



Onondaga County Planning Board

September 21, 2016

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

I. ATTENDANCE

MEMBERS PRESENT

Bill Fisher
Brian Donnelly
Daniel Cupoli
Robert Antonacci
Chester Dudzinski, Jr.
James Corbett

STAFF PRESENT

Megan Costa
Ilana Cantrell
Robin Coon

GUESTS PRESENT

Rustan Petrela
Mark Venesky

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on September 21, 2016.

III. MINUTES

Minutes from August 31, 2016 were submitted for approval. Brian Donnelly made a motion to accept the minutes. James Corbett seconded the motion. The votes were recorded as follows: Bill Fisher - yes; Brian Donnelly - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Chester Dudzinski - yes; James Corbett - yes.

Rustan Petrela presented the Onondaga County 2017-2022 Capital Improvement Plan to the Planning Board. A motion was made by James Corbett to accept the Capital Improvement Plan. Chester Dudzinski seconded the motion. The votes were recorded as follows: Bill Fisher - yes; Brian Donnelly - yes; Daniel Cupoli - yes; Robert Antonacci - abstain; Chester Dudzinski - yes; James Corbett - yes.

See attached documents for a copy of the resolution endorsing the Capital Improvement Plan.

The Board discussed two submitted referrals from the Town of Cicero, a site plan and a subdivision from Island Road Associates, Inc. for property at 6274 Island Road (054.-01-05.1), for the construction of 94 apartments on approximately 19 acres of a 48.51 acres site in a Residential-Multiple zoning district. Upon presentation of the proposal by staff, numerous concerns were raised by Board members as well as the Town Supervisor, who was present at the meeting. Issues were raised regarding the location of the site at the edge of the urbanized area, adjacent to industrially zoned land, with no sidewalks or access to public transit, and limited proximity to supportive land uses. The Board discussed the context of proposed wastewater accommodations within the long-term strategy for the Northern Boulevard corridor, and the adequacy of public water service for fire protection. The Board also discussed the proximity of high-voltage power lines crossing the site, in close proximity to proposed units. A motion was made by Robert Antonacci to recommend Disapproval on the two referrals. Chester Dudzinski seconded the motion. The votes were recorded as follows: Bill Fisher - no; Brian Donnelly - no; Daniel Cupoli - no; Robert Antonacci - yes; Chester Dudzinski - yes; James Corbett - yes. With no majority vote, Bill Fisher made a motion to recommend Modification on the two referrals. Brian Donnelly seconded the motion. The votes were recorded as follows: Bill Fisher - yes; Brian Donnelly - yes; Daniel Cupoli - yes; Robert Antonacci - no; Chester Dudzinski - no; James Corbett - no. With no majority on either vote, the Planning Board is unable to issue a formal recommendation regarding either referral, thus allowing the referring body to take final action on the proposed actions without a recommendation from the Onondaga County Planning Board.

IV. ACTIONS ON GML SECTION 239 REFERRALS



Onondaga County Planning Board

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Summary

S-16-69	CSyrPB	<i>No Position</i>	S-16-70	TCicPB	<i>No Action</i>
S-16-71	CSyrPB	<i>No Position With Comment</i>	S-16-72	TSalPB	<i>Modification</i>
S-16-73	TCicPB	<i>Disapproval</i>	Z-16-330	CSyrZBA	<i>No Position</i>
Z-16-331	TClaTB	<i>No Position With Comment</i>	Z-16-332	TClaTB	<i>No Position With Comment</i>
Z-16-333	TClaPB	<i>Incomplete Referral</i>	Z-16-334	TLysTB	<i>No Position</i>
Z-16-336	TCicPB	<i>No Action</i>	Z-16-337	TElbTB	<i>No Position With Comment</i>
Z-16-338	CSyrPB	<i>No Position With Comment</i>	Z-16-339	TDewPB	<i>Modification</i>
Z-16-340	TDewZBA	<i>No Position With Comment</i>	Z-16-341	TDewPB	<i>Modification</i>
Z-16-342	TDewPB	<i>Modification</i>	Z-16-344	TDewPB	<i>Modification</i>
Z-16-345	TDewZBA	<i>Modification</i>	Z-16-346	VSkaZBA	<i>No Position</i>
Z-16-347	TLafZBA	<i>No Position With Comment</i>	Z-16-348	TClaPB	<i>No Position With Comment</i>
Z-16-349	TElbTB	<i>Modification</i>	Z-16-350	TSalPB	<i>Modification</i>
Z-16-351	TSalPB	<i>Modification</i>	Z-16-352	TSalPB	<i>Modification</i>
Z-16-353	TDewZBA	<i>No Position With Comment</i>	Z-16-354	TCicZBA	<i>No Position</i>
Z-16-355	TCicZBA	<i>No Position</i>	Z-16-356	TCicPB	<i>Modification</i>
Z-16-357	TPomPB	<i>Modification</i>	Z-16-358	CSyrPB	<i>No Position</i>

CIP 2017 -2022 Presentation

Presented to CIP Committee on
 To be presented to Planning Board on
 Planning Board adopted the resolution endorsing the CIP 2017-2022 on

As usually the focus of this CIP is on maintenance and environment (73% of funds).

