDES permit, and a substantial change in sanitary flow (an increase of one unit or more) from an initial flow or approval would be subject to the temporary suspension; more detailed information regarding the temporary suspension is available at www.ongov.net/wep/we1906.html; and

WHEREAS, the plan shows a 5' x 8' pedestal sign along the Bear Road frontage, fencing around the entire site (primarily chain link with some wrought iron), landscaping screen along the front third of the western boundary, and a 30' wide landscaping easement from CNS School District (North Syracuse Central) along the rear two-thirds of the western boundary labeled "blue spruce tree to be spaced at 20' centers (pending agreement with school)"; per the Onondaga County Department of Transportation, no fence will be permitted in the County right-of-way, no signs or landscaping may obstruct sight distance, and the applicant must submit a lighting plan to be approved by the municipal engineer to ensure there is no glare or spillover onto adjacent properties or the County right-of-way; and

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

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

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

The plan as submitted would require numerous use and area variances, and the Board maintains the multiple variances are indicative of the inadequate size of the site for the project, and encourages the Town to uphold its ordinance. In particular, the proposed propane tank location proximate to existing buildings may create an avoidable and potentially hazardous risk to neighboring businesses.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 17, 2014

OCPB Case # Z-14-333

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Village of North Syracuse Planning Board at the request of Spring Storage Park, LLC for the property located at 5624 Bear 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 U.S. Route 11 (North Main Street), a state highway, Bear Road, a county road, and the municipal boundaries between the Village of North Syracuse and the Towns of Clay and Cicero; and
- WHEREAS, the applicant is requesting a special permit to construct a storage facility with an office, self-storage buildings, U-Haul operations, trailer hitch services, and propane bulk storage and dispensing on a vacant 3.8-acre lot in a Storage Unit (C-2A) zoning district; and
- WHEREAS, the Board is concurrently reviewing Site Plan (Z-14-331), Area Variance (Z-14-332), and Use Variance (Z-14-342) referrals for this project; an area variance is required for storage of flammable liquids less than 80' from all property lines in the Village, a use variance is required for bulk storage of propane in the Village, and a special permit is required to rent and store U-Haul trucks, to install U-Haul hitches, and to store and dispense propane in this district; and
- WHEREAS, the Board previously recommended Disapproval of Site Plan (Z-07-157) and Special Permit (Z-07-158) referrals, noting the project was predicated on a proposed Text Amendment (Z-07-159) not yet approved by the Village for which the Board recommended Modification due to insufficient decision criteria; the Board recommended Modification of Special Permit (Z-07-198), Site Plan (Z-07-199), and Area Variance (Z-07-287) referrals, noting no access to Route 11 would be allowed and requiring an engineering study, lighting plan, and relocation of the front gate and keypad; the Board recommended Disapproval of a Use Variance referral (Z-08-66) for open storage, stating the use was not consistent with the surrounding commercial and residential uses, and offered No Position With Comment on a concurrent Area Variance referral (Z-08-67), noting the multiple variances were indicative of the inadequate size of the site for the proposed project and encouraging the Village to uphold its ordinance and to require landscaping; and
- WHEREAS, the Site Plan revised on July 25, 2014 shows nine self-storage containers surrounded by asphalt pavement (two 25' x 340', one 20' x 90' in the front and 25' x 250' in the rear, five 25' x 210', one 30' x 210'), a hitch installation area (including a 25' x 30' building), a U-Haul parking location, a propane dispensing area, a 1,000 gallon propane tank, and 15 parking spaces (8 in the front, 5 in the rear, 2 handicapped); Buildings 1, 2, 3, and 10 and surrounding asphalt in the front of the site are labeled as Phase 1 and Buildings 4 through

9 and surrounding asphalt in the rear of the site are labeled as Phase 2; surrounding land uses include single-family homes, small businesses, a shopping plaza, a funeral home, the North Area Volunteer Ambulance Corps facility, and an elementary school; the Village is advised to notify and consult with the local fire department and surrounding property owners regarding potential storage and distribution of propane in proximity to other uses; and

WHEREAS, the plan shows the site with frontage and a proposed driveway on Bear Road with lift gates, sliding gates, and an entrance keypad within 30 feet of Bear Road; the sliding gates are labeled “provisions to be provided for emergency access”; as required by the Onondaga County Department of Transportation in previous referrals, the front gates and keypad must be relocated to be at least 60 feet from the edge of the pavement to meet Department safety requirements, and the applicant is required to obtain a permit for any proposed driveways and prior to any proposed work within a county road right-of-way; the Onondaga County Department of Transportation has further determined that the applicant is required to submit ITE Trip Generation Figures and a gap analysis at AM/PM peak hours for full build-out relating to the proposed action to meet Department requirements and to submit it to the Department for approval; the applicant must complete any appropriate mitigation as may be determined by the Onondaga County Department of Transportation; and

WHEREAS, per previous referrals, the site had frontage on Route 11; the Environmental Assessment Form dated August 14, 2014 notes a lot line adjustment between Spring Storage Park and the adjacent Newcomer Funeral Home; the plan lists previous variances were granted March 6, 2008: landscaping buffer (5’ where 20’ are required), fence height (8’ where 6’ are allowed), side yard setback (8’ along Building 9 where 10’ are required), and drive aisle width (15’ where 25’ are required); the plan shows drive aisles to be 25’ except for Building 3 which is 20’ and notes “storage units along west side of Building 3 will be limited to 5’ x 10’ and 10’ x 10’ to limit large truck traffic in drive aisle”; the plan states the maximum lot coverage allowed is 50% and notes buildings will cover 35%, pavement/concrete will cover 51%, and undeveloped land will cover 14%; no variance for lot coverage was included with the referral; and

WHEREAS, the EAF notes a series of catch basins will be installed which will connect to the existing municipal stormwater conveyance system; the plan shows a network of drainage lines and catch basins running between the proposed storage buildings to a drainage line along Bear Road, and a 10’ x 40’ drainage easement in the southeastern corner of the site; 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; and 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 municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation early in the planning process for approval and complete any appropriate mitigation

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

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

WHEREAS, the site is served by public water and sewer and is located in the Oak Orchard Wastewater Treatment Plant service area; the plan shows a hydrant labeled "final location to be coordinated with OCWA and Village" and a sanitary service line leading to storage Building 3 which includes a 25' x 35' office; 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; and

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

WHEREAS, per the Onondaga County Department of Water Environment Protection, there is a temporary suspension of all new connections in the Oak Orchard Waste Water Treatment Plant service area until a final determination is made on the Biochemical Oxygen Demand (BOD) loading limitations associated with the SPDES permit, and a substantial change in sanitary flow (an increase of one unit or more) from an initial flow or approval would be subject to the temporary suspension; more detailed information regarding the temporary suspension is available at www.ongov.net/wep/we1906.html; and

