



Onondaga County Planning Board

September 18, 2019

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

I. ATTENDANCE

MEMBERS PRESENT

Daniel Cupoli
James Corbett
Matt Beadnell
Lisa Dell
Jim Stelter
Marty Voss

STAFF PRESENT

Dan Kwasnowski
Megan Costa
Allison Bodine
Robin Coon

GUESTS PRESENT

Bob Petrovich
Frank Pavia
George Laigaie
Trista Kuna
Jeff Davis

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on September 18, 2019.

III. MINUTES & OTHER BUSINESS

Minutes from August 28, 2019 were submitted for approval. James Corbett made a motion to accept the minutes. Lisa Dell seconded the motion. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Lisa Dell - yes; Jim Stelter - yes; Marty Voss - yes.

The Onondaga County Planning Board was given a brief presentation on the Clay warehouse facility project. Representatives for the applicant answered several questions from Board Members.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-19-64	CSyrPB	No Position	S-19-65	TOnoPB	No Position
S-19-66	TClaPB	No Position With Comment	S-19-67	TVanPB	No Position
S-19-68	VManPB	No Position With Comment	S-19-69	VManPB	No Position With Comment
S-19-70	TVanPB	Modification	Z-19-251	TManPB	Modification
Z-19-252	CSyrPB	No Position	Z-19-253	CSyrPB	Approval
Z-19-254	VNsyPB	No Position With Comment	Z-19-255	TCamTB	Approval
Z-19-256	CSyrPB	No Position	Z-19-257	CSyrZA	Modification
Z-19-258	TClaPB	No Position With Comment	Z-19-259	TDewPB	Modification
Z-19-261	TDewPB	No Position With Comment	Z-19-262	TMarZBA	No Position With Comment
Z-19-263	CSyrZA	No Position	Z-19-264	TSkaZBA	Modification
Z-19-265	TVanPB	Modification	Z-19-266	TGedTB	Modification
Z-19-267	TGedTB	No Position With Comment	Z-19-268	TCicPB	Modification
Z-19-269	TElbPB	Modification	Z-19-270	TClaTB	Approval
Z-19-271	TDewPB	No Position	Z-19-272	TClaPB	Modification
Z-19-273	TVanPB	Modification			



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 18, 2019

OCPB Case # S-19-64

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the City of Syracuse Planning Commission at the request of Butler Properties for the property located at 536 State Fair Boulevard; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Interstate Route 690, a state highway, and county-owned parcels and facilities; and
- WHEREAS, the applicant is proposing to subdivide a 2.09-acre parcel into two new lots, Lot 1 (0.193 acres) and Lot 2 (1.897 acres), in an Industrial, Class A zoning district; and
- WHEREAS, in 2012, the Board offered no position for a use variance referral (Z-12-376) to modify an existing 100-foot self-support cellular tower on the subject parcel; and
- WHEREAS, the site is located at the southern end of Onondaga Lake in an industrial area in the City's Lakefront neighborhood; the triangular-shaped parcel is situated between a CSX rail line and I-690, a state highway, and abuts lands owned by the Onondaga County Industrial Development Agency; and
- WHEREAS, the submitted Final Plan dated June 11, 2019 and the local application indicate the site has frontage on State Fair Boulevard, a dead-end, city street, and contains an existing 15,000 sf building, a 5,900 sf building, and a steel cellular tower; aerial imagery shows the two buildings are generally surrounded by gravel or asphalt which appear to provide areas for parking and outdoor storage; the buildings, parking, and outdoor storage are all part of an existing commercial operation, Butler Fence Co. Inc., on the site; and
- WHEREAS, aerial imagery shows the site has two existing curb cuts on State Fair Boulevard; and
- WHEREAS, per the local application, the proposed subdivision is intended to separate the commercial use from an existing lease area at the western end of the site, which is used by Sprint Spectrum L.P. and includes the cellular tower; the Final Plan shows proposed Lot 1 (0.193 acres) to contain the lease area and the majority of an ingress/egress easement that borders it; proposed Lot 2 (1.897 acres) will contain the existing buildings and commercial use; no development plans are indicated; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse draft zoning map dated June 2019, the proposed zoning for this lot is Commercial (CM), which would act to "provide appropriate areas that permit the development and continued use of land for commercial and service uses characterized by

frequent visits of customers and clients in high volumes”; and

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

WHEREAS, the Final Plan shows a 40’ wide right-of-way to the Onondaga County West Side Sanitary District along the northern lot line;

ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection (WEP), no permanent structures are permitted within a county right-of-way; the applicant must sign an indemnity agreement with Onondaga County for any infrastructure-related disturbance of land within a county right-of-way; and

WHEREAS, the site is located in an Onondaga County Drainage District for Harbor Brook, which is maintained by the Department of Water Environment Protection in this area;

ADVISORY NOTE: projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) must submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection for review; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734075, 734083, 734072, C734083, 734030) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper), including the former Roth Steel site, which is an active site in the Brownfield Cleanup Program, and Harbor Brook, Onondaga Lake, and nearby Solvay waste beds, all of which are part of a larger remediation effort by Honeywell; and

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

WHEREAS, the site may contain an animal or plant species, or associated habitat, listed by the state or federal government as threatened or endangered (per EAF Mapper); and

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

The motion was made by Lisa Dell and seconded by Marty Voss. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Lisa Dell - yes; Jim Stelter - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 18, 2019

OCPB Case # S-19-65

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SUBDIVISION from the Town of Onondaga Planning Board at the request of Peter, Kosta & Slavko Talev for the property located at rear of 4005, 4065 & 4075 Griffin 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 Griffin Road (Route 172), a county highway; and
- WHEREAS, the applicant is proposing to subdivide a 26.7-acre parcel into three new lots, Lot 1A (9.22 acres), Lot 1B (8.95 acres) and Lot 1C (8.06 acres), in a Residential zoning district; and
- WHEREAS, the site is located along Griffin Road, a county road, with surrounding roadside residential development and large tracts of undeveloped, forest and agricultural lands; and
- WHEREAS, the submitted subdivision plan shows the majority of the parcel, roughly 26 acres, occurs behind three residential properties fronting on Griffin Road; the site includes 32' and 60' wide rights-of-way on Griffin Road, which occur between the fronting lots; aerial imagery shows a substantial amount of forestland at the rear of the site and an existing barn and maintained lawn towards the front of the site; and
- WHEREAS, per the subdivision plan, the lands to the rear of the residential properties will be divided into three, roughly equal areas to create the three proposed lots; proposed Parcel 1A (9.22 acres) will also include 47.5' of the 60' right-of-way; proposed Parcel 1B (8.95 acres) will include the remainder of the 60' right-of-way and the entire 32' right-of-way, as well as the existing barn; proposed Parcel 1C (8.09 acres) will include only the rear lands; and
- WHEREAS, per the subdivision plan, the subdivision is intended for conveyance purposes only with each proposed parcel to be conveyed to and combined with the fronting residential lots; approval of the subdivision is contingent upon the recombined deeds for the newly combined lots being filed in the County Clerk's office within 60 days; the combined lots are shown to result in Combined Lot 11 (10.20 acres excluding highway), Combined Lot 31 (11.22 acres excluding highway), and Combined Lot 45 (11.19 acres excluding highway), each with their own existing house and driveway; and
- WHEREAS, no development plans or changes to driveways are proposed;
ADVISORY NOTE: any future or proposed driveways onto Griffin Road will require highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, per the Onondaga County Department of Finance Office of Real Property

Services, the site does not have existing drinking water or wastewater services; the site is located in an area that is served by public drinking water and is outside the Onondaga County Sanitary District; the adjacent residential lots are each served by public drinking water and individual septic systems; and

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

The motion was made by Lisa Dell and seconded by Marty Voss. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Lisa Dell - yes; Jim Stelter - yes; Marty Voss - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 18, 2019

OCPB Case # S-19-66

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Clay Planning Board at the request of Great Northern Mall Holding, LLC for the property located at 4155 NYS Route 31; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Route 481 and Route 31, both state highways; and
- WHEREAS, the applicant is proposing to subdivide two parcels into two new lots, New Lot 4155A (126.803 acres) and New Lot 4155B (6.623 acres), in a Regional Commercial (RC-1) zoning district as part of a proposed project to renovate a vacant store in Great Northern Mall for a storage facility; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-19-258) as part of the proposed project; the Board recently reviewed area variance (Z-19-187) and site plan (Z-19-209) referrals as part of a proposed project to develop a vacant outparcel for an IHOP restaurant, citing drainage and lighting data requirements for the NYS Department of Transportation and encouraging shared parking with Great Northern Mall, infill development, retention of existing, established trees, and provision of pedestrian accommodations; the Board also recently reviewed special permit referrals (Z-19-40, Z-19-156) pertaining to other proposed uses of the Great Northern Mall parking lot and offered no position; and
- WHEREAS, the Great Northern Mall site has frontage on NYS Route 31 and VerPlank and Morgan Roads, both county roads, with surrounding land uses being primarily commercial; the site abuts I-481 to the west; aerial imagery shows the site contains a large one-story building, Great Northern Mall, surrounded on all sides by a large asphalt parking lot; there is an existing outbuilding, a vacant Toys-R-Us, on the western side of the site with its own associated parking lot; and
- WHEREAS, there are two outparcels that occur within the mall site, each containing a former anchor store of the mall and a portion of the parking lot; the submitted subdivision plans show the proposed subdivision will create a new, similar type of outparcel, proposed New Lot 4155B (6.623 acres), to include the former Bon-Ton store in the mall and a portion of the parking lot adjacent to it; the remainder of the site will become New Lot 4155A (126.803 acres); and
- WHEREAS, New Lot 4155B is intended for the proposed storage facility; no development plans are indicated for New Lot 4155A; per the submitted Environmental Assessment Form (EAF), the 102,226 sf Bon-Ton store will be renovated with a new roof, new LED lights, and new HVAC fixtures; the submitted site plan dated June 6, 2019 shows site improvements to include enclosing the parking lot with a chain link fence and restriping the parking area to provide 107

parking spaces, which appear to be larger than existing; 15 of the original parking spaces will remain for a small employee/customer parking area; the site plan indicates 408 parking spaces are required where 122 are proposed; the Board has not reviewed an area variance referral for the proposed project; and

WHEREAS, per the site plan, the proposed chain link fence will have four gates, providing access to the existing internal road network that encircles Great Northern Mall; the mall site has two full access driveways onto Route 31, each occurring at a traffic signal, and an additional driveway onto Morgan Road to the west; no changes to the existing driveways are proposed; and

WHEREAS, the submitted subdivision plans show a number of easements and rights-of-way on the site, including a 300' wide right-of-way to the Power Authority of the State of New York on lands containing overhead utility lines just north of the mall building and parking lot; there is a water main easement and a drainage easement crossing New Lot 4155B; and

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

WHEREAS, GIS mapping shows potential riverine federal wetlands on the eastern half of the site; the existing Great Northern Mall building and parking lots appear to encroach on the wetland area; and

WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears there are minimal wooded areas on the site; and

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

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

1. The Town and applicant are advised to clarify the ownership of the water main and drainage easements on New Lot 4155B on the approved subdivision/site plan. Any necessary permissions for work within the easements should be obtained prior to, or as a condition of, municipal approval.
2. The Town is encouraged to explore planning and zoning options for the future of the Great Northern mall site and outparcel areas, as it is transitioning from a traditional shopping mall to more varied land uses and tenant types. Continued subdivision and fragmented ownership of parcels may ultimately impede redevelopment options for a significant site such as this.