**Comparative information
 Scope of Plan
 (\$ in Millions)**

	2016-2021	2017-2022	Increase/ Decrease	% Increase/ Decrease
Plan (\$)	\$475.5	\$486.1	\$10.6	2.2%
County Wide	\$261.3	\$234.5	-\$26.8	-10.3%
Special Funds	\$214.2	\$251.6	\$37.4	17.4%
Proposed Projects	61	54	-7	
New Projects	12	10	-2	

Reasons for the decrease in County Wide Funds are:

1. Mostly because several projects got authorized in general fund departments.

Reasons for the increase in Special Funds are:

1. Six new projects in Sewer Fund

	Total	Debt	Cash
Local Funds Requested last year for 2016	51.5	43.3	8.2
Authorized as of August 2016	67.3	58.4	8.9
Local Funds Requested this year for 2017	59.4	50	9.4

List of new projects for 2017 - 2022

Department	Project	Total cost	Our cost	Year
E-911	E911 Center Roof Replacement	\$303,000	\$303,000	2017
Hillbrook	Hillbrook Detention Facility Improvements	\$394,000	\$394,000	2017
Parks	Carpenters Brook Fish Hatchery Pond Repair	\$402,000	\$402,000	2018
	Onondaga Lake Park Shoreline Stabilization	\$756,000	\$756,000	2017-20
	Build AZA Required Animal Med. Care Ctr. & African Savannah	\$14,100,000	\$14,100,000	2018-21
WEP	Bear Trap - Ley Creek North Midler Culvert Repair	\$130,000	\$130,000	2017
	Camillus Force Main Replacement	\$10,000,000	\$10,000,000	2017-21
	Harbor Brook Miscellaneous Culvert and Channel Improvements	\$800,000	\$800,000	2017-20
	Meadowbrook-Limestone WWTP Disinfection System and Collec	\$18,725,000	\$18,725,000	2017-21
	Oak Orchard Disinfection and Lagoon Cleaning	\$6,024,000	\$6,024,000	2018-19
	Oak Orchard WWTP Secondary Clarifier Rehabilitation	\$7,150,000	\$7,150,000	2017-20
TOTAL COST OF NEW PROJECTS for 2017 - 2022		\$58,784,000	\$58,784,000	

Capital Spending by Fund
(In millions)

	General	Sewer	Water	Van Duyn	Total
2016-2021 CIP	\$261.3	\$174.6	\$39.6	\$0.0	\$475.5
2017-2022 CIP	\$234.5	\$214.0	\$37.6	\$0.0	\$486.1

In %

	General	Sewer	Water	Van Duyn	Total
2016-2021 CIP	55.0%	36.7%	8.3%	0.0%	100.0%
2017-2022 CIP	48.2%	44.0%	7.7%	0.0%	100.0%

Funding Sources (General Fund)

	Borrowing	State Aid	Fed. Aid	Cash Cap.	Other
2016-2021 CIP	52.0%	19.5%	10.5%	18.0%	0.0%
2017-2022 CIP	48.3%	21.3%	10.5%	19.9%	0.0%

Mandated vs. Non-Mandated

	Mandated	Non-Mandated
2016-2021 CIP	28%	72%
2017-2022 CIP	42%	58%



Joanna M. Mahoney
COUNTY EXECUTIVE

Onondaga County Planning Board

Onondaga County Planning Board Resolution Concerning the 2017 to 2022 Capital Improvement Plan

WHEREAS, pursuant to the Administrative Code of the County of Onondaga, Section 6.02 (d), the Onondaga County Planning Board has reviewed the 2017 – 2022 Tentative Capital Improvement Plan; and

WHEREAS, debt management remains a high priority in the 2017 – 2022 Tentative Capital Improvement Plan; and

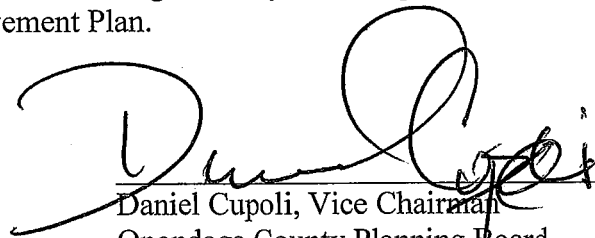
WHEREAS, the projects proposed in the 2017 – 2022 Tentative Capital Improvement Plan emphasize the maintenance of existing county facilities and transportation assets, stewardship of the natural environment, and sound fiscal management; and

WHEREAS, the goals and policies of Onondaga County's comprehensive plan, the *2010 Development Guide and Framework For Growth in Onondaga County*, support economic growth, an attractive community, well maintained and cost effective infrastructure, stewardship of natural resources, investment in existing communities, and sustainable development practices; and

WHEREAS, the 2017 – 2022 Tentative Capital Improvement Plan is consistent with the goals and policies of the *2010 Development Guide* for Onondaga County; and

WHEREAS, the Capital Improvement Plan provides an effective means of communicating the intention of the County of Onondaga with respect to planned capital investments; and

NOW, THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board endorses the 2017–2022 Tentative Capital Improvement Plan.