WHEREAS, the plan shows a 5' x 8' pedestal sign along the Bear Road frontage, fencing around the entire site (primarily chain link with some wrought iron), landscaping screen along the front third of the western boundary, and a 30' wide landscaping easement from CNS School District (North Syracuse Central) along the rear two-thirds of the western boundary labeled "blue spruce tree to be spaced at 20' centers (pending agreement with school)"; per the Onondaga County Department of Transportation, no fence will be permitted in the County right-of-way, no signs or landscaping may obstruct sight distance, and the applicant must submit a lighting plan to be approved by the municipal engineer to ensure there is no glare or spillover onto adjacent properties or the County right-of-way; and

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

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

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

The plan as submitted would require numerous use and area variances, and the Board maintains the multiple variances are indicative of the inadequate size of the site for the project, and encourages the Town to uphold its ordinance. In particular, the proposed propane tank location proximate to existing buildings may create an avoidable and potentially hazardous risk to neighboring businesses.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 17, 2014

OCPB Case # Z-14-334

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a USE VARIANCE from the City of Syracuse Board of Zoning Appeals at the request of Capital District Concrete Batching, Inc. for the property located at 411 Spencer 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 Interstate Route 690, a state highway; and
- WHEREAS, the applicant is requesting a use variance to install 6 antennas and 3 new equipment cabinets at an existing cellular tower site on a 2.4-acre lot in a Lakefront General Urban (T-4) zoning district; and
- WHEREAS, the Board previously offered No Position on a Site Plan referral (Z-14-223) to install additional equipment at this site; and
- WHEREAS, per the referral notice, the proposal expands upon a use which is prohibited in this district but is legally nonconforming; and
- WHEREAS, the Environmental Assessment Form dated August 12, 2014 notes the existing tower is 120' high, the proposed antennas will be installed at a height of 90' above ground level, and that an 8' x 10' equipment pad will be installed inside the existing communications facility compound; the Overall Site Plan revised on August 12, 2014 shows the locations of the existing fenced equipment compound and of the proposed new equipment; and
- WHEREAS, the plan shows the site is located between Spencer Street, a city street, and Route 690, and has an existing access road on Spencer Street; the access road crosses over the corner of an adjacent parcel (tax parcel number 118.-01-03.0), which tax property data indicates is owned by the Syracuse Industrial Development Agency; and
- WHEREAS, aerial photography shows the site contains other structures and debris, and shows Evans Street, a city street, running along the rear of the parcel parallel to Route 690; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the project is within 2,000 feet of sites in the New York State Department of Environmental Conservation Environmental Site Remediation database (734060, C734088A), land adjoining the site contains wetlands or other regulated waterbodies, 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
- WHEREAS, the site has access to public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; and

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

The Board encourages the City to adhere to the intent of the Lakefront Development master planning and zoning amendments, which specifically prohibits the proposed use within this transitioning area.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 17, 2014

OCPB Case # Z-14-335

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Onondaga Zoning Board of Appeals at the request of Syracuse SMSA Limited Partnership for the property located at 4225 Cherry Valley Turnpike; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of U.S. Route 20 and New York State Route 80, both state highways, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is requesting a special use permit to co-locate a new wireless telecommunications facility on an existing wireless tower on a 16.15-acre lot in a Residential and Country (R-C) zoning district; and
- WHEREAS, per Town code, a special use permit is required for commercial mobile service facilities located in residential districts; and
- WHEREAS, the Environmental Assessment Form dated July 29, 2014 notes the project includes the installation of nine wireless panel antennas on an existing 191' tall self-support tower, an equipment shelter within an expansion to the existing 50' x 50' fenced compound, and underground electric and telephone services to the shelter from the existing on site facilities; and
- WHEREAS, the Overall Site Plan revised on July 25, 2014 shows an 80' x 80' "Lease Parcel" and the proposed 11'9" x 30'1" equipment shelter to be located within it; and
- WHEREAS, the plan shows the site has frontage and an existing access road on Route 20 (mislabeled NYS Route 12 on the plan), which must meet the requirements of the New York State Department of Transportation; a proposed extension of the access road is shown within the lease parcel; and
- WHEREAS, the EAF states that the site of the proposed action contains a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered, and notes that the "NYS DEC...does not provide the specific location" and that "measures will be taken (either through construction methods or schedule) to ensure that the project does not result in a significant impact to any species in question or any potential habitat which is determined to be located on the project site"; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that a portion of the site or land adjoining the site contains federal wetlands and regulated waterbodies (Stream 895-43.3, Class C); and
- WHEREAS, the site is located outside the Onondaga County Sanitary District; the EAF notes the proposed action will not use water or wastewater utilities; and

WHEREAS, the Onondaga County Agricultural District map shows the site is located in Agricultural District 2; aerial photography shows the site is adjacent to farmed properties; and

WHEREAS, the EAF notes a low-intensity light is proposed on the front of the shelter over the doors "which will be pointed down and is on a motion sensor"; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 17, 2014

OCPB Case # Z-14-336

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Skaneateles Town Board at the request of Town of Skaneateles Town Board for the property located Townwide; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is amending Chapters 123 and 148 of Town Zoning Code to make revisions to the sign ordinance and definitions; and
- WHEREAS, per a letter from the Town Attorney dated August 26, 2014, the purpose of the revisions is to "move the ordinance on signs to a new location with the Zoning Chapter (and to make some changes), and to add certain definitions to the Zoning Chapter, as well as to re-define certain other terms"; and
- WHEREAS, the referral notice included the proposed new §148-38 ("Signs") which contains minor wording edits and subsection order changes; and
- WHEREAS, the referral notice further included the proposed revised §148-56 ("Definitions") which contains minor wording edits to two existing definitions (gazebo and structure), and definitions for the following new terms: easement, pergola, permeable surface, private right of way, public right of way, redevelopment, temporary structure; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 17, 2014