The motion was made by Marty Voss and seconded by Lisa Dell. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Lisa Dell - yes; Jim Stelter - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 18, 2019

OCPB Case # S-19-67

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Van Buren Planning Board at the request of Carmen & Richard Spensieri for the property located West of Maple Road at Van Buren 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 Maple Road (Route 48), a state highway, Van Buren Road (Route 159), a county highway, and the municipal boundary between the Town of Van Buren and the Village of Baldwinsville; and
- WHEREAS, the applicant is proposing a lot line adjustment between two parcels totaling 25.06 acres, resulting in Lot 1 (22.83 acres) and Lot 2 (2.22 acres), in a Residential (R-40) zoning district; and
- WHEREAS, the site is located at the intersection of NYS Route 48 and Van Buren Road, a county road, just south of the Village of Baldwinsville; surrounding land uses are primarily residential with interspersed pockets of commercial uses; and
- WHEREAS, aerial imagery shows the site includes a residential lot, containing an existing house, detached barn, shed structures, and a driveway on Route 48, and an undeveloped lot with open space and over 15 acres of forest land; there is an existing asphalt sidewalk along Route 48; the undeveloped lot appears to have an existing driveway opening on Route 48; and
- WHEREAS, the submitted subdivision plans shows the boundary of the residential lot will be adjusted, reducing the lot from 3.44 acres to 2.22 acres, shown as proposed Lot 2; Lot 2 will contain all of the existing structures and the driveway; proposed Lot 1 (22.83 acres) will contain the remainder of the site; and
- WHEREAS, no development plans are indicated;
ADVISORY NOTE: any proposed or future driveways onto Route 48 require highway access and work permits from the NYS Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, the house is served by public drinking water and an individual septic system, the location of which is not shown on the subdivision plan; no changes to the existing infrastructure are proposed; and
- WHEREAS, aerial imagery shows Crooked Brook, a tributary to the Seneca River, is located on multiple parcels surrounding the site; GIS mapping shows potential state and federal wetlands associated with the tributary; a portion of the state wetland and its 100-foot buffer appear to occur at the southwest corner of the site in a forested area; and
- WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that there are 100-year floodplain and floodway areas associated with Crooked Brook as well; a

majority of the floodplain and floodway areas occur on the surrounding parcels; however, the northeast corner of the site, which appears to be entirely forested, is located within the 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 site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); the site or a portion of it is also located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); the site may contain the Bald eagle, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); and

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

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

The motion was made by Lisa Dell and seconded by Marty Voss. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Lisa Dell - yes; Jim Stelter - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 18, 2019

OCPB Case # S-19-68

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY & FINAL SUBDIVISION from the Village of Manlius Planning Board at the request of Village of Manlius for the property located at 2-4 Stickley 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 Fayette Street (Route 92 and Route 257) and Highbridge Road (Route 92), both state highways; and
- WHEREAS, the applicant is proposing to subdivide a 4.8-acre parcel into three new lots in a Commercial, Class 1 zoning district; and
- WHEREAS, previously, the Board reviewed referrals for a large mixed-use development project, Madison Row, on this side of Fayette Street, including a zone change to PUD (Z-10-248) and zone change amendment (Z-13-222), concurrent subdivision and site plan (S-11-10, Z-11-27), and another site plan (Z-13-258); and
- WHEREAS, the site is located at the edge of the traditional village on the historic and heavily traveled NYS Route 92/Route 257 corridor, and south across Stickley Drive, a local road, from the Madison Row development; surrounding land uses are commercial, single- and multi-family residential, and civic; and
- WHEREAS, aerial imagery shows the site has limited frontage and a right-of-way on Fayette Street, which includes an existing exit-only driveway and 7 parking spaces serving an adjacent bank parcel; the proposed subdivision plan shows this area will become Lot 1; and
- WHEREAS, the site also contains a two-story former fire station building and recreation buildings and athletic fields, all owned by the Village of Manlius; there is an existing parking lot with unrestricted access to Stickley Drive that is situated between the fire station and recreation facility; the lot line between proposed Lots 2 and 3 will run down the middle of the parking lot and include a 24' wide ingress & egress easement, with 12' on both lots; and
- WHEREAS, per the local application, the proposed subdivision is intended to facilitate sale of the former fire station parcel, proposed Lot 2; proposed Lot 3, containing the recreation use, will remain under Village ownership and ensure access and parking are still available for use by the Village; and
- WHEREAS, aerial imagery shows an existing access drive at the rear of the fire station, which appears to provide additional access to the Village parking lot via the driveway onto Fayette Street; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Meadowbrook Limestone Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and

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

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: C734122, C734147) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site may contain the Northern long-eared bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and no trees will be removed for the project; and

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

The Village is encouraged to put appropriate easement or access agreements in place to allow for continued use of the Fayette Street driveway by proposed Lots 2 and 3.

The motion was made by Marty Voss and seconded by Lisa Dell. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Lisa Dell - yes; Jim Stelter - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 18, 2019

OCPB Case # S-19-69

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Village of Manlius Planning Board at the request of Lola Properties for the property located at 100 East Seneca 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 East Seneca Street (Route 173) and Fayette Street (Route 92), both state highways; and
- WHEREAS, the applicant is proposing to subdivide a 0.785-acre parcel in order to transfer a 0.117-acre portion to an adjacent parcel in a Commercial zoning district; and
- WHEREAS, in 2015, the Board offered no position with comment for a special permit referral (Z-15-20) to redevelop the existing building for offices and apartments, which was approved locally; and
- WHEREAS, the site is located at the intersection of NYS Route 173 and Liberty Lane, a local road, and across the street from the intersection of NYS Route 92; surrounding land uses are commercial; and
- WHEREAS, the submitted subdivision plan dated July 18, 2019 shows the site has additional rear frontage on Flume Road, a local road, and contains an existing 3-story building close to the Route 173 frontage; there is a large tarvia parking lot at the rear of the building and on the remainder of the site, which partially occurs behind two adjacent commercial lots fronting on Route 173; and
- WHEREAS, aerial imagery shows existing concrete sidewalks on the Route 173 and Liberty Lane frontages; per the subdivision plan, the site has three existing driveways, two on Flume Road and one on Liberty Lane; and
- WHEREAS, per the subdivision plan, the 2-lot subdivision will create the "Liberty Parcel" (0.668 acres), which will contain the existing building, a portion of the parking lot, and two driveways, one each on Liberty Lane and Flume Road; the remaining 0.117 acres includes the rest of the parking lot and the second Flume Road driveway and will be added to the Pavone Parcel, one of the adjacent commercial lots; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Meadowbrook Limestone Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; per the Onondaga County Department of Water Environment Protection, there is a county-owned trunk sewer crossing the rear parking lot; the subdivision plan shows a 15' sewer easement associated with the sanitary line; a portion of the existing parking lot occurs over the trunk sewer and easement;
- ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection (WEP), no permanent structures are permitted within the sewer easement; for any other improvements, the applicant must execute

agreements with the County for any work within the right-of-way; and

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

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: C734122, C734147) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site may contain the Northern long-eared bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and no trees will be removed for the project; and

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

The applicant is encouraged to ensure appropriate access or parking agreements are in place for any shared driveways or parking facilities.

The motion was made by Marty Voss and seconded by Lisa Dell. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Lisa Dell - yes; Jim Stelter - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 18, 2019

OCPB Case # S-19-70

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Van Buren Planning Board at the request of Brandon Jacobson for the property located at 7360 State Fair Boulevard; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of New York State Route 48, a state highway, and the municipal boundary between the Town of Van Buren and the Town of Lysander; and
- WHEREAS, the applicant is proposing to subdivide an 88.07-acre parcel into 172 residential parcels in a Planned Unit Development (PUD) zoning district; and
- WHEREAS, the Board recently offered no position with comment for a zone change referral (Z-19-151) to create, and approve a development plan for, the Seneca Neighborhood PUD on a vacant golf course parcel, which was approved by the Town; subsequently, the Board reviewed a local law referral (Z-19-227) to revise the development plan for the Seneca Neighborhood PUD, reducing the number of lots from 193 to 172; in 2016, the Board offered no position with comment for concurrent final subdivision (S-16-31) and area variance (Z-16-185) referrals to subdivide an existing house from the golf course parcel and reduce the front and side yard setbacks for the existing house, both of which were approved locally; and
- WHEREAS, aerial imagery shows the site has frontage on State Fair Boulevard (NYS Route 48) and Van Ness Road, a local road, and contains the former Seneca Golf Club; the site is in an area with mixed commercial and residential uses along Route 48 and abuts single-family residential lots to the north and south; there is a single, existing driveway serving the golf course; and
- WHEREAS, the submitted subdivision plans show the PUD to include 16 patio home lots ranging in size from 12,427 sf to 26,204 sf, 72 duplex home lots ranging in size from 6,330 sf to 14,766 sf, and 84 standard home lots ranging in size from 10,682 sf to 47,716 sf, with two fairly large standard home lot outliers, Lot 33 (115,352 sf) and Lot 34 (140,910 sf); the plans show the patio home lots are located at the northern end of the site, along with the cluster of duplex home lots; the standard home lots occur on the southern half of the site; all of the proposed building lots have frontage on at least one of the five proposed internal roads; HOA Property #1 is shown at the northeast corner of the site and HOA Property #2 is shown at the southern end of the site; each appears to include some existing vegetation and a proposed stormwater management area; and
- WHEREAS, per the subdivision plans, the proposed internal road network will have two intersections with Route 48, one of which appears to occur where the existing golf course driveway is located, and one intersection with Van Ness Road;

ingress and egress at Van Ness Road appears to be restricted by a gate; the layout of the five proposed internal roads generally creates two areas, with a single connecting road between them; two of the internal roads end in a cul-de-sac at the southern end of the site;

ADVISORY NOTE: the proposed driveways onto Route 48 require highway access and work permits from the NYS Department of Transportation and will be subject to the availability of sight distance; and

WHEREAS, the submitted Environmental Assessment Form (EAF) dated September 5, 2019 states 80 acres of the site will be disturbed by the proposed project; stormwater runoff will be directed to two on-site retention/detention basins; both of the storm areas appear to occur on the proposed HOA properties, which will presumably provide maintenance and stewardship for the facilities; ADVISORY NOTES: per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the site is currently served by public drinking water and an individual septic system; the site is located in the Baldwinsville-Seneca Knolls Wastewater Treatment Plant service area; the referral materials for the recent zone change and local law reviews (Z-19-151, Z-19-227) indicated that a sewer line extension would be necessary to supply the project and total anticipated drinking water and total anticipated liquid waste generation would each be 41,000 gallons per day; it is unknown if a pump station is required to serve the project;

ADVISORY NOTE: should a pump station be required, the operational and long-term repair/replacement costs of pump stations serving a limited residential tax base can be excessive, and the County Department of Water Environment Protection encourages cost-benefit analyses, high quality construction standards, and assurances such as performance bonds/maintenance guarantees as part of the development review process; and

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that the northeast and southeast corners of the site are located within the 100-year floodplain of the Seneca River, which may require elevation of structures and other mitigation; GIS mapping shows the site may also contain state and/or federal wetland areas, including a riverine wetland associated with a creek on the north side of the parcel that runs through the rear yard of 11 patio home lots; all proposed development appears to be outside of the floodplain and wetland areas, which are shown to occur primarily on the proposed HOA properties; 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;

ADVISORY NOTE: the applicant is advised to contact the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation to confirm the presence of federal and/or state wetlands and/or the 100-foot state wetland buffer on the site; all confirmed wetlands should be shown on the plans for the site and any necessary permits should be obtained for any proposed development or placement of fill in a wetland, or drainage of any

confirmed wetlands and buffers; and

WHEREAS, the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); the site may contain the Indiana bat or bald eagle, or their associated habitats, which have been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); ADVISORY NOTE: per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper), and the site is just west of the Seneca River which is part of the historic Erie Canalway National Heritage Corridor; ADVISORY NOTE: the applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; and

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

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

1. The municipality and the applicant must continue to coordinate Route 48 access requirements with the New York State Department of Transportation. To meet Department requirements, the applicant is required to submit a site plan, a copy of the Stormwater Pollution Prevention Plan (SWPPP), a Traffic Impact Study (TIS) for full build out, and a copy of the lighting plan to the Department for review and approval.
2. Any extension of the public wastewater infrastructure must be approved by the Onondaga County Health Department and Onondaga County Department of Water Environment Protection prior to, or as a condition of, municipal approval. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity.

The Board reiterates the following comments from prior reviews of the PUD, for consideration:

1. The applicant is advised to provide increased vegetative buffering for the existing watercourse and consider including that land in the proposed HOA property, to protect water quality of the creek and ultimately the Seneca River.

2. The Board recommends revising the development plan for the Planned Unit Development (PUD) district to better meet the objectives of the Town's zoning code. To more fully embrace the purpose and intent of a PUD, the applicant is encouraged to explore opportunities to conserve natural resources on the site, including preservation of mature trees, cluster residential lots to provide larger areas of meaningful open space areas for habitats and/or neighborhood use, such as a trail network adjacent to the creek and wetland areas, incorporate a mix of neighborhood scale commercial uses and amenities, minimize infrastructure networks and related costs, and establish a sidewalk network to create a positive pedestrian environment within the community.
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 wherever possible. For more information on stormwater management and opportunities to incorporate green infrastructure elements into project plans, contact the Onondaga County Save the Rain program at 315-435-2260 or visit <http://savetherain.us>.
4. The Onondaga County Department of Water Environment Protection advises the Towns of Lysander, Van Buren and the Village of Baldwinsville to work cooperatively to identify an allocation strategy for the limited remaining capacity within the county system, given potential constraints at the Baldwinsville-Seneca Knolls Wastewater Treatment Plant, and to ensure capacity is used for the most beneficial land uses for the communities and the region, especially job creating entities.
5. The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.