Daniel Cupoli, Vice Chairman
Onondaga County Planning Board
September 21, 2016



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 21, 2016

OCPB Case # S-16-69

- 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 City of Syracuse Planning Commission at the request of Greater Syracuse Property Development Corp. & Ann M. Lobdell for the property located at 317, 319 & 321-323 Lodi Street; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Interstate Route 690, a state highway; and
- WHEREAS, the applicant is proposing to combine three parcels into New Lot 319A (0.26 acres) in a Residential Class B (RB) zoning district; and
- WHEREAS, the Board previously recommended No Position on a subdivision referral (S-16-37) to combine two of the three lots in June 2016; and
- WHEREAS, the Lobdell Subdivision plan dated August 12, 2016 shows an existing two-story wood-frame house and existing asphalt driveway on Lodi Street, a city street, with a front porch, side deck, rear balcony and entrance, and two sheds; the plan indicates the porch encroaches 0.3 feet into the Lodi Street right-of-way, and one of the sheds encroaches 2 feet onto an adjacent parcel to the south owned by the City of Syracuse; and
- WHEREAS, per the city application, Lot 11.0 is a 7,238 square foot vacant parcel, Lot 12.0 is a 2,997 square foot parcel with an existing single-family occupied structure, and Lot 13.0 is a 2,640 square foot vacant parcel; and
- WHEREAS, per the city application and EAF, the applicants, the homeowner and the Greater Syracuse Property Development Corporation, would like to add green space to the parcel, replace invasive species with new landscaping with native plants, and add fencing to prevent garbage dumping on the currently vacant site; and
- WHEREAS, the plan shows existing concrete sidewalks with a concrete path leading to the house and around the side and rear of the house; and
- WHEREAS, per aerial photography, surrounding properties include a mix of residential and commercial uses along Lodi Street and abutting the property to the rear along Burnet Avenue; and
- WHEREAS, the site is served by public water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 21, 2016

OCPB Case # S-16-71

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the City of Syracuse Planning Commission at the request of Multiple (945 E. Genesee Street Mixed Use) for the property located at Multiple Addresses (Irving, South Crouse, East Fayette, East Genesee); 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 81, a state highway; and
- WHEREAS, the applicant is proposing to combine seven properties into one new lot of 2.15 acres in order to construct a mixed use apartment building in a BA zoning district; and
- WHEREAS, the site is located on a city block in the University Hill neighborhood, with frontage on the Connective Corridor (E. Genesee Street), as well as Irving Avenue, East Fayette Street, and South Crouse Avenue, all city streets and part of a traditional block pattern; surrounding land uses are relatively dense and urban, and include retail, office, medical office, institutional and residential; and
- WHEREAS, per the submitted Final Subdivision Plan dated August 11, 2016, and aerial photography, the seven parcels vary in size and contain three brick buildings and associated parking, and covers a large portion of the block; and
- WHEREAS, the remainder of the block contains two attached brick single-story buildings fronting on Genesee Street, containing restaurants and a deli, and 4-story multi-family apartment building at the corner of Irving Avenue and East Fayette Street; and
- WHEREAS, the subdivision referral did not include any renderings or plans showing the proposed project; and
- WHEREAS, the Short EAF describes the project as "lot consolidation of multiple parcels along with demolition of existing building and structures on said parcels. Upon completion of demolition, construction of an approximately 81,535 square foot (footprint) mixed use building to include underground parking on the lower level, a mix of residential, retail and parking on the ground level, and residential units on the above floors 2-6. Site improvements will include driveways, sidewalks, streetscape improvements, site utilities and landscaping."; and
- WHEREAS, the site is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding

this law is available at www.ongov.net/wep/uselaws.html; and

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

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

Should the subdivision be granted, the following is advised for the next stage of development:

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
3. Given the location and scale of the proposed site, the City and applicant are encouraged to ensure that any proposed development includes a high-quality pedestrian environment and consistency in building design and scale with the objectives of the Connective Corridor.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 21, 2016

OCPB Case # S-16-72

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY & FINAL SUBDIVISION from the Town of Salina Planning Board at the request of American Natural Gas, LLC for the property located at 7253 Oswego Road; and

WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Oswego Road (Route 57), a county highway; and