OCPB Case # Z-14-337

- 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 Zoning Board of Appeals at the request of Syracuse SMSA Limited Partnership for the property located near 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 in an agricultural district; and
- WHEREAS, the applicant is proposing to construct a wireless telecommunications facility on a 0.23-acre lease parcel within a 24.31-acre lot in a Farm (F) zoning district; and
- WHEREAS, the Board is concurrently reviewing an Area Variance referral (Z-14-338) for height; and
- WHEREAS, the Environmental Assessment Form dated August 12, 2014 notes the project is to install a 150' monopole, a 12' x 30' equipment shelter, and associated improvements; and
- WHEREAS, the Overall Site Plan dated August 11, 2014 shows the lease parcel in the southeastern portion of a lot with frontage on Indian Hill Road, a local street, which also contains an existing house; aerial photography shows an additional driveway on Indian Hill Road that serves the house; and
- WHEREAS, the plan shows a proposed 30' Ingress/Egress & Utilities Easement along the eastern lot boundary that extends from the lease parcel onto Indian Hill Road; the plan notes the owner of the subject lot "shall grant to Syracuse SMSA Limited Partnership the necessary lease parcel, ingress/egress, utility and cabling easements for the installation and operation of the proposed wireless telecommunications facility"; and
- WHEREAS, per the referral materials, the tower is proposed to be 150' high with a 4' lightning rod, where the maximum allowed is 75' high or 20' above the tree line, whichever is less; and
- WHEREAS, the plan shows an existing creek along the southeastern corner of the lot near the lease parcel; the EAF notes that the site contains waterbodies listed as water-quality impaired (Lower Limestone Creek and minor tributaries); and
- WHEREAS, the plan notes that, per a wetland delineation dated May 16, 2014, there are existing federal wetlands along the eastern side of the proposed easement and around the creek; the plan notes there are no state wetlands in the project area per the NYSDEC Freshwater Wetlands Map; the applicant must obtain appropriate permits from the U.S. Army Corps of Engineers for any proposed development or drainage in federal wetlands on site; and
- WHEREAS, the EAF notes the 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

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Historic Preservation Office archaeological site inventory; and

WHEREAS, the Onondaga County Agricultural District map shows the site is located in Agricultural District 2; aerial photography shows the site is adjacent to farmed properties; and

WHEREAS, the site is located near Indian Hill Memorial Park, a monument maintained by Onondaga County Parks; 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 that any delineated wetlands must be confirmed by the U.S. Army Corps of Engineers and appropriate permits must be obtained for any proposed development or drainage into wetlands on site.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 17, 2014

OCPB Case # Z-14-338

- 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 Pompey Zoning Board of Appeals at the request of Syracuse SMSA Limited Partnership for the property located near 8144 Indian Hill 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 in an agricultural district; and
- WHEREAS, the applicant is requesting an area variance to construct a wireless telecommunications facility on a 0.23-acre lease parcel within a 24.31-acre lot in a Farm (F) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-14-337) for this project; and
- WHEREAS, the Environmental Assessment Form dated August 12, 2014 notes the project is to install a 150' monopole, a 12' x 30' equipment shelter, and associated improvements; and
- WHEREAS, the Overall Site Plan dated August 11, 2014 shows the lease parcel in the southeastern portion of a lot with frontage on Indian Hill Road, a local street, which also contains an existing house; aerial photography shows an additional driveway on Indian Hill Road that serves the house; and
- WHEREAS, the plan shows a proposed 30' Ingress/Egress & Utilities Easement along the eastern lot boundary that extends from the lease parcel onto Indian Hill Road; the plan notes the owner of the subject lot "shall grant to Syracuse SMSA Limited Partnership the necessary lease parcel, ingress/egress, utility and cabling easements for the installation and operation of the proposed wireless telecommunications facility"; and
- WHEREAS, per the referral materials, an area variance is required for height, as the tower is proposed to be 150' high with a 4' lightning rod and the maximum allowed is 75' high or 20' above the tree line, whichever is less; and
- WHEREAS, the plan shows an existing creek along the southeastern corner of the lot near the lease parcel; the EAF notes that the site contains waterbodies listed as water-quality impaired (Lower Limestone Creek and minor tributaries); and
- WHEREAS, the plan notes that, per a wetland delineation dated May 16, 2014, there are existing federal wetlands along the eastern side of the proposed easement and around the creek; the plan notes there are no state wetlands in the project area per the NYSDEC Freshwater Wetlands Map; the applicant must obtain appropriate permits from the U.S. Army Corps of Engineers for any proposed development or drainage in federal wetlands on site; and
- WHEREAS, the EAF notes the 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

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Historic Preservation Office archaeological site inventory; and

WHEREAS, the Onondaga County Agricultural District map shows the site is located in Agricultural District 2; aerial photography shows the site is adjacent to farmed properties; and

WHEREAS, the site is located near Indian Hill Memorial Park, a monument maintained by Onondaga County Parks; 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 that any delineated wetlands must be confirmed by the U.S. Army Corps of Engineers and appropriate permits must be obtained for any proposed development or drainage into wetlands on site.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 17, 2014

OCPB Case # Z-14-339

- 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 Riverwalk Associates, Inc. for the property located at 5112+/- Guy Young 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 Guy Young Road, a county road, and the municipal border between the Town of Clay and the Town of Cicero; and
- WHEREAS, the applicant is requesting a zone change from Residential Agricultural (RA-100) to One-Family Residential (R-15) on five parcels totaling 127.04 acres to allow for residential development; a multi-agency coordinated review meeting with the Town and applicant was held on September 10, 2014 to facilitate review of the proposal; and
- WHEREAS, the Environmental Assessment Form dated July 31, 2014 notes the properties have three different owners, the applicant is the contract purchaser of one of the owners, and the other two owners are joining with the application; and
- WHEREAS, the EAF states the proposed action is to build single-family detached houses in 10 anticipated phases between 2015 and 2030, with 25 homes built in phase one and 200+/- homes built by completion of all phases; the EAF further states town roads would be proposed for the future subdivision, and that each phase would interconnect but not rely on other phases unless specified; and
- WHEREAS, attendees at the September 10, 2014 Coordinated Review meeting also offered several additional project details and considerations including: buildout for Riverwalk "North" and "South" may be less than the buildout as per the EAF and approvals to date, and the Shiva Estates subdivision to the east has lost its approvals for future phases; an adjacent parcel to the southeast of the site may be proposed for development in the future; the unattached 6-acre lot proposed for rezoning to R-15 would be a separate development, with an estimated nine lots on a cul-de-sac; development would likely not commence until Riverwalk North is substantially built out (to date 45 of 180 lots are built, with 32 in progress); buildout is anticipated to be 15-20 lots per year for both North and South projects; cross connections with adjacent parcels and the preservation of open space will be considered, but details have not been presented to date; and
- WHEREAS, in 2013, the Town of Clay formally accepted the Northern Clay Land Use Plan, which recommended maintaining RA-100 zoning in this area with the potential for R-40 cluster subdivision planning, and recommended no expansion of sewer, water or road infrastructure within the Orangeport planning area; and
- WHEREAS, the Proposed Zone Change Plan dated July 21, 2014 shows the five subject parcels all have frontage on Guy Young Road; the referral notice indicates the