The motion was made by James Corbett and seconded by Marty Voss. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Lisa Dell - yes; Jim Stelter - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 18, 2019

OCPB Case # Z-19-251

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a OTHER AUTHORIZATION from the Town of Manlius Planning Board at the request of Harry G. Stewart for the property located at 6520 Schepps Corners Road; 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 Schepps Corners Road (Bridgeport Minoa Road / Route 55), a county highway; and
- WHEREAS, the applicant is requesting an accessory use permit to operate a business on a 0.92-acre residential parcel in a Restricted Agriculture (RA) zoning district; and
- WHEREAS, the site is located near the intersection of Kirkville Road and Schepps Corners Road, both county roads, with surrounding low density residential and commercial uses; and
- WHEREAS, the submitted survey map shows the site has frontage on Schepps Corners Road and contains an existing two-and-a-half story house and a detached two-story garage; there is a large asphalt area, which appears to be over 3,000 sf in size, occurring between the garage and house; and
- WHEREAS, the local application indicates that the requested accessory use permit is intended to operate a business, Treasure Hut, in 500 sf of the existing 4,500 sf garage; the business consists of jewelry, watch, clock, and glass repair, as well as creation of handmade jewelry; per the local application, the business is operated by the applicant and his mother; there will be no additional employees on site and an average of 4 customers per day are anticipated; and
- WHEREAS, per the survey map, there is an existing asphalt driveway on Schepps Corners Road; no changes to the existing driveway are proposed;
ADVISORY NOTE: per the Onondaga County Department of Transportation, the existing or proposed driveways on Schepps Corners Road must meet Department requirements; and
- WHEREAS, the site is served by public drinking water and an individual septic system; no changes to the existing infrastructure are proposed;
ADVISORY NOTE: given the additional use of the site, the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and
- WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that entirety of the site is located within the 100-year floodplain associated with Limestone Creek, which may require elevation of structures and other mitigation; Limestone

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

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

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

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

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

Given the addition of the proposed commercial use, the applicant must contact the Onondaga County Department of Transportation to coordinate requirements for the existing driveway on Schepps Corners Road, in order to satisfy commercial driveway standards. Any mitigation as may be determined by the Department must be reflected on the project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comment:

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2, of the New York State Education Law.

The motion was made by James Corbett and seconded by Marty Voss. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Lisa Dell - yes; Jim Stelter - yes; Marty Voss - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 18, 2019

OCPB Case # Z-19-252

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a THREE-MILE LIMIT from the City of Syracuse Planning Commission at the request of ESW Realty, LLC for the property located at 3489 & 3493 Erie Boulevard East; and
- WHEREAS, the site is located within three miles of the City of Syracuse and subject to the extra-territorial jurisdiction of the City of Syracuse under the three-mile limit rule and the site is located within 500 feet of Erie Boulevard East (Route 5), a state highway; and
- WHEREAS, the applicant is proposing to combine two parcels into a new 0.91-acre parcel to facilitate a Dunkin Donuts project in a Business zoning district; and
- WHEREAS, the Board previously reviewed the preliminary subdivision referral (S-19-20) associated with this three-mile limit review; at the time, the Board concurrently reviewed a site plan referral (Z-19-83) for a Dunkin Donuts project on the subject site, citing access and traffic data requirements for the NYS Department of Transportation and encouraging the Town of DeWitt and applicant to consider access management strategies for Erie Boulevard and cross-connections to adjacent parcels; and
- WHEREAS, Minutes of the Regular Meeting of the Planning Board of the Town of DeWitt, dated July 11, 2019, were included with the referral materials and indicate the Dunkin Donuts project has been approved by the Town; and
- WHEREAS, the site is located along a state-owned portion of Erie Boulevard East, a highly commercialized corridor with a mix of roadside commercial and large retail establishments; and
- WHEREAS, the submitted Final Plat dated June 27, 2019 shows the site consists of two parcels, with Parcel A (0.486 acres) containing a one-story, multi-tenant building at the rear of the site, front parking area and a driveway on Erie Boulevard and Parcel B (0.425 acres) containing a one-story building with a side parking lot and another driveway on Erie Boulevard; both buildings are currently vacant; access between the two parking areas is restricted by a wood fence and dumpster enclosure; per the local application, these two parcels will be combined into one as part of the Dunkin Donuts project; and
- WHEREAS, the referral materials for the site plan referral (Z-19-83) showed the existing building (1,800 sf) on Parcel B, formerly Pearle Vision, will be renovated to allow for a Dunkin Donuts restaurant; the associated site plan showed a proposed addition (394 sf) and a patio with a bike rack to be constructed at the front of the building; additional improvements included new asphalt paving to provide a contiguous parking area for the entire site with rows of diagonally-lined parking spaces, one each along the south and north lot lines and in front of the rear multi-tenant building; a new dumpster enclosure was shown along the north lot line; no work is intended for the rear building at

this time; and

WHEREAS, per the site plan referral (Z-19-83) materials, the two existing driveways on Erie Boulevard will be reconfigured to entrance and exit only drives; access to the site is restricted to right-in, right-out only by a curbed median along this stretch of Erie Boulevard; a proposed concrete sidewalk and landscape strip was shown along Erie Boulevard with an additional sidewalk extending to the building entrance;

ADVISORY NOTE: per the NYS Department of Transportation, the proposed driveways on Erie Boulevard must meet Department requirements and will require highway access and work permits; a work permit will be required for the proposed sidewalk in the state right-of-way; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated May 24, 2019, 0.71 acres of the site will be disturbed by the proposed project and stormwater runoff will be discharged to an established conveyance system along Erie Boulevard after retention;

ADVISORY NOTE: per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; the applicant and municipality are encouraged to consider the use of green infrastructure to further reduce stormwater runoff and improve stormwater quality; and

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

ADVISORY NOTE: the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

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

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

WHEREAS, the site may contain the Northern long-eared bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that there are no wooded areas on the site; and

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

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

The motion was made by Lisa Dell and seconded by Marty Voss. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Lisa Dell - yes; Jim Stelter - yes; Marty Voss - yes.

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J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 18, 2019

OCPB Case # Z-19-253

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a OTHER AUTHORIZATION from the City of Syracuse Planning Commission at the request of Syracuse Landmark Preservation Board for the property located at 429 North State Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law the site is located within 500 feet of Interstate 81, a state highway; and
- WHEREAS, the applicant is proposing to designate the exterior of the former Angeloro Building as a Local Protected Site, located on a 0.09-acre parcel in a Commercial A zoning district; and
- WHEREAS, in 2009, the Board offered no position with comment for a special permit referral (Z-09-268) to demolish two existing buildings, which appears to have occurred, to create additional restaurant parking on five parcels, including the subject parcel; and
- WHEREAS, the site is located in the City's Northside neighborhood with many buildings in the surrounding area containing first floor commercial uses and upper floor residential uses; the submitted survey map dated April 3, 2019 shows the corner lot has frontage on North State Street and East Belden Avenue, both city streets; the site is across North State Street from multiple parcels containing the St. Joseph's Hospital campus; and
- WHEREAS, per the survey map, the site contains an existing three-story building with a first floor restaurant use, San Miguel Mexican Restaurante, and upper floor apartments; there is a row of parking along the side of the building, which appears to be part of a contiguous parking lot that occurs on two adjacent parcels under common ownership; the parking lot is accessed by existing curb cuts on North State Street; aerial imagery shows existing sidewalks along both road frontages; and
- WHEREAS, the submitted resolution by the Syracuse Landmark Preservation Board (SLPB) dated July 18, 2019 indicates that the property owner is proposing to demolish the existing building on the site, the former Angeloro Building; prior to filing a demolition application with the City of Syracuse, the owner petitioned a review by the SLPB to determine whether the site should be designated a Protected Site; the building was constructed in 1904 by Angel Angeloro, an Italian immigrant and successful businessman who provided assistance and lodging to other new Italian immigrants in the community; the building is one of the last known "tied houses" for the Bartel Brewing Company, a significant company in the brewing history of Syracuse, and is an excellent example of early 20th century commercial/residential architecture; and

- WHEREAS, per the resolution, the SLPB recommends to the City Planning Commission that the exterior of the Angeloro building be designated a Protected Site, finding that the site meets the following criteria: 1) association with persons or events of historic significance to the city, region, state or nation; 2) illustrative of historic growth and development of the city, region, state or nation; 3) in the case of structures, embodying distinctive characteristics of a type, period or method of construction or representing the work of a master, or possessing unique architectural and artistic qualities, or representing a significant and distinguishable entity whose component may lack individual distinction; and
- WHEREAS, per the City zoning ordinance, any material change in appearance to any property in a Local Preservation District or designated a Local Protected Site is subject to review by the SLPB; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse draft zoning map dated June 2019, the proposed zoning for this lot is Mixed Use Urban Core (MX-4), which would act to “provide for pedestrian-friendly, transit-supportive areas of higher-density residential development and a well-integrated mix of nonresidential uses”; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734060, V00588, C734089, E734109) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and
- WHEREAS, the site may contain the Peregrine falcon, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); and

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

The Board recognizes the Angeloro Building as a site of great historical and architectural significance that should be regulated under the Syracuse Landmark Preservation Board.

The motion was made by James Corbett and seconded by Marty Voss. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Lisa Dell - yes; Jim Stelter - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 18, 2019

OCPB Case # Z-19-254

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of North Syracuse Planning Board at the request of Seneca Federal Savings & Loan for the property located at 201, 203 & 207 North Main Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of North Main Street (Route 11), a state highway; and
- WHEREAS, the applicant is proposing construction of a 3,800 sf asphalt parking area on two parcels totaling 0.93 acres in a Commercial (C-3) zoning district; and
- WHEREAS, in 2017, the Board offered no position with comment for concurrent site plan (Z-17-29) and special permit (Z-17-30) referrals to add a second drive-thru lane and install a new canopy to span both lanes; both site improvements appear to have been completed; and
- WHEREAS, the site is located within the core of the Village of North Syracuse, in a relatively dense and pedestrian-friendly area with a mix of residential, retail and office land uses nearby; the submitted survey map dated December 13, 2007 shows the corner site has frontage on North Main Street (NYS Route 11) and Chestnut Street, a local road; and
- WHEREAS, per the survey map, the site contains an existing one-story building, Seneca Federal Savings and Loan bank, and a rear parking lot, both of which occur on the southern half of the site; the northern half of the site is maintained lawn, except for an existing asphalt drive on North Main Street along the northern lot line; the site also contains an existing full access driveway on Chestnut Street and an existing entrance-only driveway on North Main Street that serves the bank's ATM and drive-thru lanes; aerial imagery shows existing sidewalks along both road frontages and a sidewalk leading to the front entrance of the building; and
- WHEREAS, the submitted Layout Plan dated August 14, 2019 shows the proposed parking area (3,800 sf), with 8 parking spaces and a new full access driveway onto North Main Street, will be constructed on the northern half of the site; two new light fixtures are proposed, one each on the north and south sides of the parking lot, and two new street trees will be planted on either side of the driveway; per the referral notice, the parking lot is intended to provide additional employee parking for the bank; and
- WHEREAS, email correspondence with the NYS Department of Transportation, included with the referral materials, indicates that approval has been granted for the proposed access onto North Main Street; closure of the existing curb cut along the northern lot line will be required as a condition of the proposed access; per the Layout Plan, there will be new concrete sidewalk spanning across the new and removed curb cuts; and

WHEREAS, the Layout Plan indicates that all work within the state right-of-way is subject to a work permit from the NYS Department of Transportation; and

WHEREAS, the submitted Environmental Assessment Form (EAF) dated August 12, 2019 indicates the proposed project will disturb 0.20 acres of the site and stormwater will follow existing drainage patterns, draining to the west of the site;

ADVISORY NOTE: per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; and

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

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

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. Prominent parking along frontages, gaps in the built environment along the sidewalk, and parking as a substantial use of a parcel are generally discouraged in Main Street village environments.
2. The applicant and Village are encouraged to explore alternate parking options such as off-site shared parking for employees, options for nearby on-street parking, and/or site layouts to accommodate the need for additional bank parking, which do not preclude the development of new village infill uses along the Main Street.