WHEREAS, the applicant is proposing to subdivide a 22.91-acre parcel into two new lots (Lot 1 is 2.10 acres and Lot 2 is 20.81 acres) in order to construct a Compressed Natural Gas (CNG) fueling station, to include clearing, grading, landscaping, access road, fueling dispensers with canopy and other associated improvements, on the proposed 2.10-acre parcel in a Commercial (C-3) zoning district; and

WHEREAS, the Board is concurrently reviewing Site Plan (Z-16-350), Special Permit (Z-16-351) and Subdivision (S-16-72) referrals for the project; and

WHEREAS, the site is located along Oswego Road (County Route 57) north of the Village of Liverpool and a New York State Thruway exchange; this site is surrounded by a variety of land uses, including commercial office and retail on Route 57, a nearby residential subdivision with its nearest point approximately 400 feet to the north of the proposed station, the Thruway to the south, a municipal park near the rear portion of the total site, an vacant land; and

WHEREAS, the Subdivision Plan dated September 7, 2016 shows Lot 1 to be 2.1 acres and containing the entire frontage along Oswego Road (County Route 57); the irregularly shaped remaining lands to the rear would be Lot 2 and measure 20.81 acres; to the north of proposed Lot 1 on adjacent lands, a partially built 26 foot wide access road is shown, and is labeled "Ingress/Egress Easement for Lot 1 and Lot 2 (subject to a construction and maintenance agreement)"; and

WHEREAS, the Site Layout and Utility Plan dated September 8, 2016 shows Lot 1 to contain a 37 foot driveway from the south end of the Oswego Road frontage and internal circular one-way drive encircling the proposed parcel; at the center of the site, an area labeled "CNG Equipment Area, Layout by Others" is shown inside an 8' chain link fence with barbed wire topping, and also surrounded with concrete filled bollards; three concrete dispenser islands on a concrete pad, with a 54'x24' overhead canopy are shown to the north of the equipment area, within the 71 foot wide driveway section; and

WHEREAS, per the Short EAF and referral materials, the facility will allow 24/7 public access, and will be un-manned, which is cited as typical for this type of use, and will only require natural gas, electric and communication facilities; no drinking water or sanitary sewer facilities are required or proposed; a fire

hydrant is shown adjacent to the proposed entrance onto Oswego Road; and

WHEREAS, a stormwater detention basin is shown inside the circular drive, surrounding the CNG equipment area, and draining to the southwest portion of the site, toward Sawmill Creek, a tributary to Onondaga Lake; and

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

WHEREAS, per the EAF, the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; the EAF notes an initial submission was made to OPRHP using the online portal, who then required a Phase 1AB Archeological Survey, which is currently being completed (consultant notes nothing discovered in field work); and

WHEREAS, the full site appears to contain significant areas of federal and New York State wetlands and portions of the 100-year flood plain, however no areas appear in mapping to occur on proposed Lot 1; the EAF notes the developer has indicated that a wetland survey will be conducted to confirm no wetlands are located on the project site; and

WHEREAS, per the EAF the project may be in an area containing threatened or endangered species and/or associated habitats; the applicant has submitted a project screening request to the New York Natural Heritage Program; 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. Appropriate legal access for proposed Lot 2 must be established and reviewed by the Onondaga County Department of Transportation prior to subdivision and site plan approval. Per the Onondaga County Department of Transportation, all access for proposed Lot 2 must occur from either the proposed driveway for Lot 1 or the adjacent parcel to the north which contains existing road access to Oswego Road, and that appropriate access agreements are in place and noted on the filed deed. Any future development for proposed Lot 2 will also likely require submission of a traffic study to OCDOT.
2. The applicant is required to obtain a permit from the Onondaga County Department of Transportation for any proposed driveways and prior to any proposed work within a county road right-of-way.

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

4. The Town must ensure that any applicable state or federal permits for operation of a Compressed Natural Gas facility are obtained, and the Site Plan is reviewed and approved by emergency service providers prior to Town approval.

The Board also offers the following comment:

1. The Town should ensure that onsite lighting that limits harsh glare, and does not spill over onto neighboring parcels and county rights-of-way.

2. The Board encourages the installation of landscaping along the frontage and side yards to buffer neighboring properties and improve aesthetics along the frontage of the site.

3. The Town is advised that the Onondaga County Department of Transportation, Syracuse-Onondaga County Planning Agency, and Town representatives are likely undertaking a limited transportation/land use analysis of a portion of Route 57 including the subject parcel, to investigate existing and possible traffic conditions and opportunities and limitations related to land use and development on the corridor. The Town is encouraged to participate actively in this study, and incorporate findings into planning and zoning decisions on this corridor.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 21, 2016