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smallest parcel (2.88 acres) is currently a one-family residential lot and the four other parcels are currently vacant; aerial photography shows the residential parcel contains an existing house and detached garage, and the remaining parcels contain wooded, vacant and agricultural land, as well as a pond (located on several lots within and outside of the project area); the westernmost subject parcel is labeled as Riverwalk South Lot No. 2, and the 50-acre parcel to the west/north of it (also zoned RA-100 but not part of this proposal) is labeled as Riverwalk South Lot No. 1; and

WHEREAS, aerial photography shows the residential parcel has an existing driveway on Guy Young Road, and the adjacent parcel to the east has an apparent farm road accessing Guy Young Road; all existing and proposed access to Guy Young Road must meet the requirements of the Onondaga County Department of Transportation; and

WHEREAS, per the EAF, the site will be served by public water and sewer and is located in the Brewerton Wastewater Treatment Plant service area; the total anticipated water usage/demand is 70,000 gallons per day and water lines would need to be run along proposed streets; the anticipated liquid waste generation is 70,000 gallons per day, and sanitary sewer lines will need to be extended along proposed roadways to serve lots during the subdivision process; and

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

WHEREAS, the plan shows two wetland areas, one on the Riverwalk South Lot No. 1 parcel (11+/- acres) and one on the easternmost subject parcel (16+/- acres); per the coordinated review meeting, the wetlands have been delineated in the past but may have been done over three years ago, thus requiring a new delineation; the EAF states the site contains National Wetlands PF01E; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; the applicant must obtain appropriate permits from the U.S. Army Corps of Engineers for any proposed development or drainage in federal wetlands on site; and

WHEREAS, the EAF notes that, per the New York State Department of Environmental Conservation (NYS DEC) the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the NYS DEC if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; the EAF also states the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and

WHEREAS, the EAF also notes the project will disturb more than one acre and that "existing drainage patterns would be altered by future subdivision process to storm water management facilities"; the EAF states there will be a 24.8-acre increase in roads, buildings, and other paved or impervious surfaces, a 40.87-acre increase in lawns, landscaping, and storm water facilities, a 41.13-acre decrease in forested land, an 18.54-acre decrease in meadow, grasslands or brushlands, a 6-acre decrease in agricultural land, and no change to surface water features or wetlands; 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; and 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; and

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

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

The Town and applicant are encouraged to work together to identify an appropriate scale of development, possibly considering other zoning and/or cluster/conservation subdivision options on these sites, that balances the availability of infrastructure with the land use objectives of the town as detailed in the Northern Clay Land Use Plan, and takes into significant consideration the unique and sensitive environmental assets on the site.

Appropriate zoning for tax parcels 041.-03-37.0 and 04.-03-38.0 should also be considered at this time, as the proposed zone change will likely diminish the viability or appropriateness for those parcels to continue to be zoned as RA-100.

Should the Town approve the zone change, the plan for the next stage of development should include the following:

1. The Onondaga County Department of Transportation has determined that the applicant must complete a Traffic Impact Study (TIS) for full build out to meet Department requirements and is required to first contact the Department to determine the scope of the study; the applicant must submit the traffic study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.

2. The Onondaga County Department of Transportation has determined that the applicant must complete a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to meet Department requirements verifying that the proposed development would not create additional stormwater runoff into the County's drainage system and is required to first contact the Department to determine the scope of the study; the applicant must submit the drainage study to the Department for approval and complete any appropriate mitigation

as may be determined by the Department.

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

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

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

6. 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.

7. The applicant is encouraged to provide visual and/or public access to the pond, as a significant community asset, and is encouraged to explore opportunities to extend the trail system onto these lands.

8. The Board advises the Town and applicant that future site plans should show interconnectivity between existing, proposed and future local roads, such that they foster a local road network between the proposed lots and any existing, approved, and future development in the surrounding area.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 17, 2014

OCPB Case # Z-14-340

- 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 PROJECT SITE REVIEW from the City of Syracuse Zoning Administration at the request of St. Joseph's Hospital Health Care Center for the property located at 319-37 Gifford 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 South West Street, a state-owned arterial; and
- WHEREAS, the applicant is proposing a Project Site Review to expand parking facilities at an existing health clinic (St. Joseph's Primary Care Center West) on a newly combined lot in a Local Business Class A (BA) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Final Subdivision referral (S-14-76) to combine two parcels into one new lot for this project; and
- WHEREAS, the Board previously recommended No Position With Comment on a Subdivision referral (S-12-76) and Modification of two related Project Site Review referrals (Z-13-310 and Z-13-311) for the original Nojaims Market renovation and health center construction, citing access and building design concerns; the Board subsequently recommended No Position With Comment on Project Site Review (Z-13-261) and Final Subdivision (S-13-59) referrals for the health center and parking lot, noting the project included demolition of two multi-story houses at 331 and 333 Gifford Street and encouraging the City and applicant to continue coordinating on screening, lighting, access, stormwater accommodations, and sustainability of remaining adjacent parcels and buildings; and
- WHEREAS, the Resubdivision Map dated June 30, 2014 shows proposed New Lot 2B with frontage on Gifford Street and Niagara Street, both city streets; current tax maps show tax parcel number 096.-01-03.1 as three separate parcels (096.-01-02.0, 03.0, and 05.1); and
- WHEREAS, earlier proposals did not include parcels at the corner of Gifford and Niagara Streets; per the City of Syracuse Zoning Administration, an additional house would be demolished as part of this application; and
- WHEREAS, the Site Plan dated July 22, 2014 shows the existing St. Joseph's Primary Care Center West building (16,000 square feet), a proposed parking lot with 30 spaces, and one driveway on Gifford Street; and
- WHEREAS, the plan shows a proposed expansion of the underground stormwater detention system, and an existing underground stormwater detention system; the Environmental Assessment Form dated August 21, 2014 notes the expansions will connect to facilities for 331 Gifford Street installed in 2013 which were sized to include this additional lot; and

WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the project is within 2,000 feet of a site in the New York State Department of Environmental Conservation Environmental Site Remediation database (734042); and

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

WHEREAS, the plan shows a proposed trees, landscaping, and a 4' high ornamental fence "to match existing" around the entire expanded parking area; existing and proposed concrete sidewalks are also shown on both street frontages with new street trees and benches; and