The motion was made by Marty Voss and seconded by Lisa Dell. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Lisa Dell - yes; Jim Stelter - yes; Marty Voss - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 18, 2019

OCPB Case # Z-19-255

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a TEXT AMENDMENT from the Town of Camillus Town Board at the request of Town of Camillus for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing to amend Chapter 30-Zoning, §602-Front Yard Regulations of the Town Code to change section (C)-Front Yard Exceptions; and
- WHEREAS, per the Town zoning code, the front yard is defined in §602-Front Yard Regulations as “a space extending the full width of the lot between any building and the front lot line and measured perpendicular to the front lot line, unless the lot is a flag lot, in which case the depth of the required front yard is measured from that point at which the access merges with the regular portion of the lot”; and
- WHEREAS, per §602 (C)-Front Yard Exceptions, one of the current exceptions to the front yard requirements states “Corner Lots in Residential Districts – In all residential districts corner lots shall have a front yard on each abutting street with a minimum depth equal to the required front yard depth”; this provision will be amended with the proposed action to remove the text “Corner Lots in Residential Districts” from the paragraph; and
- WHEREAS, the proposed text amendment will also add a new exception to read “Corner Lots in R-3 Districts, in addition to the requirement of paragraph 3 supra, the side front yard may not be used for the parking or storage of any motor vehicle, trailer, all-terrain vehicle, snowmobile, boat or snow plow”; subsequently, the front yard exceptions will be renumbered given the addition of a new paragraph; and
- WHEREAS, per the Town zoning code, the minimum front yard requirement is 75’ in the Rural Residential (R-R) zoning district, 50’ in the Residential (R-1) district, 40’ in the Residential (R-2) district, and 35’ in the Residential (R-3), Mixed Residential (R-4), and Special Residential (R-5) districts; the R-3 District is “designed to accommodate single-family residential development at densities comparable to the majority of residential subdivisions in the predominantly built-up areas of the Town” and requires a minimum lot area of 10,000 square feet; and

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

The motion was made by James Corbett and seconded by Marty Voss. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Lisa Dell - yes; Jim Stelter - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 18, 2019

OCPB Case # Z-19-256

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a THREE-MILE LIMIT from the City of Syracuse Planning Commission at the request of COR Route 5 Company, LLC for the property located at 5351 North Burdick Street; and
- WHEREAS, the site is located within three miles of the City of Syracuse and subject to the extra-territorial jurisdiction of the City of Syracuse under the three-mile limit rule and the site is located within 500 feet of East Genesee Street (Route 5), a state highway, North Burdick Street (Route 94), a county highway, and the municipal boundary between the Town of Manlius and the Village of Fayetteville; and
- WHEREAS, the applicant is proposing to subdivide a 1.779-acre parcel into two new lots, Lot 10A (0.832 acres) and Lot 10B (0.947 acres), in a Regional Shopping District (RSD) zoning district; and
- WHEREAS, the Board previously reviewed the preliminary subdivision referral (S-19-50) associated with this three-mile limit review; at the time, the Board concurrently reviewed a site plan referral (Z-19-192) for a Chase Bank project on the subject site, citing drainage and lighting data requirements for the NYS and Onondaga County Departments of Transportation and encouraging the Town of Manlius and applicant to consider opportunities for infill development, review internal traffic flow for the entire Towne Center with an updated circulation plan, and retain existing, established trees on the site to preserve the park-like qualities of the outparcel; and
- WHEREAS, A Resolution Approving Site Plan and Subdivision of Land, dated August 12, 2019, was included with the referral materials and indicates the Subdivision Plan has been approved by the Town with the following condition, to appear as a note on the filed map: "Lot 10B must forever remain as a park-like setting and shall not be otherwise commercially developed and shall remain substantially as improved pursuant to Site Plan Approval of the Planning Board of the Town of Manlius dated June 3, 2002"; Site Plan approval for the project has also been granted; and
- WHEREAS, the site is located at the intersection of East Genesee Street (NYS Route 5) and North Burdick Street, a county road, and abuts multiple parcels containing the Towne Center at Fayetteville shopping plaza; surrounding land uses are primarily commercial along this stretch of Route 5 with residential lots abutting the shopping center to the west; the site is across Route 5 from the Charles Estabrook Mansion (also known as the Wellington House) which is listed on the National Register of Historic Places; and
- WHEREAS, per the submitted subdivision plan dated June 25, 2019, the site contains a park-like, greenspace area that is generally encircled by paver sidewalks with two larger landscape features and a gazebo occurring at the east side of the

site; the proposed subdivision will create Lot 10A (0.832 acres) and Lot 10B (0.947 acres); proposed Lot 10A is intended for the bank development and proposed Lot 10B is shown to contain the landscape features and gazebo; and

WHEREAS, the referral materials for the site plan referral (Z-19-192) showed the proposed bank development to include a 3,470 sf building, Chase Bank, set 50' from the Route 5 right-of-way with parking at the front of the building and a detached ATM and canopy with a drive up lane; a variance was granted to the Towne Center shopping plaza on July 19, 2001, reducing the required parking space size from 10' x 20' to 9' x 19'; a portion of the existing sidewalk on Lot 10A will remain, and new sidewalks are proposed at the front of the building and along the north side of the parking lot that will connect to a new concrete sidewalk on Lot 10B, and ultimately the existing, remaining sidewalks on that portion of the site; and

WHEREAS, additional site improvements were shown in the site plan referral (Z-19-192) to occur on adjacent parcels; the internal drive serving the building to the north will be realigned to allow for access to Lot 10A; a proposed entrance-only drive is shown to partially occur on the adjacent parcel to the west and connect to an existing right-in/right-out driveway onto Route 5 that serves the entire shopping plaza; aerial imagery shows additional access to the Towne Center shopping plaza comes from a signalized, full access driveway onto Route 5 and four full access driveways onto North Burdick Street; ADVISORY NOTE: per the NYS Department of Transportation, no additional access to Route 5 will be permitted; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated June 26, 2019, 1.2 acres of the site will be disturbed by the proposed project; stormwater runoff will be directed to on-site stormwater management facilities which discharge to an existing storm sewer within the Towne Center at Fayetteville plaza and then ultimately to Limestone Creek; per the site plan referral (Z-19-192), there are two proposed bioretention areas, one on Lot 10A and the adjacent parcel to the west and one on Lot 10B; an existing bioretention facility on the adjacent parcel to the north is shown to be revised to accommodate the proposed changes to the internal drive on that parcel; ADVISORY NOTES: any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; and

WHEREAS, the site has access to public drinking water and sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; ADVISORY NOTES: the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; and

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

Overflow (CSO);

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

WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that entirety of the site is located within the 100-year floodplain and the southeast corner of the proposed bank lot is in the floodway; the site plan referral (Z-19-192) indicated the bank building's finished floor elevation (FFE) has been set 2 feet above the FEMA Mapped Flood Elevation; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper indicates that the site of the proposed action may contain a species of animal (Indiana bat, Northern long-eared bat), or associated habitats, listed by the state or federal government as threatened or endangered; impacts to bat species are often associated with tree clearing and from aerial imagery it appears that there are no wooded areas on the site; and

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

The motion was made by Lisa Dell and seconded by Marty Voss. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Lisa Dell - yes; Jim Stelter - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 18, 2019

OCPB Case # Z-19-257

- 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 Aldi's Inc. for the property located at 2015 Erie Boulevard East; 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 Erie Boulevard East (Route 5), a state highway; and
- WHEREAS, the applicant is proposing to install a standalone ATM machine with canopy for Citizens Bank and a single drive-thru lane on a 2.4-acre parcel containing an existing grocery store (Aldi) in an Industrial, Class A zoning district; and
- WHEREAS, in 2014, the Board offered no position for concurrent project site review (Z-14-62) and sign waiver (Z-14-63) referrals to replace the canopy on the existing grocery store and add additional signage; and
- WHEREAS, the site is located along a state-owned portion of Erie Boulevard East, a highly commercialized corridor with a mix of roadside commercial and large retail establishments; and
- WHEREAS, the submitted Instrument Location Map dated January 2014 shows the site has additional frontage on Peat Street, a city street, and contains an existing one-story building, an Aldi grocery store; the remainder of the site is almost entirely covered by asphalt parking; there are two existing full access driveways onto Peat Street; aerial imagery shows existing concrete sidewalks along both road frontages; and
- WHEREAS, the submitted Site Demolition Plan dated April 24, 2019 shows the proposed ATM and drive-thru lane will replace 5 existing parking spaces at the front of the site; the elevation drawings show LED lighting for the canopy and vinyl signage decals on all sides of the ATM; additional signage includes a 7'-4" wide brand/logo sign mounted on top of the ATM; and
- WHEREAS, the site is located along a stretch of Erie Boulevard which will undergo a large New York State Department of Transportation (NYSDOT) project to install bicycle, pedestrian, and roadway enhancements to accommodate the Empire State Trail; designs for the project are currently being finalized and all applicants and municipalities are advised to coordinate with NYSDOT on site planning within the right-of-way along this portion of Erie Boulevard; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse draft zoning map dated June 2019, the proposed zoning for this lot is Commercial (CM), which would act to "provide appropriate areas that permit the development and continued use of land for commercial and service uses characterized by frequent visits of customers and clients in high volumes"; and

- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and
- WHEREAS, the project is within 2,000 feet of multiple sites (IDs: B00072, B00146, 734047, C734090) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); site C734090, formerly the Carbacio Auto Site, is located across Peat Street from the subject parcel and is a classified completed site in the Brownfield Cleanup Program; no impacts to this site are anticipated; and
- WHEREAS, the site may contain the Northern long-eared bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that there are no wooded areas on the site; and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

The applicant must submit a lighting plan to the New York State Department of Transportation and reflect any mitigation as may be determined by the Department on the project plans prior to, or as a condition of, municipal approval. No glare or spillover onto adjacent properties or the state right-of-way will be permitted.

The motion was made by James Corbett and seconded by Marty Voss. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Lisa Dell - yes; Jim Stelter - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 18, 2019

OCPB Case # Z-19-258

- 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 Star Clay, LLC for the property located at 4155 NYS Route 31; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Route 481 and Route 31, both state highways; and
- WHEREAS, the applicant is proposing to renovate a vacant store in Great Northern Mall for a storage facility on a proposed 6.623-acre lot in a Regional Commercial (RC-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing a preliminary subdivision referral (S-19-66) as part of the proposed project; the Board recently reviewed area variance (Z-19-187) and site plan (Z-19-209) referrals as part of a proposed project to develop a vacant, adjacent outparcel for an IHOP restaurant, citing drainage and lighting data requirements for the NYS Department of Transportation and encouraging shared parking with Great Northern Mall, infill development, retention of existing, established trees, and provision of pedestrian accommodations; the Board also recently reviewed special permit referrals (Z-19-40, Z-19-156) pertaining to other proposed uses of the Great Northern Mall parking lot and offered no position; and
- WHEREAS, the Great Northern Mall site has frontage on NYS Route 31 and VerPlank and Morgan Roads, both county roads, with surrounding land uses being primarily commercial; the site abuts I-481 to the west; aerial imagery shows the site contains a large one-story building, Great Northern Mall, surrounded on all sides by a large asphalt parking lot; there is an existing outbuilding, a vacant Toys-R-Us, on the western side of the site with its own associated parking lot; and
- WHEREAS, there are two outparcels that occur within the mall site, each containing a former anchor store of the mall and a portion of the parking lot; the submitted subdivision plans show the proposed subdivision will create a new, similar type of outparcel, proposed New Lot 4155B (6.623 acres), to include the former Bon-Ton store in the mall and a portion of the parking lot adjacent to it; the remainder of the site will become New Lot 4155A (126.803 acres); and
- WHEREAS, New Lot 4155B is intended for the proposed storage facility; no development plans are indicated for New Lot 4155A; per the submitted Environmental Assessment Form (EAF), the 102,226 sf Bon-Ton store will be renovated with a new roof, new LED lights, and new HVAC fixtures; the submitted site plan dated June 6, 2019 shows site improvements to include enclosing the parking lot with a chain link fence and restriping the parking area to provide 107 parking spaces, which appear to be larger than existing; 15 of the original parking spaces will remain for a small employee/customer parking area; the

site plan indicates 408 parking spaces are required where 122 are proposed; the Board has not reviewed an area variance referral for the proposed project; and

WHEREAS, per the site plan, the proposed chain link fence will have four gates, providing access to the existing internal road network that encircles Great Northern Mall; the mall site has two full access driveways onto Route 31, each occurring at a traffic signal, and an additional driveway onto Morgan Road to the west; no changes to the existing driveways are proposed; and

WHEREAS, the submitted subdivision plans show a number of easements and rights-of-way on the site, including a 300' wide right-of-way to the Power Authority of the State of New York on lands containing overhead utility lines just north of the mall building and parking lot; there is a water main easement and a drainage easement crossing New Lot 4155B; and

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

WHEREAS, GIS mapping shows potential riverine federal wetlands on the eastern half of the site; the existing Great Northern Mall building and parking lots appear to encroach on the wetland area; and

WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears there are minimal wooded areas on the site; and

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

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

1. The Town and applicant are advised to clarify the ownership of the water main and drainage easements on New Lot 4155B on the approved subdivision/site plan. Any necessary permissions for work within the easements should be obtained prior to, or as a condition of, municipal approval.
2. The Town is encouraged to explore planning and zoning options for the future of the Great Northern mall site and outparcel areas, as it is transitioning from a traditional shopping mall to more varied land uses and tenant types. Continued subdivision and fragmented ownership of parcels may ultimately impede redevelopment options for a significant site such as this.