OCPB Case # S-16-73

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Cicero Planning Board at the request of LOK Development Company, LLC for the property located at Whiting Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Lakeshore Road, Whiting Road, and South Bay Road, all county roads; and
- WHEREAS, the applicant is proposing to subdivide 17.52 acres into 49 residential lots to expand residential development in a Residential (R10) zoning district; and
- WHEREAS, the Board previously recommended Disapproval of a Subdivision referral in 2004 (S-04-119) for the construction of 225 single-family detached homes on 95 acres, including the current final phase; the Board noted it could not properly evaluate the subdivision without a traffic study and drainage study, and prior to completion of land use and traffic circulation plan focused on local road networks north of Route 31 and mitigation of travel demands along Route 31; the Board recommended the Town initiate a coordinated review with the Board and any interested, involved agencies; and
- WHEREAS, referral materials contain two layout plans, including an Approved Preliminary Plan Layout dated March 23, 2016, with 49 proposed lots and street network showing interconnections with adjacent parcels to the east, west and south; and
- WHEREAS, the Proposed Layout Plan dated August 19, 2016 is the currently proposed layout and also shows 49 proposed lots, but is configured along a closed loop road with sole connection to the north (Alizarian Ave, a local subdivision road); and
- WHEREAS, large parcels, currently used for agriculture, open land and wooded lands occur to the east and west of the site; the site is located in an area which has seen relatively aggressive residential development in the past decade, particularly to the east and along Lakeshore Road; and
- WHEREAS, the Proposed Layout Plan shows lots to generally range in size of 0.25-0.5 acres each; and
- WHEREAS, per a letter from the applicant to the Town Planning Board dated August 29, 2016, "the proposed road and lot layout differs slightly from what we believe is the most recent approved Preliminary Plan for the Wallington Meadows subdivision, revision dated August 6, 2004, in that consideration has been given to what we understand to be current design preferences of the Town of Cicero, as well as efforts to minimize long-term maintenance and operations difficulties for the town."; and
- WHEREAS, the site is proposed to connect to public drinking water and wastewater

infrastructure and is located in the Brewerton Wastewater Treatment Plant service area; and

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

WHEREAS, a drainage easement area is shown along the rear of several proposed lots at the southwest corner, presumably for stormwater detention; and

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

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

While the Board appreciates the interest on the part of the Town to limit unnecessary road and other infrastructure in the design of subdivisions, the Board does not endorse the closed loop roadway configuration. Specifically, the Board notes emergency vehicle access on limited-access local roads, the long term likelihood that neighboring parcels will be developed, and the various community benefits of interconnected road networks.

The Board also offers the following comment:

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 21, 2016

OCPB Case # Z-16-330

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the City of Syracuse Board of Zoning Appeals at the request of Susan Barreca for the property located at 301 South Avery Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of the municipal boundary between the City of Syracuse and the Town of Geddes and Rosamond Gifford Zoo at Burnet Park, a county-owned facility; and
- WHEREAS, the applicant is proposing construction of a carport on the side of single-family dwelling with a 2.9' side yard setback where 4.0' is required on a 0.15-acre parcel in a Residential (RA) zoning district; and
- WHEREAS, the site is located at the corner of South Avery Avenue and Bryant Avenue, and near the intersection of Avery Avenue and Salisbury Road, all City streets; and
- WHEREAS, the parcel is at the edge of the Far West Side neighborhood and is located near Pass Arboretum, Burnet Park and the Rosamond Gifford Zoo; and
- WHEREAS, the parcel contains an existing two-story house with driveway onto Bryant Avenue; and
- WHEREAS, the carport would be located toward the rear of the parcel, attached to the side of the house, and in the same vicinity as an existing detached garage on the neighboring parcel; and
- WHEREAS, the carport would measure 8' x 16' and access the existing driveway; 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 Bill Fisher and seconded by James Corbett. The votes were recorded as follows: Bill Fisher - yes; Brian Donnelly - yes; Daniel Cupoli - yes; Chester Dudzinski - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 21, 2016

OCPB Case # Z-16-331

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Clay Town Board at the request of James M. Donegan for the property located on New York State Route 31 east of Oswego Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is requesting a zone change from Residential-Agricultural (RA-100) to Neighborhood Commercial (NC-1) on a 34,050 square foot vacant lot; and
- WHEREAS, the Board is concurrently reviewing an identical zone change referral (Z-16-332) by the same applicant for a nearby parcel also fronting on Route 31; and
- WHEREAS, the Board recently offered No Position With Comment on an area variance referral (Z-16-277) for the subject Tax Parcel 020.-01-14.5 to allow for a 34,050 square foot lot where 40,000 square feet is required in a Neighborhood Commercial (NC-1) zoning district; a letter dated July 13, 2016 from the applicant's attorney to the Town notes the applicant wishes to hold the zone change request until determination on the area variance request; and
- WHEREAS, the Board previously recommended disapproval of a site plan and subsequent special permit referral for a Fox Dealership project on the adjacent parcel to the east (Z-16-77 and 158), and offered no position with comment on a zone change referral (Z-16-2) from Residential Agricultural (RA-100) to the current HC-1 zoning on that site; the subject parcel and Fox site are located across from a recently constructed Davidson Auto facility (Z-15-28, 205, 207, and 418), and the Fox site is adjacent to the site of a recent zone change referral (Z-16-3) from RA-100 to Regional Commercial (RC-1) proposed by Widewaters for future retail development; the site is located near the major regional intersection (Moyers Corners) between New York State Route 31 and County Route 57 and is part of a cluster of over 100 acres of undeveloped vacant land; and
- WHEREAS, in 2006, a large parcel north and east of these parcels was proposed for major retail development (Walmart), and 55 buildings with 220-312 individual condominiums were proposed for the current Widewaters site (referrals Z-06-174 and 175); at that time, the New York State and Onondaga County Departments of Transportation and the Board noted significant transportation-related concerns for both sites, citing the lack of a proposed local road network, inconsistency with Route 31 and Route 57 studies, and safe access issues for the Walmart parcel, specifically that the Route 57 frontage was not wide enough to accommodate safe access and the Route 31 frontage was located too close to the intersection with Route 57 to provide acceptable operational efficiency; and