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 17, 2014

OCPB Case # Z-14-341

- 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 City of Syracuse Planning Commission at the request of 455 North Franklin Street, LLC for the property located at 441-43 & 455 North Franklin Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Interstate Route 690, a state highway; and
- WHEREAS, the applicant is proposing to enlarge 10 windows to match previously enlarged windows on an existing commercial building on a 2.03-acre lot in a Lakefront Urban Center-Franklin Square (T5-2) zoning district; and
- WHEREAS, the Boundary Survey Map revised December 20, 2002 shows an existing three-story brick building and parking lot at the corner of Plum Street and North Franklin Street, both city streets, with one driveway on North Franklin Street near the intersection with Genant Drive, a city street that is part of the state interstate system; and
- WHEREAS, the Ground Floor Plan and North Elevation dated August 22, 2014 shows the ten new dropped windows on the same façade as the existing enlarged windows; the Photos and Window Details sheet dated August 22, 2014 shows the extended windows will have concrete sills at sidewalk grade; and
- WHEREAS, the site is located near Onondaga Creek; the current FEMA Flood Insurance Rate Maps (FIRM) indicate that the site near a Special Flood Hazard Area (SFHA); preliminary updated FIRM data released in June 2008 shows that additional lands on the subject parcel are anticipated to be added to the SFHA once maps are finalized; and
- WHEREAS, an Environmental Assessment Form dated August 25, 2014 was submitted with the referral; the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that land adjoining the site contains wetlands or other regulated waterbodies; and
- WHEREAS, the EAF Mapper indicates the project is within 2,000 feet of sites in the New York State Department of Environmental Conservation Environmental Site Remediation database (734060, V00588, C734088A, C734089), that the site of the proposed action contains a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered, and 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, the site is located across the street from a structure on the National Register of Historic Place (O.M. Edwards Building); and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan

Wastewater Treatment Plant service area; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 17, 2014

OCPB Case # Z-14-342

- 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 USE VARIANCE from the Village of North Syracuse Zoning Board of Appeals at the request of Spring Storage Park, LLC for the property located at 5624 Bear 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 U.S. Route 11 (North Main Street), a state highway, Bear Road, a county road, and the municipal boundaries between the Village of North Syracuse and the Towns of Clay and Cicero; and
- WHEREAS, the applicant is requesting a use variance to construct a storage facility with an office, self-storage buildings, U-Haul operations, trailer hitch services, and propane bulk storage and dispensing on a vacant 3.8-acre lot in a Storage Unit (C-2A) zoning district; and
- WHEREAS, the Board is concurrently reviewing Site Plan (Z-14-331), Area Variance (Z-14-332), and Special Permit (Z-14-333) referrals for this project; an area variance is required for storage of flammable liquids less than 80' from all property lines in the Village, a use variance is required for bulk storage of propane in the Village, and a special permit is required to rent and store U-Haul trucks, to install U-Haul hitches, and to store and dispense propane in this district; and
- WHEREAS, the Board previously recommended Disapproval of Site Plan (Z-07-157) and Special Permit (Z-07-158) referrals, noting the project was predicated on a proposed Text Amendment (Z-07-159) not yet approved by the Village for which the Board recommended Modification due to insufficient decision criteria; the Board recommended Modification of Special Permit (Z-07-198), Site Plan (Z-07-199), and Area Variance (Z-07-287) referrals, noting no access to Route 11 would be allowed and requiring an engineering study, lighting plan, and relocation of the front gate and keypad; the Board recommended Disapproval of a Use Variance referral (Z-08-66) for open storage, stating the use was not consistent with the surrounding commercial and residential uses, and offered No Position With Comment on a concurrent Area Variance referral (Z-08-67), noting the multiple variances were indicative of the inadequate size of the site for the proposed project and encouraging the Village to uphold its ordinance and to require landscaping; and
- WHEREAS, the Site Plan revised on July 25, 2014 shows nine self-storage containers surrounded by asphalt pavement (two 25' x 340', one 20' x 90' in the front and 25' x 250' in the rear, five 25' x 210', one 30' x 210'), a hitch installation area (including a 25' x 30' building), a U-Haul parking location, a propane dispensing area, a 1,000 gallon propane tank, and 15 parking spaces (8 in the front, 5 in the rear, 2 handicapped); Buildings 1, 2, 3, and 10 and surrounding asphalt in the front of the site are labeled as Phase 1 and Buildings 4 through

9 and surrounding asphalt in the rear of the site are labeled as Phase 2; surrounding land uses include single-family homes, small businesses, a shopping plaza, a funeral home, the North Area Volunteer Ambulance Corps facility, and an elementary school; the Village is advised to notify and consult with the local fire department and surrounding property owners regarding potential storage and distribution of propane in proximity to other uses; and

WHEREAS, the plan shows the site with frontage and a proposed driveway on Bear Road with lift gates, sliding gates, and an entrance keypad within 30 feet of Bear Road; the sliding gates are labeled “provisions to be provided for emergency access”; as required by the Onondaga County Department of Transportation in previous referrals, the front gates and keypad must be relocated to be at least 60 feet from the edge of the pavement to meet Department safety requirements, and the applicant is required to obtain a permit for any proposed driveways and prior to any proposed work within a county road right-of-way; the Onondaga County Department of Transportation has further determined that the applicant is required to submit ITE Trip Generation Figures and a gap analysis at AM/PM peak hours for full build-out relating to the proposed action to meet Department requirements and to submit it to the Department for approval; the applicant must complete any appropriate mitigation as may be determined by the Onondaga County Department of Transportation; and

WHEREAS, per previous referrals, the site had frontage on Route 11; the Environmental Assessment Form dated August 14, 2014 notes a lot line adjustment between Spring Storage Park and the adjacent Newcomer Funeral Home; the plan lists previous variances were granted March 6, 2008: landscaping buffer (5’ where 20’ are required), fence height (8’ where 6’ are allowed), side yard setback (8’ along Building 9 where 10’ are required), and drive aisle width (15’ where 25’ are required); the plan shows drive aisles to be 25’ except for Building 3 which is 20’ and notes “storage units along west side of Building 3 will be limited to 5’ x 10’ and 10’ x 10’ to limit large truck traffic in drive aisle”; the plan states the maximum lot coverage allowed is 50% and notes buildings will cover 35%, pavement/concrete will cover 51%, and undeveloped land will cover 14%; no variance for lot coverage was included with the referral; and

WHEREAS, the EAF notes a series of catch basins will be installed which will connect to the existing municipal stormwater conveyance system; the plan shows a network of drainage lines and catch basins running between the proposed storage buildings to a drainage line along Bear Road, and a 10’ x 40’ drainage easement in the southeastern corner of the site; 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; and 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 municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation early in the planning process for approval and complete any appropriate mitigation