The motion was made by Marty Voss and seconded by Lisa Dell. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Lisa Dell - yes; Jim Stelter - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 18, 2019

OCPB Case # Z-19-259

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Pieman Realty, LLC for the property located at 5063 Brittonfield 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 Collamer Road (Route 298), a state highway; and
- WHEREAS, the applicant is proposing to renovate and convert an existing building into a microbiology and analytical laboratory on a 2.40-acre parcel in a High Tech zoning district; and
- WHEREAS, in 2011, the Board recommended modification of a site plan referral (Z-11-346) to build an equipment storage garage on the subject parcel, citing site plan review and drainage data requirements for the NYS Department of Transportation and encouraging the applicant to improve stormwater quality as much as practical; and
- WHEREAS, the site is located at the intersection of Brittonfield Parkway, a local road, and NYS Route 298 just north of the I-90/I-481 interchange in the Town of DeWitt; surrounding land uses include various professional and service offices; and
- WHEREAS, the submitted Existing Conditions & Demolition Plan dated August 2019 shows the site, which formerly held the headquarters for Dig Safely New York, contains two existing one-story buildings (8,115 sf and 1,279 sf), a rear parking lot, and an existing driveway on Brittonfield Parkway; demolition work for the project includes removing the overhang on the 8,115 sf building, removing ground lighting next to an existing monument sign, and removing two existing trees; and
- WHEREAS, the submitted floor plans show first floor renovations to the 8,115 sf building to include an entry and vestibule area, an elevator, and two staircases, totaling 528 sf of new construction; existing first floor spaces will also be renovated for lab space, meeting rooms, restroom facilities, offices, and a lobby for the proposed laboratory; a second floor addition (8,451 sf) will also be constructed for additional laboratory and admin. storage space; and
- WHEREAS, the submitted Preliminary Site Plan dated August 2019 shows proposed site improvements to include an outdoor patio addition to the 8,115 sf building and a sidewalk to connect the building to the parking lot; no changes to the 1,279 sf building are proposed; and
- WHEREAS, per the Preliminary Site Plan, the site contains 45 spaces where 57 are required; the plan notes that, per the Town zoning code, "when any such legally established existing use was deficient in the required parking spaces on such effective date, such new use may be established with a deficiency in

required parking spaces equal in number but not more than such preexisting deficiency” and the previous use was also deficient 12 parking spaces; and

WHEREAS, per the submitted Environmental Assessment Form (EAF), stormwater runoff will be directed to the existing storm sewer system on site, with eventual discharge to Ley Creek to the northeast; minimal additional runoff is anticipated as a result of the project;

ADVISORY NOTE: per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; and

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

ADVISORY NOTE: given the change of use, the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

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

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

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

ADVISORY NOTE: projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) must submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection for review; and

WHEREAS, the site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper); the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the plans it appears that two trees on site will be removed as part of the project; the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

Given the proposed change in use, the New York State Department of Transportation has determined that the municipality and applicant must contact the Department to discuss anticipated traffic generation from the new use for the proposed project. Any modifications or mitigation required by the

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

The motion was made by James Corbett and seconded by Marty Voss. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Lisa Dell - yes; Jim Stelter - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 18, 2019

OCPB Case # Z-19-261

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Raymond Corporation for the property located at 6581 Chrysler Lane; 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 Venture Gear Drive (Route 76), a county highway; and
- WHEREAS, the applicant is proposing a parking lot expansion and improvements to the existing stormwater system on 1.76 acres in an Industrial zoning district; and
- WHEREAS, in 2018, the Board offered no position for a three mile limit referral (Z-18-185) to combine three lots, including the subject parcel, into one, which appears to have taken place; and
- WHEREAS, the site is located on Chrysler Lane, a dead end road off New Venture Gear Drive (County Route 76) that serves the site; the site is west of Carrier Circle and near numerous hotels, office parks, and other manufacturing sites situated along this stretch of the New York State Thruway (I-90); and
- WHEREAS, the submitted survey map and aerial imagery show the site contains 4 existing one-story buildings providing distribution facilities and loading/docking areas for various businesses; the buildings and loading areas face Chrysler Lane and are separated from the road by pavement; there is unrestricted access from the buildings to Chrysler Lane; and
- WHEREAS, per the submitted Site Plan dated August 20, 2019, the northernmost building is leased by the Raymond Corporation and the proposed parking lot (19 spaces) will be constructed on the north side of that building, replacing an area that is currently maintained lawn; there will be a new, delineated driveway onto Chrysler Lane to serve the parking lot, a new sidewalk to connect to an existing crosswalk and the front of the building, and a bike rack at the front of the building; and
- WHEREAS, per the Site Plan, the project also includes a new stormwater management area, to be constructed along the north side of the parking lot; new landscaping and street trees are shown between the stormwater facility and Chrysler Lane; drainage study was included with the referral materials; per the submitted Environmental Assessment Form (EAF), 0.25 acres of the site will be disturbed by the proposed project; and
- WHEREAS, a Site Photometric Plan dated August 30, 2019 was included with the referral materials and shows 4 wall-mounted light fixtures to be installed on the north side of the building facing the new parking lot;
- ADVISORY NOTES: per the Onondaga County Department of Transportation, no glare or spillover onto adjacent properties or the county right-of-way will be permitted; and

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

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

WHEREAS, the site is located in an Onondaga County Drainage District for Bear Trap and Ley Creek, which are maintained by the Department of Water Environment Protection in this area;
ADVISORY NOTE: projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) must submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection for review; and

WHEREAS, the project is within 2,000 feet of a site (ID: 734068) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications. 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 by reducing impermeable surfaces and utilizing green infrastructure (roof gardens, rain gardens, etc.) wherever possible. For more information on stormwater management and opportunities to incorporate green infrastructure elements into project plans, contact the Onondaga County Save the Rain program at 315-435-2260 or visit <http://savetherain.us>.

The motion was made by Marty Voss and seconded by Lisa Dell. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Lisa Dell - yes; Jim Stelter - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 18, 2019

OCPB Case # Z-19-262

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Marcellus Zoning Board of Appeals at the request of Dennis Belotti for the property located at 4949 Howlett 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 Howlett Hill Road (Route 40 / Dunbar Woods); and
- WHEREAS, the applicant is requesting an area variance to install a 10' x 16' shed with a 41' front yard setback where 68' is required in a Residential (R1) zoning district; and
- WHEREAS, the site is located in a rural area in the Town of Marcellus with surrounding residential land uses; and
- WHEREAS, the submitted survey map shows the site has frontage on Howlett Hill Road, a county road, and contains an existing one-and-a-half-story house set roughly 42' from the centerline of the road; the house is non-conforming as it does not meet the required front yard setback (68'); there is an existing gravel parking area with a driveway onto Howlett Hill Road; the site also contains an existing shed; and
- WHEREAS, a narrative from the applicant indicates that the 10' x 16' shed has been located at the rear of the gravel parking area; an area variance is requested to reduce the front yard setback for the shed from 68' to 41'; and
- WHEREAS, per the narrative, the topography of the site prevents the shed from being located farther from the road, and the location of the existing septic system and leach field restricts development on the other side of the house; the survey map shows a 30' right-of-way to Central New York Power Co. at the rear of the house; and
- WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, the site is served by public drinking water and an individual septic system; the exact location of the septic system is not shown on the survey map; no changes to the existing infrastructure are proposed; and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

The applicant is advised to reduce or delineate the existing driveway width to 20 feet to meet Onondaga County Department of Transportation standards.

The motion was made by Marty Voss and seconded by Lisa Dell. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Lisa Dell - yes; Jim Stelter - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 18, 2019

OCPB Case # Z-19-263

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a THREE-MILE LIMIT from the City of Syracuse Zoning Administration at the request of Towpath Subdivision for the property located at 6711 & 6723 Towpath Road; and
- WHEREAS, the site is located within three miles of the City of Syracuse and subject to the extra-territorial jurisdiction of the City of Syracuse under the three-mile limit rule and the site is located within 500 feet of Interstate Routes 481 and 690, both state highways; and
- WHEREAS, the applicant is proposing to combine three parcels into two new lots, New Lot 6711 (12.942 acres) and New Lot 6723 (7.477 acres), in Office and Professional (O&P) and High Tech (H-T) zoning districts; and
- WHEREAS, the Board recently offered no position with comment for the subdivision referral (S-19-51) associated with this three-mile limit review; an area variance referral (Z-19-223) from the Town of DeWitt was also reviewed by the Board, which reduced side yard setback and parking requirements to facilitate the lot line adjustment; and
- WHEREAS, the site is part of the suburban Glacier Creek Office Park development located between Erie Boulevard East and Interstate 690, and north of the Shoppingtown Mall; surrounding land uses are office, commercial, retail, and industrial; and
- WHEREAS, the submitted subdivision plans dated June 25, 2019 show the site has frontage on Towpath Road, a local road, and abuts I-690 to the north; the site consists of three parcels containing (2) two-story office buildings connected by a covered walkway; there are three large, interconnected parking lots at the front of the buildings and four existing driveways onto Towpath Road; per the subdivision plan, there is an area labeled "Observed Wetlands" at the rear of the buildings which appear in aerial imagery to have standing water and vegetation; and
- WHEREAS, per the subdivision plan, the westernmost parcel, TM# 053.-02-02.1, is bisected by a 200' wide parcel owned by Niagara Mohawk Power Corporation and containing overhead utility lines; the portion of the parcel to the north (5.632 acres) is undeveloped, vegetated land; and
- WHEREAS, the proposed subdivision will separate the two buildings onto their own lots; no site or building improvements are proposed; the referral materials for the subdivision (S-19-51) indicated that the site has existing shared parking and access agreements that will remain in place; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and

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

WHEREAS, the site is located along a stretch of Towpath Road which will undergo a large New York State Department of Transportation (NYSDOT) project to install bicycle, pedestrian, and roadway enhancements to accommodate the Empire State Trail; and

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

WHEREAS, GIS mapping shows the northern half of the site, including the undeveloped portion of TM# 053.-02-02.1, may contain state and federal wetlands; portions of the existing buildings and parking lots appear to fall in the potential wetland areas; and

WHEREAS, the site may contain the Indiana bat or Northern long-eared bat, or their associated habitats, which have been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and no tree clearing is proposed as part of the project; and

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

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

The motion was made by Lisa Dell and seconded by Marty Voss. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Lisa Dell - yes; Jim Stelter - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 18, 2019

OCPB Case # Z-19-264

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Skaneateles ZBA at the request of Michael & Kristen Drake for the property located at 687 West Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of West Genesee Street (Route 20), a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting an area variance to reduce the 100' wetland/watercourse buffer requirement to 27.2' to allow for a driveway extension on a 6.52-acre parcel in a Rural Residential (RR) zoning district; and
- WHEREAS, the Board recently reviewed a lot line adjustment referral (Z-19-242) between the subject parcel and an adjacent parcel under common ownership, and a special permit referral (Z-19-241) to re-establish a mini-golf course on the adjacent parcel; the proposed lot line adjustment will convey 0.40 acres from the subject parcel to the rear of the mini-golf course and is intended to bring the impermeable surface coverage of the adjacent parcel into conformance; and
- WHEREAS, the site is located along Route 20, just west of the Village of Skaneateles; surrounding land uses are primarily agriculture and residential; the site is adjacent to lands enrolled in NYS Agricultural District 2 that appear to contain active farmland; aerial imagery shows the rear of the site also contains active farmland; the submitted Narrative dated August 8, 2019 indicates the subject parcel will be enrolled in the adjacent Agricultural District in January 2020; and
- WHEREAS, the submitted survey map dated June 30, 2019 shows the site contains an existing two-story house, a detached garage, and a u-shaped driveway with two access points onto Route 20; and
- WHEREAS, the submitted Site Plan dated August 7, 2019 shows a proposed project to establish a nursery, Lake Effect Nursery, north of the house, replacing some of the existing farmland; the Site Plan shows (2) new 30' x 72' green houses, a 40' x 90' barn, an extension of the existing driveway, and an 11-space parking lot; per the Narrative, the nursery intends to also offer pumpkin patch and corn maze activities in the fall, as a complement to the mini-golf business; the site plan did not identify related facilities or use areas, provisions for restrooms, or parking accommodations for noted pumpkin patch and corn maze uses; and
- WHEREAS, per the Site Plan, a federal wetland border is shown to occur on the adjacent mini-golf parcel and at the rear of the site; per the local application, the wetland was delineated by the U.S. Army Corps of Engineers on May 20, 2019; all proposed work for the nursery appears to be outside the wetland boundary; however, the Town zoning code states no principal structure and

no accessory structure 600 sf or larger shall be located within 100' of a wetland or water course and the driveway extension will be located 27.2' from the wetland border; and

WHEREAS, per the Site Plan, the western portion of the driveway, which is the portion that will be extended, will cross an existing telephone easement on the site; this portion of the driveway will also have a 30' easement and serve the adjacent mini-golf course; access between the two parcels will be reduced from 4 driveways, two occurring on each parcel, to 3; and

WHEREAS, the submitted Environmental Assessment Form (EAF) dated August 1, 2019 indicates more than 1 acre of the site will be disturbed by the proposed project;

ADVISORY NOTES: per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the site is served by public drinking water and an individual septic system; a proposed septic system is shown next to the existing one; the special permit referral (Z-19-241) indicated that this new septic system is intended to serve the mini-golf course use and is located on the subject parcel so that it is outside the federal wetland; and

WHEREAS, the western portion of the parcel contains an unnamed stream, tributary to Skaneateles Creek, and related floodplains; and

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

The Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to, or as a condition of, municipal approval of the area variance.