WHEREAS, on the Fox Dealership site, the Board cited a lack of adequate or safe access to the site and conflicts with documented transportation planning objectives, given the New York State Department of Transportation requirement that access to Route 31 would be restricted and the lack of proposed cross-connections to adjacent parcels; more broadly, the Board has continued to encourage collaboration between planners and landowners/applicants in this area regarding the stated transportation issues and necessity of a local road network; cross-connections with adjacent parcels; adherence to the Route 31 Study regarding pedestrian, bicycle, and transit accommodations; coordination with the New York State Department of Transportation regarding access and permits; water, wastewater, and green infrastructure considerations; wetland delineation and permits; and exploration of coordinated stormwater management opportunities; Syracuse-Onondaga County Planning Agency staff also offered to convene a coordinated review meeting to discuss transportation and other planning provisions; and

WHEREAS, current zoning of this and adjacent parcels is Residential – Agriculture; surrounding zoning is varied and zone changes to commercial zoning districts is common in the area; neighborhood commercial zoning (NC-1) allows for retail uses up to 15,000 square feet, as well as offices and other uses, which are intended to be compatible with nearby residential, per the zoning code; and

WHEREAS, the EAF does not indicate there to be any proposed development related to the rezoning action and no site plans or renderings of potential development were submitted with the referral materials; and

WHEREAS, a Location Survey from 2005 shows the subject parcel has approximately 150' of frontage on Route 31; per the New York State Department of Transportation, a full driveway on Route 31 will not be permitted and access will be limited to right-in/right-out only egress to meet Department requirements; the New York State Department of Transportation maintains its strong support for an interconnected local road network in this location; and

WHEREAS, the Clay-Cicero Route 31 Transportation Study, completed by the Syracuse Metropolitan Transportation Council in 2010, forecasted a future base condition of a 40 percent increase over 20 years in vehicle miles traveled along the Route 31 corridor, assuming buildout projections and planned road networks provided by the Towns; the future base conditions show a local road connection from Route 57 east and south to the proposed signal location on Route 31, and generally encourage a local road network and a limited growth scenario; the Board maintains support for the limited growth scenario and other Route 31 Transportation Study recommendations for enhanced transit, bicycle and pedestrian access, orderly growth, increasing density, mixing uses, and fostering nodal development; the Northern Clay Land Use Study updated in 2013 refers to the Route 31 Study for land use guidance on this corridor; and

WHEREAS, the site is currently not served by water or sewers, though presumably could connect to public water infrastructure and potentially extended sewer infrastructure planned for surrounding developments on the north side of Route 31; the site is located in the Oak Orchard Wastewater Treatment Plant service area in the Gaskin Road Pump Station service area, which is currently being diverted to the Wetzel Road Wastewater Treatment Plant; the New York State Waste Treatment Works and Plumbing Code and the Onondaga County Sanitary Code state that discharge to a municipal sewage treatment system, if available and accessible, is the preferred method of wastewater disposal; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; the Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

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

The Board and the New York State and Onondaga County Departments of Transportation maintain the necessity of a local road network serving as primary access for all development on this section of Route 31, with access to the proposed signalized intersection at the Widewaters/Davidson sites as well as a connection to County Route 57.

The Town and applicant should work together and with neighboring project applicants and/or landowners to ensure that adequate transportation related provisions are in place which will best accommodate safe access, mobility, and urban design objectives for all parcels within this activity node.