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

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

WHEREAS, the site is served by public water and sewer and is located in the Oak Orchard Wastewater Treatment Plant service area; the plan shows a hydrant labeled "final location to be coordinated with OCWA and Village" and a sanitary service line leading to storage Building 3 which includes a 25' x 35' office; 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; and

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

WHEREAS, per the Onondaga County Department of Water Environment Protection, there is a temporary suspension of all new connections in the Oak Orchard Waste Water Treatment Plant service area until a final determination is made on the Biochemical Oxygen Demand (BOD) loading limitations associated with the SPDES permit, and a substantial change in sanitary flow (an increase of one unit or more) from an initial flow or approval would be subject to the temporary suspension; more detailed information regarding the temporary suspension is available at www.ongov.net/wep/we1906.html; and

WHEREAS, the plan shows a 5' x 8' pedestal sign along the Bear Road frontage, fencing around the entire site (primarily chain link with some wrought iron), landscaping screen along the front third of the western boundary, and a 30' wide landscaping easement from CNS School District (North Syracuse Central) along the rear two-thirds of the western boundary labeled "blue spruce tree to be spaced at 20' centers (pending agreement with school)"; per the Onondaga County Department of Transportation, no fence will be permitted in the County right-of-way, no signs or landscaping may obstruct sight distance, and the applicant must submit a lighting plan to be approved by the municipal engineer to ensure there is no glare or spillover onto adjacent properties or the County right-of-way; and

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

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

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

The plan as submitted would require numerous use and area variances, and the Board maintains the multiple variances are indicative of the inadequate size of the site for the project, and encourages the Town to uphold its ordinance. In particular, the proposed propane tank location proximate to existing buildings may create an avoidable and potentially hazardous risk to neighboring businesses.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 17, 2014

OCPB Case # Z-14-343

- 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 SITE PLAN from the Town of Clay Planning Board at the request of The Wheel of East Syracuse for the property located at 7544 Oswego 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 Oswego Road (Route 57), a county road; and
- WHEREAS, the applicant is proposing to convert an existing store (Byrne Dairy) to a laundromat (Tiny Bubbles) on a 0.751-acre lot in a Neighborhood Commercial (NC-1) zoning district; and
- WHEREAS, the Site Plan dated March 29, 2014 shows an existing frame building (2,400 square feet), a proposed concrete walk and drop curb along the front of the building, 21 proposed parking spaces (reduced from 26), and a proposed dumpster pad and enclosure to match building siding; and
- WHEREAS, the plan shows the site with frontage and two existing driveways on Oswego Road; the plan shows both driveways are proposed to be narrowed, and the western driveway to be made right-in/right-out only; both driveways must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the plan shows the internal drive around the rear of the building to be designated one-way by entrance and exit only signs on either side (it will remain two-way in the front of the building); and
- WHEREAS, an Environmental Assessment Form dated August 28, 2014 was included with the referral; the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the site is located over, or immediately adjoining primary and principal aquifers, that the site of the proposed action contains a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered, and 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, the plan notes 3,199 square feet of pavement will be removed, 81 square feet of pavement will be added, and 54 square feet will be added for the dumpster pad, thereby reducing the overall impervious area by 3,064 square feet; the plan shows a perimeter landscape strip around the sides and rear of the lot, proposed landscaping along the front of the site, and areas with pavement to be removed are labeled "add topsoil & seed grass"; and
- WHEREAS, the site is served by public water and sewer and is located in the Wetzel Road Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the

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

WHEREAS, the plan shows an existing sign with a proposed new 24 square foot sign face; no further signage details were included with the referral; and

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

1. The Onondaga County Department of Transportation has determined that the applicant must provide the Department with ITE Trip Generation traffic figures and complete any appropriate mitigation as may be determined by the Department.
2. The applicant is required to obtain a permit from the Onondaga County Department of Transportation for any proposed driveways and prior to any proposed work within a county road right-of-way.

The Board also offers the following comments:

1. The Onondaga County Department of Transportation requests a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies be submitted to the Department for review.
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
3. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
4. The Board encourages the Town and applicant to explore cross-connections with the adjacent parcel (M&T Bank) in order to utilize the signalized access to Oswego Road across from the Wegmans plaza.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 17, 2014

OCPB Case # Z-14-344

- 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 PROJECT SITE REVIEW from the City of Syracuse Zoning Administration at the request of Jayesh Patel for the property located at 1101-07 Avery Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law and the site is located within 500 feet of a municipal boundary between the City of Syracuse and the Town of Geddes; and
- WHEREAS, the applicant is proposing a Project Site Review to replace a flat roof with a new pitched metal roof on an existing grocery store in a Residential Class A-1 (RA-1) zoning district; and
- WHEREAS, the City application states that the applicant is proposing to add trusses to a flat roof; and
- WHEREAS, the survey dated November 4, 1992 shows an existing one story frame and masonry building on the corner of Avery Avenue and Chemung Street, both city streets; and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, an Environmental Assessment Form dated August 15, 2014 was submitted with the referral; and
- WHEREAS, per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

Every municipal review provides an opportunity to improve community appearance, and the City may wish to work with the applicant to provide a sidewalk along Avery Avenue as well as landscaping on site.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 17, 2014

OCPB Case # Z-14-345

- 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 Spafford Zoning Board of Appeals at the request of Tory Blum for the property located at 1842 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 New York State Route 41 (East Lake Road) and New York State Route 174, both state highways, Nunnery Road, a county road, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is requesting a special permit for a boat repair home occupation in a Residential - Agricultural (R-A) zoning district; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that this referral is INCOMPLETE for the reasons listed below.

The referral did not include sufficient materials to evaluate the proposal, such as a site plan or land survey, nor did it include a completed Environmental Assessment Form as required by New York State General Municipal Law Section 239-m.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 17, 2014