The Board also offers the following comments:

1. The Town is advised to consider the potential impacts of the full proposed use of the site, including the nursery and agritourism uses, as part of the area variance review. Consideration for the provision of wastewater services, traffic generation potential, and site access and parking during peak operating hours is advised.
2. The Town is also advised to consider the potential liability of siting septic systems off site, particularly with regard to maintenance responsibilities, property impacts, and any future changes in property ownership.
3. The Board encourages the Town to require vegetative buffering to protect water quality of the wetland as a condition of permitting the driveway extension to occur within the required wetland setback.
4. The New York State Department of Transportation has determined that the

Town and the applicant must continue to coordinate Route 20 access plans with the Department. To meet Department requirements, a copy of the Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies must also be submitted to the Department for review and approval. Any mitigation as may be determined by the Department must be reflected on the project plans prior to, or as a condition of, Town approval.

5. The Town and applicant are advised to clarify the ownership of the telephone easement on the site plan. Any necessary permissions for work with the easement should be obtained prior to, or as a condition of, municipal approval.

6. Per the New York State Department of Transportation, the municipality is advised to ensure appropriate access agreements are in place for any shared driveways on Route 20.

7. The applicant is encouraged to consider installation of bicycle parking to encourage local trips from the Village by bicycle. The Town is also encouraged to consider the addition of multi-use paths along Route 20 to support multi-modal transportation to nearby visitor-oriented areas such as this.

8. The Town is advised to ensure an easement agreement has been filed to allow the adjacent property access to the proposed septic system.

The motion was made by James Corbett and seconded by Marty Voss. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Lisa Dell - yes; Jim Stelter - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 18, 2019

OCPB Case # Z-19-265

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Van Buren Planning Board at the request of NJH Property Holdings, LLC for the property located at State Fair Boulevard; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of State Fair Boulevard (Route 48), a state highway, and the municipal boundary between the Town of Van Buren and the Town of Geddes; and
- WHEREAS, the applicant is proposing to construct eight self storage buildings and associated amenities on a 5.75-acre parcel in a Business/Residence Buffer (BRB) zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-19-273) for the proposed project; and
- WHEREAS, the site is located along State Fair Boulevard (NYS Route 48) with surrounding residential uses; per the submitted Existing Site Plan dated June 2, 2019, the site has 108.78 feet of frontage and a 60' right-of-way leading to the bulk of the property, situated behind an existing residential lot; the site is vacant and forested; GIS mapping shows a tributary to the Seneca River with associated 100-year floodplain and federal wetlands, all occupying more than 1.5 acres at the rear of the site; and
- WHEREAS, the submitted Proposed Site Plan dated August 10, 2019 shows the self-storage facility will include (8) 30' x 120' parallel buildings, one of which the local application indicates will contain office and temperature-controlled storage space; the buildings will be encircled by a 20' drive and separated from each other by 25' drive aisles; a proposed fence with automatic entrance gate is shown at the front of the self-storage facility area; there is a 15' easement along the west lot line and crossing the rear of the site, which do not appear to be impacted by the proposed development; and
- WHEREAS, per the Proposed Site Plan, a proposed driveway is shown on State Fair Boulevard;
ADVISORY NOTE: the proposed driveway onto State Fair Boulevard requires highway access and work permits from the NYS Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, the referral materials include a Lighting Plan dated August 10, 2019; 64 proposed wall lights are shown, 8 per building; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated June 26, 2019, 4.5 acres of the site will be disturbed by the proposed project; the plans show the existing grade of the site drops from State Fair Boulevard to the rear of the parcel; the site will be re-graded to provide a more level area for the new buildings, with the lowest elevation still occurring at the rear of the site and in

a proposed stormwater infiltration basin; all proposed development appears to be outside the floodplain and wetland areas;

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

WHEREAS, the site has access to public drinking water and sewers and is located in the Baldwinsville-Seneca Knolls Wastewater Treatment Plan service area;

ADVISORY NOTES: the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

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

WHEREAS, the site may contain the Indiana bat or bald eagle, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the plans it appears that some significant wooded areas on site will be removed;

ADVISORY NOTE: per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and

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

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

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

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

The New York State Department of Transportation has determined that the municipality and the applicant are required to coordinate State Fair Boulevard access plans with the Department. To meet Department requirements, the

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

E-mail Address: countyplanning@ongov.net

applicant must also submit traffic data for review and approval. Any mitigation as may be determined by the Department must be reflected on the project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comments:

1. Given the proximity of the development to a Seneca River tributary and its associated floodplain and wetlands, the applicant is encouraged to 1) retain as much existing tree cover as possible, 2) reduce impermeable surfaces, and 3) utilize green infrastructure (roof gardens, rain gardens, etc.) wherever possible to reduce stormwater and protect stormwater quality. For more information on stormwater management and opportunities to incorporate green infrastructure elements into project plans, contact the Onondaga County Save the Rain program at 315-435-2260 or visit <http://savetherain.us>.
2. Additional landscape buffering should be required in areas abutting residential uses. Protection of mature tree canopy is particularly encouraged.

The motion was made by James Corbett and seconded by Marty Voss. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Lisa Dell - yes; Jim Stelter - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 18, 2019

OCPB Case # Z-19-266

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Geddes Town Board at the request of Kevin Alling for the property located at 755 State Fair Boulevard; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of State Fair Boulevard (Route 80) and Armstrong Road (Route 106), both county highways; and
- WHEREAS, the applicant is proposing to convert a vacant liquor store into a hair salon in a Commercial, Class B zoning district; and
- WHEREAS, the site is located along a county-owned portion of State Fair Boulevard just north of the NYS Fairgrounds; surrounding land uses are a mix of residential and small-scale, roadside commercial; and
- WHEREAS, the submitted plan shows the site contains an existing one-story building, formerly a liquor store, and a rear shed structure; there are trees along the southern border of the site and a portion of the rear lot line, in places where the site abuts residential properties; the remainder of the site is asphalt; and
- WHEREAS, the plan shows 13 parking spaces along the south lot line; it is not clear if parking lot striping will be completed to delineate the parking spaces shown in the plan; per the local application, interior improvements include partitioning off a waiting area, creating a barber shop room, and adding plumbing for two shampoo stations for the proposed hair salon use, Hair
- WHEREAS, there is undelineated access to State Fair Boulevard; no changes to the existing access are proposed;
ADVISORY NOTES: per the Onondaga County Department of Transportation, all existing or proposed driveways on State Fair Boulevard must meet Department requirements; per the Onondaga County Department of Transportation, no parking, loading, or servicing of vehicles in the right-of-way, or backing of vehicles into the right-of-way, is permitted; and
- WHEREAS, the land use component of the Town of Geddes & Village of Solvay Comprehensive Plan provides recommendations for State Fair Boulevard, including this parcel, as one of the area's strategic transportation corridors; the plan identifies this parcel as a Neighborhood Commercial/Mixed Use land use which is "intended to provide small-scale convenience retail/commercial developments offering incidental retail and service needs for the surrounding residential neighborhoods"; recommendations for this area include protections, such as vegetative buffering, for residential properties, incorporation of design provisions for the street edge, including signage, landscape buffers, sidewalks and lighting, and consideration of best practices for access management by consolidating parking areas and driveways; and

- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed;
ADVISORY NOTE: given the proposed change in use, the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO);
ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and
- WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734076, 734040, 734081) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and
- WHEREAS, the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); and
- WHEREAS, the site may contain the Northern long-eared bat or the Indiana bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the plans it appears that no trees on site will be removed; and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

The applicant must contact the Onondaga County Department of Transportation to coordinate requirements for the existing driveway on State Fair Boulevard, in order to satisfy commercial driveway standards, which will require reducing the width of the driveway. Any mitigation as may be determined by the Department must be reflected on the project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comment:

In keeping with the recommendations of the Town of Geddes & Village of Solvay Comprehensive Plan, the Town is encouraged to work with the applicant on a right-of-way treatment that includes a sidewalk, a planting strip between the sidewalk and road, and landscaping screening for front yard parking areas.

The motion was made by James Corbett and seconded by Marty Voss. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Lisa Dell - yes; Jim Stelter - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 18, 2019

OCPB Case # Z-19-267

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Geddes Town Board at the request of Justin & Tiffany Mayer for the property located at 1127 Grand Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Grand Avenue (Route 39), a county highway; and
- WHEREAS, the applicant is proposing to convert a vacant retail building into a dance studio in a Commercial zoning district; and
- WHEREAS, the site is located along Grand Avenue, a county road, at the rear of the Western Lights shopping plaza; the site is located across Grand Avenue from Harbor Brook; the front of the site occurs in the 100-year floodplain associated with the stream; and
- WHEREAS, the submitted survey map dated June 25, 2019 shows the site contains an existing one-story building, a former retail store, with front and side yard asphalt parking; the submitted Building Plan dated August 28, 2019 shows the building will be renovated for a dance studio use, Tiffany's School of Dance, and include four studio spaces ranging in size from 7 to 23 people; and
- WHEREAS, the submitted Site Plan dated August 28, 2019 shows 13 parking spaces in the existing asphalt areas; snow removal areas are shown at the edges of the parking lot; a proposed 35" x 102" (24.8 sf) sign will be mounted on the front canopy of the building; and
- WHEREAS, per the Site Plan, there is an existing driveway onto Grand Avenue; the adjacent parcel also contains an existing asphalt driveway with a 35' easement, which is shown to serve a new gravel loading area and a re-established gravel parking area on the west side of the building;
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Grand Avenue must meet Department requirements; and
- WHEREAS, per the submitted Narrative dated August 28, 2019, dance classes will be offered to children pre-school through high school; proposed hours of operation will be Monday through Thursday 3pm to 9pm and Saturday 9am to 1pm, with private lessons available by appointment only; at a maximum, there will be 4 employees and 45 students on site at one time; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; an approximate sewer line is shown in the Site Plan; it appears that access to the gravel parking and loading areas, via the adjacent driveway, will cross the sewer line;
ADVISORY NOTE: given the proposed change in use, the applicant is advised

to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

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

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

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 applicant and the municipality are encouraged to improve site design and reinforce walkability by incorporating elements such as sidewalks, landscaping along the road frontage and around the parking lots, and pedestrian connections to the adjacent shopping plaza.

The motion was made by Marty Voss and seconded by Lisa Dell. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Lisa Dell - yes; Jim Stelter - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 18, 2019

OCPB Case # Z-19-268

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Lakewood Development II, LLC for the property located at 6274 Island 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 Island Road (Route 214), a county highway; and
- WHEREAS, the applicant is proposing construction of a 24-building, 100-apartment facility as part of the Island Hollow Phase II development on a 29.12-acre parcel in a Residential-Multiple (RM) zoning district; and
- WHEREAS, in 2015 and 2016, the Board reviewed site plan and subdivision referrals (Z-16-336 and S-16-70) and (Z-15-287) to construct 94 apartments on 19 of 48 acres, which included the current subject parcel; a town-sponsored Coordinated Review meeting was held to review the project at that time; recommendations included requirements for trip generation and drainage information, and ensuring access agreements with National Grid, and offering several items for the Town's consideration including lighting, buffering, and conflicts with neighboring uses including existing industrially zoned land surrounding the site, potential impacts on the existing houses that front the site, recommendations for sidewalk and bicycle infrastructure along the frontage on Island Road, encouraging the Town to review this proposal and SEQR in the context of full build on the site, wetland permitting, and discouraging the extension of dense residential along Island Road, given proximity to farmed and rural land, environmental features, lack of infrastructure to support development, and the distance to community services; and
- WHEREAS, in 2006 and 2007, the Board recommended modification of a zone change referral (Z-06-245) and a preliminary subdivision referral (S-07-15) for a combined 96 town house lots and 72 apartments, with requirements regarding a traffic study, stormwater, wetland delineation, cross connections, and access, and recommended the town consider appropriate rezoning of the industrially zoned residential parcels at the front of the site; and
- WHEREAS, a 36-unit senior apartment building, and fourteen 4-5 unit apartment buildings have since been constructed on the frontage portion of the original site; the remaining lands site appears to be vacant, previously farmed land; the site is located at the fringe of the urbanized area near Cicero Swamp, with nearby suburban and rural housing, vacant and farmed land, and industrial and commercially zoned land along Northern Boulevard; and
- WHEREAS, the Concept Site Plan – Phase 2 dated June 14, 2019 shows 24 buildings containing 4-5 units to be constructed along two extended private roads/driveways from the Phase 1 portion of the site; the new units are of

similar architecture and layout to the existing units, with parking within the private drives in front of each unit; a small community building is also shown as part of Phase 2; and