Should the area variance and ultimately the proposed zone change to NC-1 be approved, the following will be required for the next stage of development:

1. The Town and applicant must contact the New York State Department of Transportation to determine the availability of access to Route 31 for this parcel.
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity, and the Town must ensure adequate wastewater service is feasible on this parcel prior to approving any development on site.
3. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 21, 2016

OCPB Case # Z-16-332

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Clay Town Board at the request of James M. Donegan for the property located on New York State Route 31 east of Oswego Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is requesting a zone change from Residential-Agricultural (RA-100) to Neighborhood Commercial (NC-1) on a 1.07-acre vacant lot; and
- WHEREAS, the Board is concurrently reviewing an identical zone change referral (Z-16-331) by the same applicant for a nearby parcel also fronting on Route 31; and
- WHEREAS, the Board recently offered No Position With Comment on an area variance referral (Z-16-277) for Tax Parcel 020.-01-14.5 allow for a 34,050 square foot lot where 40,000 square feet is required in a Neighborhood Commercial (NC-1) zoning district; a letter dated July 13, 2016 from the applicant's attorney to the Town notes the applicant wishes to hold the zone change request until determination on the area variance request; and
- WHEREAS, the Board previously recommended disapproval of a site plan and subsequent special permit referral for a Fox Dealership project on the adjacent parcel to the east (Z-16-77 and 158), and offered no position with comment on a zone change referral (Z-16-2) from Residential Agricultural (RA-100) to the current HC-1 zoning on that site; the subject parcel and Fox site are located across from a recently constructed Davidson Auto facility (Z-15-28, 205, 207, and 418), and the Fox site is adjacent to the site of a recent zone change referral (Z-16-3) from RA-100 to Regional Commercial (RC-1) proposed by Widewaters for future retail development; the site is located near the major regional intersection (Moyers Corners) between New York State Route 31 and County Route 57 and is part of a cluster of over 100 acres of undeveloped vacant land; and
- WHEREAS, in 2006, a large parcel north and east of these parcels was proposed for major retail development (Walmart), and 55 buildings with 220-312 individual condominiums were proposed for the current Widewaters site (referrals Z-06-174 and 175); at that time, the New York State and Onondaga County Departments of Transportation and the Board noted significant transportation-related concerns for both sites, citing the lack of a proposed local road network, inconsistency with Route 31 and Route 57 studies, and safe access issues for the Walmart parcel, specifically that the Route 57 frontage was not wide enough to accommodate safe access and the Route 31 frontage was located too close to the intersection with Route 57 to provide acceptable operational efficiency; and
- WHEREAS, on the Fox Dealership site, the Board cited a lack of adequate or safe access to

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the site and conflicts with documented transportation planning objectives, given the New York State Department of Transportation requirement that access to Route 31 would be restricted and the lack of proposed cross-connections to adjacent parcels; more broadly, the Board has continued to encourage collaboration between planners and landowners/applicants in this area regarding the stated transportation issues and necessity of a local road network; cross-connections with adjacent parcels; adherence to the Route 31 Study regarding pedestrian, bicycle, and transit accommodations; coordination with the New York State Department of Transportation regarding access and permits; water, wastewater, and green infrastructure considerations; wetland delineation and permits; and exploration of coordinated stormwater management opportunities; Syracuse-Onondaga County Planning Agency staff also offered to convene a coordinated review meeting to discuss transportation and other planning provisions; and

WHEREAS, current zoning of this and adjacent parcels is Residential – Agriculture; surrounding zoning is varied and zone changes to commercial zoning districts is common in the area; neighborhood commercial zoning (NC-1) allows for retail uses up to 15,000 square feet, as well as offices and other uses, which are intended to be compatible with nearby residential, per the zoning code; and

WHEREAS, the EAF does not indicate there to be any proposed development related to the rezoning action and no site plans or renderings of potential development were submitted with the referral materials; and

WHEREAS, a Location Survey from 2005 shows the subject parcel has approximately 175' of frontage on Route 31; per the New York State Department of Transportation, a full driveway on Route 31 will not be permitted and access will be limited to right-in/right-out only egress to meet Department requirements; the New York State Department of Transportation maintains its strong support for an interconnected local road network in this location; and

WHEREAS, the Clay-Cicero Route 31 Transportation Study, completed by the Syracuse Metropolitan Transportation Council in 2010, forecasted a future base condition of a 40 percent increase over 20 years in vehicle miles traveled along the Route 31 corridor, assuming buildout projections and planned road networks provided by the Towns; the future base conditions show a local road connection from Route 57 east and south to the proposed signal location on Route 31, and generally encourage a local road network and a limited growth scenario; the Board maintains support for the limited growth scenario and other Route 31 Transportation Study recommendations for enhanced transit, bicycle and pedestrian access, orderly growth, increasing density, mixing uses, and fostering nodal development; the Northern Clay Land Use Study updated in 2013 refers to the Route 31 Study for land use guidance on this corridor; and

WHEREAS, the site is currently not served by water or sewers, though presumably could connect to public water infrastructure and potentially extended sewer infrastructure planned for surrounding developments on the north side of Route 31; the site is located in the Oak Orchard Wastewater Treatment Plant service area in the Gaskin Road Pump Station service area, which is currently being diverted to the Wetzel Road Wastewater Treatment Plant; the New York State Waste Treatment Works and Plumbing Code and the Onondaga County Sanitary Code state that discharge to a municipal sewage treatment system, if available and accessible, is the preferred method of wastewater disposal; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, the

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project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; the Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

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

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

The Board and the New York State and Onondaga County Departments of Transportation maintain the necessity of a local road network serving as primary access for all development on this section of Route 31, with access to the proposed signalized intersection at the Widewaters/Davidson sites as well as a connection to County Route 57.