OCPB Case # Z-14-346

- 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 SITE PLAN from the Town of Clay Planning Board at the request of Superior Self Storage for the property located at 4356 New York 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 New York State Route 31, a state highway, and Euclid Pump Station, a county-owned facility; and
- WHEREAS, the applicant is proposing to construct a five-building self-storage facility (Superior Self Storage) on a vacant 3.17-acre lot in Residential Agricultural (RA-100) and Highway Overlay zoning districts; and
- WHEREAS, the Board is concurrently reviewing an Area Variance referral for the project (Z-14-347) for reductions in the side yard setback, rear yard setback, and perimeter strip, and for fence height; the Board previously offered Disapproval of a Zone Change referral (Z-14-270) for the project from RA-100 to Highway Commercial (HC-1), advising against allowing for more intensive use of the site, citing the numerous practical and environmental limitations of the site, including driveway location, wetlands, and sewage disposal; as of receipt of this referral, the Town had not yet acted on the zone change application; and
- WHEREAS, the Site Plan dated April 8, 2014 shows a 9,000 square foot climate controlled building with 6 parking spaces and a concrete walk along the front of the building, and four adjacent 3,000 square foot buildings surrounded by asphalt; and
- WHEREAS, the plan shows a proposed driveway onto New York State Route 31 with small planting beds on either side; plans show a metal guide rail along the frontage of the parcel, extending just short of the proposed driveway location; the plan also labels the front portion of the site as "New York State Appropriation" with depth from the pavement ranging from approximately 30-50 feet deep; the applicant must contact the New York State Department of Transportation to obtain a highway work permit; and
- WHEREAS, plans show a gated gravel drive extending along the western parcel boundary with access to Onondaga County Department of Water Environment Protection owned property to the rear of the site; the Grading & Erosion Control Plan dated August 21, 2014 notes "New gravel drive to OCDWEP facilities. Owner to coordinate specifics with OCDWEP."; and
- WHEREAS, the prior zone change Environmental Assessment Form dated June 17, 2014 notes the proposed action will remove existing natural barriers that could act as a light barrier or screen, and that site lighting will be reviewed by the Town Planning Board; a lighting plan was submitted with the Site Plan referral; no landscape screening is shown on the planting plan; a gated fence is shown to surround the paved areas and buildings; and

- WHEREAS, per the EAF, the site would be served by public water and private septic system, shown on plans at the front of the parcel; the site is located within the Oak Orchard Wastewater Treatment Plant service area; the applicant must contact the Onondaga County Health Department regarding the viability of septic systems on this site; and
- WHEREAS, in the prior zone change referral a Notice of Complete Application dated July 16, 2014 from the NYS DEC was submitted; per the notice, the NYS DEC is Lead Agency pursuant to New York State Environmental Quality Review Act (SEQR), and the project is an Unlisted Action and has been given a Negative Declaration after a coordinated review; neither the Town, the New York State Department of Transportation, the Onondaga County Health Department, nor the Syracuse-Onondaga County Planning Agency were included in the SEQR coordinated review; and
- WHEREAS, the EAF and plans note that 2.54 acres of the 3.17 acre site will be disturbed, including the removal of approximately two acres of forested land and the creation of 1.11 acres of impervious surface (buildings and pavement); stormwater management areas are shown the side and rear of the proposed buildings, and within the 100 foot wetland buffer area; 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; and 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; per the New York State Department of Transportation, additional stormwater runoff into the State right-of-way is prohibited, and no direct connection into the State stormwater system is permitted; and
- WHEREAS, the plan shows an area of wetlands (0.49 acres) labeled: "Wetlands delineated by New York State Department of Environmental Conservation"; a 100 foot state wetland buffer is also shown, which encroaches significantly onto the proposed building and pavement areas on the plan; the EAF notes the proposed action would result in alteration of, increase or decrease in size of, or encroachment into an existing wetland, waterbody, shoreline, beach or adjacent area, citing the area "to be determined on site plan"; the action is said not to result in disturbance to bottom sediments or removal of aquatic vegetation; prior referral materials indicate 12,800 square feet of disturbance falls into the State-regulated Adjacent Area of Freshwater Wetland BRE-17, and the project requires an Article 24 Freshwater Wetlands permit; the presence of federal wetlands is not indicated in any of the referral materials; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land, and the applicant must obtain appropriate permits from the U.S. Army Corps of Engineers for any proposed development or drainage in federal wetlands on site; and
- WHEREAS, the plan shows Mud Creek to run along the eastern boundary of the parcel and shows a portion of the site to lie within the FEMA 100 year floodplain; the

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

WHEREAS, the EAF notes 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; per the prior NYSDEC notice, the parcel was studied for potential impacts to archaeological resources by the New York State office of Parks, Recreation, & Historical Preservation and that office has issued a letter stating a Phase IA/IB cultural resources investigation is warranted and will be implemented in the near future; the letter notes a Structural-Archaeological Assessment Form has been completed per the State Historic Preservation Act and the proposed activity will not impact registered, eligible, or inventoried archaeological sites or historic structures; 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 reaffirms its concerns regarding the practical and environmental limitations on this site, including accommodation of the currently proposed use. The submitted plan requires several area variances to encroach into established setbacks, would include front yard fencing on a heavily traveled corridor, involves the clearing of forested land, adds minimal screening, and encroaches significantly into delineated wetland buffers. The Board further encourages the Town to consider wastewater options for the site should this property ultimately be zoned for commercial uses, possibly including dry sewers, as public sewerage may become available and accessible in the future.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 17, 2014

OCPB Case # Z-14-347

- 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 AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of Superior Self Storage for the property located at 4356 New York State Route 31; 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 New York State Route 31, a state highway, and Euclid Pump Station, a county-owned facility; and
- WHEREAS, the applicant is requesting four area variances to construct a five-building self-storage facility (Superior Self Storage) on a vacant 3.17-acre lot in Residential Agricultural (RA-100) and Highway Overlay zoning districts; variances requested are to reduce the side yard setback (20 feet where 80 feet are required), reduce the rear yard setback (17.5 feet where 20 feet are required), reduce the perimeter landscape strip (17.5 feet where 20 feet are required), and to allow for a fence taller than 2.5 feet in the front yard between the street and setback line; and
- WHEREAS, the Board is concurrently reviewing an Site Plan referral for the project (Z-14-346); the Board previously offered Disapproval of a Zone Change referral (Z-14-270) for the project from RA-100 to Highway Commercial (HC-1), advising against allowing for more intensive use of the site, citing the numerous practical and environmental limitations of the site, including driveway location, wetlands, and sewage disposal; as of receipt of this referral, the Town had not yet acted on the zone change request; and
- WHEREAS, the Site Plan dated April 8, 2014 shows a 9,000 square foot climate controlled building with 6 parking spaces and a concrete walk along the front of the building, and four adjacent 3,000 square foot buildings surrounded by asphalt; and
- WHEREAS, the plan shows a proposed driveway onto New York State Route 31 with small planting beds on either side; plans show a metal guide rail along the frontage of the parcel, extending just short of the proposed driveway location; the plan also labels the front portion of the site as "New York State Appropriation" with depth from the pavement ranging from approximately 30-50 feet deep; the applicant must contact the New York State Department of Transportation to obtain a highway work permit; and
- WHEREAS, plans show a gated gravel drive extending along the western parcel boundary with access to Onondaga County Department of Water Environment Protection owned property to the rear of the site; the Grading & Erosion Control Plan dated August 21, 2014 notes "New gravel drive to OCDWEP facilities. Owner to coordinate specifics with OCDWEP."; and
- WHEREAS, the prior zone change Environmental Assessment Form dated June 17, 2014

notes the proposed action will remove existing natural barriers that could act as a light barrier or screen, and that site lighting will be reviewed by the Town Planning Board; a lighting plan was submitted with the Site Plan referral; no landscape screening is shown on the planting plan; a gated fence is shown to surround the paved areas and buildings; and