WHEREAS, vehicular access would occur via the two existing driveway access points onto Island Road, a county road; the Onondaga County Department of Transportation is reviewing the submitted traffic study;

ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Island Road must meet Department requirements; and

WHEREAS, sidewalks are shown to occur along the private drives, however, no sidewalks are proposed by the applicant on Island Road, per the submitted plans; road shoulders are narrow in this semi-rural location; and

WHEREAS, the plan shows a 100+ foot wide Niagara Mohawk Power Corporation easement, containing large, high voltage power lines crossing the site north to south between the existing larger apartment building and the remainder of the existing and proposed apartments; it appears proposed apartment buildings would be located approximately 100 feet from the power lines and no fencing or other barrier restricting access to the power lines is shown; and

WHEREAS, the site currently contains tree and brush areas, hedgerows, a pond, and areas of state and federal wetlands, and the Site Plan notes areas of NYSDEC Wetlands "Cicero 17" and Army Corp Wetlands "A" = 1.73 acres, as well as NYSDEC wetlands; and

WHEREAS, Phase 1 of the project is served by public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station services areas; Phase 2 will presumably connect to the existing drinking water and sewer infrastructure;
ADVISORY NOTE: the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; and

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

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

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

The applicant must continue to coordinate traffic and drainage requirements with the Onondaga County Department of Transportation. Any mitigation as may be determined by the Department must be reflected on the project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comments:

1. The Town and applicant must ensure that appropriate agreements are in place with National Grid for permanent access across their easement prior to plan approval.
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 applicant and Town are encouraged to consider installation of sidewalk infrastructure along the frontage on Island Road, as well as the provision of bicycle racks for residents.
4. The applicant is advised to contact the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation to obtain any necessary permits for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers.
5. The Board discourages the continued extension of dense residential development along Island Road, given the presence of nearby farmed and rural land and environmental features, the lack of infrastructure to support significant development, and the distance to community services.

The motion was made by James Corbett and seconded by Marty Voss. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Lisa Dell - yes; Jim Stelter - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 18, 2019

OCPB Case # Z-19-269

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Elbridge Planning Board at the request of Tessy Plastics for the property located at 488 State Route 5; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Route 5, a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing construction of a 96,250 sf warehouse expansion on a 28.34-acre parcel in a Planned Industrial zoning district; and
- WHEREAS, in 2010, the Board recommended modification of a site plan referral to construct a 99,600 sf structure on the Tessy Plastics compound, citing drainage, access and traffic data requirements with the NYS Department of Transportation; previously, the Board recommended modification of a site plan referral to construct a 38,899-square foot warehouse (Z-04-278), and modification of a site plan referral to construct a 90,000-square foot medical manufacturing facility (Z-07-297) and a subdivision referral to resubdivide four parcels into three proposed lots (S-07-86); and
- WHEREAS, the site is located in a rural area with surrounding low density industrial uses, residential, and agriculture; the site abuts lands enrolled in NYS Agricultural District 3 which appear to contain active farmland; the site is a landlocked parcel containing a portion of the Tessy Plastics manufacturing facility along NYS Route 5 and abuts two other parcels containing additional buildings and parking for Tessy; the site is adjacent to the Millstone Golf Course; and
- WHEREAS, Skaneateles Creek runs along the rear lot line of the site; current FEMA Flood Insurance Rate Maps (FIRM) indicate that the rear of the site is located within the 100-year floodplain and more restrictive floodway associated with the creek, which may require elevation of structures and other mitigation; GIS mapping shows there may also be state and federal wetlands associated with the creek;
- ADVISORY NOTE: 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, aerial imagery shows the Tessy Plastics compound as a whole contains three metal frame buildings of various sizes, an internal road network, and associated parking; the subject parcel encompasses the southernmost building; the building is encircled by an internal drive and there are loading docks at the front of the building and vehicle parking on the side; and

WHEREAS, aerial imagery shows three driveways on Route 5 and parking at the front of the easternmost building that has uncontrolled access and appears to require cars to back into the state right-of-way; no changes to access are proposed; ADVISORY NOTE: per the NYS Department of Transportation, no parking, loading, or servicing of vehicles in the right-of-way, or backing of vehicles into the right-of-way, is permitted; and

WHEREAS, per the submitted Layout Plan, the proposed warehouse expansion (96,250 sf) will be constructed at the rear of the existing building and the existing drive will be extended behind the addition to serve new loading docks; the project will require two existing stormwater ponds to be infilled and existing tree cover to be cleared; two new stormwater detention basins, one of which is partially located in the floodplain, will be installed at the rear of the addition; all proposed development appears to be entirely outside the wetland and floodway areas; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated September 3, 2019, 6.7 acres of the site will be disturbed by the proposed project; stormwater will be mitigated through the on-site detention facilities before discharging via an established culvert to the existing wetland; the submitted Grading Plan shows stormwater facilities to include three bioretention areas, in addition to the stormwater ponds;

ADVISORY NOTES: per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

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

ADVISORY NOTE: given that the project includes new construction, the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

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

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

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

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

1. To meet Department requirements, the municipality must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies and traffic data to the New York State Department of

Transportation for review and approval. Any mitigation as may be determined by the Department must be reflected on the project plans prior to, or as a condition of, municipal approval.

2. Per the New York State Department of Transportation, all existing driveways on NYS Route 5 that serve the Tessa Plastics facility must meet the Department's commercial driveway standards. The Town and applicant must coordinate requirements for the parking in front of the easternmost building, which allows for uncontrolled open access onto Route 5.

3. The applicant must contact the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation to confirm the presence of federal and/or state wetlands and/or the 100-foot state wetland buffer on the site. All confirmed wetlands should be shown on the plans for the site and any necessary permits should be obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers.

The Board also offers the following comments:

1. The Onondaga County Health Department advises the Town and applicant to coordinate with the NYS Department of Environmental Conservation to ensure the site has an approved means of sewage disposal given the proposed expansion.

2. The municipality is encouraged to minimize exposure to damage from natural hazards and uphold local flood ordinance requirements, as required for good standing in the National Flood Insurance Program, by ensuring that any proposed development would not negatively affect drainage patterns in or near the floodplain.

3. Given the proximity of the development to Skaneateles Creek and its associated floodplain and floodway, the applicant is encouraged to 1) retain as much existing tree cover as possible, 2) reduce impermeable surfaces, and 3) utilize green infrastructure (roof gardens, rain gardens, etc.) wherever possible to reduce stormwater and protect stormwater quality. For more information on stormwater management and opportunities to incorporate green infrastructure elements into project plans, contact the Onondaga County Save the Rain program at 315-435-2260 or visit <http://savetherain.us>.

The motion was made by James Corbett and seconded by Marty Voss. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Lisa Dell - yes; Jim Stelter - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 18, 2019

OCPB Case # Z-19-270

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Clay Town Board at the request of TC Syracuse Development Associates, LLC for the property located at 7211 & 7219 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 (Route 47) and the Liverpool Bypass (Route 88), both county highways, and the municipal boundary between the Town of Clay and the Town of Salina; and
- WHEREAS, the applicant is proposing a zone change on a 110-acre parcel from Recreation (REC-1) to Industrial (I-1) in order to develop a warehouse distribution facility; and
- WHEREAS, the 110-acre parcel, currently a golf course, is located in an urbanized area with a mix of land uses near the Village of Liverpool, the New York State Thruway and Woodard Industrial Park; the site lies along the boundary with the Town of Salina; a limited number of existing single-family houses are located along the Morgan Road frontage, most to remain within a residential zone; zoning surrounding the site reflects the mixed nature of development in the area, with Industrial, Neighborhood, Highway and Regional Commercial, Office, Apartment and Residential zoning districts; the Morgan Road frontage is also overlaid with the Town of Clay 500 Foot Industrial Perimeter, which indicates to neighboring uses that Industrial land uses are prevalent in the area; and
- WHEREAS, per the application materials, the proposal is to build a 3,783,000 SF distribution facility with a footprint of 823,522 SF and 85 feet in height, with 69+/- loading docks, 200+/- trailer parking stalls, and 1,850+/- parking spaces; 48 of the 110 acres would be comprised of impervious surface; exterior cladding would generally consist of smooth and corrugated metal panels (gray and blue) with the main entrance along Morgan Road; and
- WHEREAS, the project is described as a warehouse to consist of 4 upper levels of sorting fields with a perimeter of work stations and conveyor systems to deliver product to the ground level for sorting, packing, labeling and distribution; the facility would operate 24 hours per day, 7 days per week with approximately 3 shifts; and
- WHEREAS, the Site Plan shows five new driveways, one on Liverpool Bypass, and four onto Morgan Road, each of which must meet commercial driveway standards of the Onondaga County Department of Transportation; the unsignalized northernmost driveway would serve as a main entry and exit point primarily for the truck traffic on site, leading to parking areas for 175+ trailers and access to 46 of 62 loading docks at the rear of the building; the four additional

driveways along Morgan Road serve the 1,800+ car parking lot with a signal proposed at the second northernmost driveway; a driveway onto the Liverpool Bypass serves the remaining loading docks and 22 trailer parking spaces, and connects to the employee parking lots; and

WHEREAS, the Site Plan shows a bus stop/dropoff location along the front of the building intended for pull-in Centro bus service to the site; the applicant is coordinating with Centro on service, circulation and logistics of the potential on-premises bus stop; local bus routes exist along Morgan Road and Route 57 (including service to Oswego); the traffic study submitted estimates 10% of employee trips would occur by means other than a single-occupant vehicle (eg. transit, carpool, walk, bicycle); there are no current or proposed sidewalks or pedestrian pathways along either road frontage, connecting to Route 57, nearby apartment complexes or the Village of Liverpool; there are no bicycle facilities other than road shoulders on nearby roadways and no bicycle racks or bicycle parking facilities are indicated on the submitted site plan; and

WHEREAS, a Traffic Impact Study was included in the EAF; utilizing 2,142 total employees (per Table III), the site would generate approximately 1,250+ new AM/PM peak hour trips; traffic mitigation measures identified include widening of Morgan Rd between the northernmost driveway and Commerce Blvd, a new signalized intersection at the second northernmost driveway, turn lanes for all driveways, and new turn lanes/intersection widening at nearby intersections; off-site mitigation includes widening and modifications to the Oswego St (Route 57)/Tulip St intersection in the Village of Liverpool, and turn lanes at Morgan Rd and Buckley Rd, Morgan Rd and the Bypass, and Commerce Blvd and Tulip St; while delays would occur at the intersection of Morgan and Sheridan Rd traffic levels are indicated as low and therefore no modifications were proposed in the traffic study; the Onondaga County and New York State Departments of Transportation are currently reviewing the study; and

WHEREAS, drinking water is to be supplied by the Town of Clay water system; two water tanks are shown at the rear corner of the building, connecting to the public water service lines; a fire loop and hydrants are also shown to surround the building; wastewater estimated at 30,000-40,000 gpd would flow north from the site via Town of Clay sewer lines, to the County-owned Longbranch Trunk Sewer, Sawmill Creek Pump Station and Wetzel Road Wastewater Treatment Plant; and

WHEREAS, a landscape plan shows landscape screening of residential edges and the rear parking lot, tree pits within parking lots, and bioretention and front yard plantings; no landscaping, grading or clearing is indicated for any of the remaining golf course lands at the northern end of the parcel; the submitted Threatened and Endangered Species Assessment considered the potential presence of Indiana Bat, Northern Long-Eared Bat and Eastern Massasauga habitats; trees will be cleared during prescribed months, and no other impacts are noted as expected; and

WHEREAS, an evaluation of site sound emissions was included, which shows a worst case decibel range of 45-60 dB(A) at nearby residences, and note worst-case sound emissions will result in no negative acoustical impact; strategies were included to minimize construction noise impacts; recommendations from the evaluation included ambient-sensing back-up alarms with 'shushing' sounds verses beeping sounds, and sound barriers and berms; an Overall Lighting Plan was also included in the EAF, with minimal spillover onto neighboring

parcels; and

WHEREAS, a wetland/waters impact assessment indicates wetland delineation was performed in July 2019, with 1.1 acres of onsite federal wetlands consisting of small, fragmented areas of emergent wetlands in the golf course and mainly comprised of turf grass and poorly draining soils; Sawmill Creek, a Class B tributary to Onondaga Lake, and listed as a NYS water-quality impaired waterbody, runs 2,000 feet through the site at the rear of the proposed building; the report notes an application will be submitted to the US Army Corps of Engineers for proposed stream crossings and small amounts of wetland fill; and

WHEREAS, a Stormwater Pollution Prevention Assessment was included with the EAF, which indicates stormwater transmission lines leading from the building and parking areas to multiple bioretention basins and a dry detention basin to the sides and rear of the building; any project that cumulatively disturbs one acre or more of land, must be covered under the NYS Pollutant Discharge Elimination System (SPDES) II General Permit for Stormwater Discharges from Construction Activity; for projects within a designated municipal storm sewer system (MS4) municipality, the applicant must prepare a Stormwater Pollution Prevention Plan (SWPPP) and consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP); projects located within the Onondaga Lake watershed must also include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual in the SWPPP; and

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

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

The Board supports the proposed zone change to support economic growth and job creation within an urbanized area of Onondaga County, with access to infrastructure, transit, and the regional transportation system.

In order to facilitate future project reviews, the Board offers the following items for consideration:

1. The Onondaga County Department of Transportation is currently reviewing the submitted Traffic Impact Study, access, stormwater and lighting plans submitted as part of the SEQRA documentation. The applicant should continue to work closely with the Department to secure agreement on any required mitigation to be considered as part of SEQRA review.
2. The applicant is advised to continue coordinating with the New York State Department of Transportation and New York State Thruway Authority to examine potential impacts to the regional transportation system, to be considered as part of SEQRA review.

3. Centro seeks to support and participate in the site planning process to

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ensure the applicant and provider can successfully provide service to the proposed facility.

4. The Board encourages continued consideration and future planning for additional transit, pedestrian and bicycle transportation opportunities within and surrounding this significant urban employment center.

The motion was made by Marty Voss and seconded by Matt Beadnell. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Matt Beadnell - yes; Lisa Dell - yes; Jim Stelter - yes; Marty Voss - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 18, 2019

OCPB Case # Z-19-271

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Pemco (Richard Ruggaber) for the property located at 6641 Commerce Boulevard; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Thompson Road (Route 13), a county highway, and the NYS Thruway (Route 90), a state highway; and
- WHEREAS, the applicant is proposing to expand an existing loading dock area and driveway on a 3.274-acre parcel in an Industrial zoning district; and
- WHEREAS, the site is located north of Carrier Circle and the NYS Thruway with surrounding land uses along the Thruway being a mix of distribution facilities, hotels, commercial uses, and office parks; and
- WHEREAS, the submitted survey map shows the site has frontage on Commerce Boulevard, a local road, and contains a large one-story building, asphalt at the front and side of the building, and a gravel area to the rear; there are 8 existing driveways onto Commerce Boulevard; and
- WHEREAS, the submitted Partial Site Plan shows two loading docks on the south side of the building; the proposed project will widen the western loading dock from one bay to two, including a new retaining wall and catch basin, and widen the driveway that serves it; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Meadowbrook Limestone Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and
- WHEREAS, the site is located in an Onondaga County Drainage District for Bear Trap and Ley Creek, which are maintained by the Department of Water Environment Protection in this area;
ADVISORY NOTE: projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) must submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection for review; and
- WHEREAS, the project is within 2,000 feet of a site (ID: 734129) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and
- WHEREAS, the site is located over, or immediately adjoining, a principal aquifer (per EAF

Mapper); and

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

The motion was made by Lisa Dell and seconded by Marty Voss. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Lisa Dell - yes; Jim Stelter - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 18, 2019

OCPB Case # Z-19-272

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of Nick Avicolli for the property located at 7839 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 / Route 91) and Wetzel Road (Route 252), both county highways; and
- WHEREAS, the applicant is proposing construction of a 4,000 sf two-story mixed use retail and office building, a cooler addition to the existing restaurant, and associated parking on three parcels totaling 3.04 acres in a Regional Commercial (RC-1) zoning district; and
- WHEREAS, in 2016, the Board offered no position for a site plan referral (Z-16-238) to construct an addition on the existing restaurant (Avicolli's), which was disapproved locally; the Board previously recommended modification of a site plan referral (Z-13-185) to expand the building and make site and access changes, requiring access coordination, traffic figures, a drainage study, and a wastewater right-of-way; and
- WHEREAS, the site is located at the intersection of Oswego Road, a county road, and Wetzel Road, a local road; surrounding land uses are mostly commercial along the Oswego Road corridor with residential neighborhoods to the east and west; and
- WHEREAS, the submitted Site Plan – Existing Features dated July 16, 2019 shows the three parcels collectively contain an existing one-story restaurant building, Avicolli's, two existing one-story houses, and two detached garages; the restaurant is surrounded by asphalt parking and a drive aisle; both houses and one of the garages will be demolished, with the foundation of one house shown to remain; and
- WHEREAS, the submitted Site Plan – Proposed Features dated July 23, 2019 shows the proposed cooler addition will be constructed (12' x 25') at the rear of the restaurant building; the proposed two-story office/retail building (4,000 sf) will be built off the existing foundation of the adjacent house with a larger final footprint; the restaurant parking lot will be reconfigured from 66 spaces to 76 and there are two large proposed parking areas, one at the rear of the mixed use building and one north of it, providing another 54 spaces; all new parking areas will be completed with porous pavement; the following area variances were granted for the site in 2012: reduce side yard setback from 75 feet to 13 feet, reduce perimeter landscape strip from 30 feet to 10 feet, reduce additional site perimeter landscape strip abutting residential districts from 80 feet to 20 feet, and reduce highway overlay setback from 70 feet to 67 feet; and
- WHEREAS, the site has 7 existing driveways, 3 on Wetzel Road and 4 on Oswego Road;

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per the Site Plan – Proposed Features, site access will be consolidated so two of the existing driveways on Wetzel Road will remain and there will only be one proposed right-in, right-out driveway on Oswego Road;

ADVISORY NOTES: the proposed driveway onto Oswego Road requires highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; all driveway removals and work within the county right-of-way is subject to a work permit from OCDOT; and

WHEREAS, per the Site Plan – Proposed Features, hours of operation for the existing restaurant are Monday through Thursday 11am to 9pm, Friday 11am to 10pm, Saturday 12pm to 10pm, and Sunday 12pm to 9pm; projected hours of operation for the proposed mixed use building are Monday through Friday 9am to 5pm; the new office and retail space will be leased out; and

WHEREAS, per the Site Plan – Proposed Features, proposed lighting includes 5 pole-mounted fixtures for the parking areas and 5 wall-mounted fixtures around the buildings; there will be 6 new red maple trees planted along the Oswego Road frontage; and

WHEREAS, the Site Plan – Proposed Features indicates that over 1 acre of land will be disturbed by the proposed project; no additional information regarding site drainage was included;

ADVISORY NOTES: per the Onondaga County Department of Transportation, additional stormwater runoff into the county's drainage system is prohibited; any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Wetzel Road Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; the site plans show a sewer line runs along the western lot line and has a corresponding 20' right-of-way; some asphalt in the right-of-way will be removed as part of the parking lot reconfiguration;

ADVISORY NOTES: the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; the Onondaga County Department of Water Environment Protection (WEP) asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; per WEP, any and all demolition of buildings requires a permit for sewer disconnects, and the applicant must contact Plumbing Control to ensure appropriate permits are obtained; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), the site is located along an operational bus route with bus stops occurring just north and south of the property; and

WHEREAS, per the site plans, wetland boundaries were delineated on March 3, 2018 and located by Ianuzi & Romans Land Surveying, P.C. on March 22, 2018; the wetland boundary is under state jurisdiction and occurs at the northwest corner of the site; no proposed development is shown in the wetland boundary; however, there will be significant encroachment in the 100' wetland

buffer, including portions of the proposed parking and building; and
WHEREAS, the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); the site may contain the Indiana bat, Northern long-eared bat or Bald eagle, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper);

ADVISORY NOTE: per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and

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 municipality and the applicant are required to coordinate Oswego Road access plans with the Department. Continued coordination is also required to satisfy the Department's traffic, drainage and lighting data requirements. Any mitigation as may be determined by the Department must be reflected on the project plans prior to, or as a condition of, municipal approval.
2. Any proposed development in, placement of fill in, or drainage of a state wetland or 100-foot state wetland buffer requires appropriate permits from the NYS Department of Environmental Conservation. The Town must ensure any necessary permits are obtained prior to, or as a condition, of municipal approval.

The Board also offers the following comments:

1. Every municipal review provides the opportunity to improve community appearance and the applicant and the municipality are encouraged to improve site design, reinforce walkability and foster use of public transit by incorporating elements such as sidewalks along the road frontages, landscape screening in front of the parking lot, and a sidewalk and/or crosswalk to each building.
2. The Board encourages the applicant and Town to continue to explore context-sensitive options for the site to minimize negative impacts to wetlands and to protect aesthetics. Options include a reduction in total required and provided parking spaces, parking lot sharing agreements with adjacent landowners, screening of parking areas, vegetative buffering of wetland areas or reconfiguring the building location to avoid wetland buffer areas.
3. The Town and applicant are advised to clarify the ownership of the sewer easement on the site plans. Any necessary permissions for work within the easements should be obtained prior to, or as a condition of, municipal approval.
4. The Town is advised to ensure appropriate easements or access agreements are in place for any shared driveways and parking, and to allow

for access through the parcels.

The motion was made by James Corbett and seconded by Marty Voss. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Lisa Dell - yes; Jim Stelter - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 18, 2019

OCPB Case # Z-19-273

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Van Buren Planning Board at the request of NJH Property Holdings, LLC for the property located at State Fair Boulevard; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of State Fair Boulevard (Route 48), a state highway, and the municipal boundary between the Town of Van Buren and the Town of Geddes; and
- WHEREAS, the applicant is requesting a special permit in order to construct eight self storage buildings and associated amenities on a 5.75-acre parcel in a Business/Residence Buffer (BRB) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-19-265) for the proposed project; and
- WHEREAS, the site is located along State Fair Boulevard (NYS Route 48) with surrounding residential uses; per the submitted Existing Site Plan dated June 2, 2019, the site has 108.78 feet of frontage and a 60' right-of-way leading to the bulk of the property, situated behind an existing residential lot; the site is vacant and forested; GIS mapping shows a tributary to the Seneca River with associated 100-year floodplain and federal wetlands, all occupying more than 1.5 acres at the rear of the site; and
- WHEREAS, the submitted Proposed Site Plan dated August 10, 2019 shows the self-storage facility will include (8) 30' x 120' parallel buildings, one of which the local application indicates will contain office and temperature-controlled storage space; the buildings will be encircled by a 20' drive and separated from each other by 25' drive aisles; a proposed fence with automatic entrance gate is shown at the front of the self-storage facility area; there is a 15' easement along the west lot line and crossing the rear of the site, which do not appear to be impacted by the proposed development; and
- WHEREAS, per the Proposed Site Plan, a proposed driveway is shown on State Fair Boulevard;
ADVISORY NOTE: the proposed driveway onto State Fair Boulevard requires highway access and work permits from the NYS Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, the referral materials include a Lighting Plan dated August 10, 2019; 64 proposed wall lights are shown, 8 per building; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated June 26, 2019, 4.5 acres of the site will be disturbed by the proposed project; the plans show the existing grade of the site drops from State Fair Boulevard to the rear of the parcel; the site will be re-graded to provide a more level area for the new

buildings, with the lowest elevation still occurring at the rear of the site and in a proposed stormwater infiltration basin; all proposed development appears to be outside the floodplain and wetland areas;

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

WHEREAS, the site has access to public drinking water and sewers and is located in the Baldwinsville-Seneca Knolls Wastewater Treatment Plan service area;

ADVISORY NOTES: the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

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

WHEREAS, the site may contain the Indiana bat or bald eagle, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the plans it appears that some significant wooded areas on site will be removed;

ADVISORY NOTE: per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and

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

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

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

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

The New York State Department of Transportation has determined that the municipality and the applicant are required to coordinate State Fair Boulevard

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access plans with the Department. To meet Department requirements, the applicant must also submit traffic data for review and approval. Any mitigation as may be determined by the Department must be reflected on the project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comments:

1. Given the proximity of the development to a Seneca River tributary and its associated floodplain and wetlands, the applicant is encouraged to 1) retain as much existing tree cover as possible, 2) reduce impermeable surfaces, and 3) utilize green infrastructure (roof gardens, rain gardens, etc.) wherever possible to reduce stormwater and protect stormwater quality. For more information on stormwater management and opportunities to incorporate green infrastructure elements into project plans, contact the Onondaga County Save the Rain program at 315-435-2260 or visit <http://savetherain.us>.
2. Additional landscape buffering should be required in areas abutting residential uses. Protection of mature tree canopy is particularly encouraged.

The motion was made by James Corbett and seconded by Marty Voss. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Lisa Dell - yes; Jim Stelter - yes; Marty Voss - yes.