WHEREAS, per the EAF, the site would be served by public water and private septic system, shown on plans at the front of the parcel; the site is located within the Oak Orchard Wastewater Treatment Plant service area; the applicant must contact the Onondaga County Health Department regarding the viability of septic systems on this site; and

WHEREAS, in the prior zone change referral a Notice of Complete Application dated July 16, 2014 from the NYS DEC was submitted; per the notice, the NYS DEC is Lead Agency pursuant to New York State Environmental Quality Review Act (SEQR), and the project is an Unlisted Action and has been given a Negative Declaration after a coordinated review; neither the Town, the New York State Department of Transportation, the Onondaga County Health Department, nor the Syracuse-Onondaga County Planning Agency were included in the SEQR coordinated review; and

WHEREAS, the EAF and plans note that 2.54 acres of the 3.17 acre site will be disturbed, including the removal of approximately two acres of forested land and the creation of 1.11 acres of impervious surface (buildings and pavement); stormwater management areas are shown the side and rear of the proposed buildings, and within the 100 foot wetland buffer area; 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; and 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; per the New York State Department of Transportation, additional stormwater runoff into the State right-of-way is prohibited, and no direct connection into the State stormwater system is permitted; and

WHEREAS, the plan shows an area of wetlands (0.49 acres) labeled: "Wetlands delineated by New York State Department of Environmental Conservation"; a 100 foot state wetland buffer is also shown, which encroaches significantly onto the proposed building and pavement areas on the plan; the EAF notes the proposed action would result in alteration of, increase or decrease in size of, or encroachment into an existing wetland, waterbody, shoreline, beach or adjacent area, citing the area "to be determined on site plan"; the action is said not to result in disturbance to bottom sediments or removal of aquatic vegetation; prior referral materials indicate 12,800 square feet of disturbance falls into the State-regulated Adjacent Area of Freshwater Wetland BRE-17, and the project requires an Article 24 Freshwater Wetlands permit; the presence of federal wetlands is not indicated in any of the referral materials; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given

parcel of land, and the applicant must obtain appropriate permits from the U.S. Army Corps of Engineers for any proposed development or drainage in federal wetlands on site; and

WHEREAS, the plan shows Mud Creek to run along the eastern boundary of the parcel and shows a portion of the site to lie within the FEMA 100 year floodplain; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, the EAF notes 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; per the prior NYSDEC notice, the parcel was studied for potential impacts to archaeological resources by the New York State office of Parks, Recreation, & Historical Preservation and that office has issued a letter stating a Phase IA/IB cultural resources investigation is warranted and will be implemented in the near future; the letter notes a Structural-Archaeological Assessment Form has been completed per the State Historic Preservation Act and the proposed activity will not impact registered, eligible, or inventoried archaeological sites or historic structures; 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 reaffirms its concerns regarding the practical and environmental limitations on this site, including accommodation of the currently proposed use. The submitted plan requires several area variances to encroach into established setbacks, would include front yard fencing on a heavily traveled corridor, involves the clearing of forested land, adds minimal screening, and encroaches significantly into delineated wetland buffers. The Board further encourages the Town to consider wastewater options for the site should this property ultimately be zoned for commercial uses, possibly including dry sewers, as public sewerage may become available and accessible in the future.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 17, 2014

OCPB Case # Z-14-349

- 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 Skaneateles ZBA at the request of Edward Barno for the property located at 3229 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 Route 41, a state highway, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is requesting an area variance to construct an 840 square foot detached garage with studio space above, located 20 feet from the side property line where 30 feet are required on a 2-acre parcel in Rural and Farming (RF) and Lake Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, the Site Plan revised on August 28, 2014 shows an existing house and the proposed barn, which would be located further to the east of the house along the long driveway; and
- WHEREAS, the plan shows the site with frontage on Skaneateles Lake, and frontage and an existing driveway on East Lake Road, which must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the proposed project would maintain the 14.2% impervious surface coverage granted in 2000 by adding a 218 square foot grass strip in the middle of the existing driveway; and
- WHEREAS, the plan shows an existing leach field; the Town application states that the barn has no septic requirements as the house has an existing 2000 septic system; and
- WHEREAS, the plan shows a ditch running through the front (east) corner of the lot; and
- WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that the portion of this parcel along Skaneateles Lake is in a Special Flood Hazard Area (SFHA); and
- WHEREAS, the Environmental Assessment Form dated August 28, 2014 notes a portion of the site or land adjoining the site contains wetlands or other regulated waterbodies; the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the site may contain federal wetlands; and
- WHEREAS, per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; the applicant must obtain appropriate permits from the U.S. Army Corps of Engineers for any proposed development or drainage in federal wetlands on site; and
- WHEREAS, the Onondaga County Agricultural District map shows the site is adjacent to a

farmed property in Agricultural District 2; 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 should obtain any necessary permits or approvals from the Onondaga County Health Department and the City of Syracuse Water Department.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 17, 2014

OCPB Case # Z-14-350

- 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 DeWitt Zoning Board of Appeals at the request of Wegmans Food Market for the property located at 6789 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Interstate Route 481 and East Genesee Street, both state highways; and
- WHEREAS, the applicant is requesting to modify an existing Special Use Permit in order to serve wine, beer, and liquor in the existing café and patio areas of a grocery store (Wegmans) on a 69.2-acre parcel in a Special Business Transitional (SBT) zoning district; and
- WHEREAS, no exterior site changes or addition of parking are proposed; and
- WHEREAS, the applicant notes in a letter to the Town of DeWitt, it would like to remove a prior condition and "replace it with the condition that the food court, consisting of self-service and full-service sit down dining for on-premises consumption of food and beverages, shall not exceed 400 seats within the limits of the current or future building"; and
- WHEREAS, the prior condition #8, proposed for removal, cites "Food court not to exceed 3.25% of gross 123,500 square feet store area; seats not to exceed 200, plus restrictions on signage, entrances, full-service dining, hours, alcohol sales, franchise, or use of the word 'restaurant' in advertisements"; and
- WHEREAS, the site is served by public water and sewer and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

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

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

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

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

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