The Town and applicant should work together and with neighboring project applicants and/or landowners to ensure that adequate transportation related provisions are in place which will best accommodate safe access, mobility, and urban design objectives for all parcels within this activity node.

Should the area variance and ultimately the proposed zone change to NC-1 be approved, the following will be required for the next stage of development:

1. The Town and applicant must contact the New York State Department of Transportation to determine the availability of access to Route 31 for this parcel.
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity, and the Town must ensure adequate wastewater service is feasible on this parcel prior to approving any development on site.
3. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 21, 2016

OCPB Case # Z-16-333

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of Goddard Development Partners IV, LLC (Mavis Discount Tire) for the property located at 7435 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), John Glenn Boulevard, and Long Branch Road, all county roads; and
- WHEREAS, the applicant is proposing construction of a 6,150 square foot automotive retail / repair building (Mavis Discount Tire) with associated utilities and paved parking on a vacant 0.511-acre lot formerly containing a gas station in a Limited Use for Gasoline Services (LuC-1) zoning district; and
- WHEREAS, the Board recently recommended Modification of an area variance to reduce northern and southern perimeter strips and highway arterial setback for the project (Z-16-240), requiring traffic data, SWPPP, and comments on access, wastewater, landscaping and stormwater; and
- WHEREAS, the site is located between John Glenn Boulevard and the Old Long Branch Road spur which no longer connects to Oswego Road (County Route 57); per the Topographic Survey dated June 23, 2016, the project area appears to include both the subject 0.511-acre parcel and an additional 0.165-acre area containing the Old Long Branch Road right-of-way (labeled Longbranch Road – Possible Road Abandonment); per OCDOT, the Town of Clay has not submitted any request to the County for abandonment of any lands related to the subject project; and
- WHEREAS, the Site Plan dated August 8, 2016 shows a proposed 6,150 square foot automotive retail/repair building with seven internal bays, a dumpster enclosure south of the building, and 17 proposed parking spaces in the front yard (4 in the abandoned right-of-way) set back 20 feet from Oswego Road; and
- WHEREAS, access to the site would occur from Long Branch Road via the Old Long Branch Road spur, and no access is permitted or shown from John Glenn Boulevard or Oswego Road; per the Site Plan, Old Long Branch Road would dead end at the site and the plan shows the location of a “driveway connection for future development” to the south which is currently vacant land, and a 24' ingress/egress easement for future development to the south is also labeled on the driveway/road access; traffic ultimately accesses Long Branch Road to the west; and
- WHEREAS, the Onondaga County Department of Transportation has determined that the municipality and applicant must also contact the Department at (315) 435-3205 to discuss any required traffic data and drainage data for the proposed project; the Department further notes that direct access to Oswego Road,

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John Glenn Boulevard and New Long Branch Road is prohibited, and a permit for any proposed work in the County right-of-way is required; and

WHEREAS, the Landscape Plan dated August 8, 2016 shows a proposed stormwater area along the northern edge of the parcel adjacent to the John Glenn Boulevard right-of-way, and planting beds with two trees and bushes between parking areas and Oswego Road, and three spruce trees at the northeast corner of the site; and

WHEREAS, a proposed freestanding sign location with notes citing "max 32 square feet and a max height of 25 feet" is shown near the corner of John Glenn Boulevard and Oswego Road; building signage and elevations were not submitted with the referral materials; a lighting plan was submitted; and

WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the site is adjacent to a state wetland, located in an archaeological sensitive area, and may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; and

WHEREAS, the site has access to public water and sewers and is located in the Wetzel Road Wastewater Treatment Plant service area; and

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

WHEREAS, the Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

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

The Site Plan includes and relies on land owned by Onondaga County, for which no coordination has taken place regarding a request for road abandonment, which must come from the Town to OCDOT. The Site Plan also involves the elimination of the sole access on a neighboring parcel which does not appear to be within the applicant's ownership or control. As such, the Board does not have adequate information to consider the feasibility and merits of the proposed Site Plan at this time.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 21, 2016

OCPB Case # Z-16-334

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Lysander Town Board at the request of Town of Lysander 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 a local law for Flood Damage Prevention as authorized by the New York State Constitution, Article IX, Section 2, and Environmental Conservation Law, Article 36; and

WHEREAS, new community Flood Insurance Rate Maps (FIRM) are being enacted by FEMA in November of 2016; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) has issued model regulations to replace existing regulations related to FEMA requirements associated with maps; and

WHEREAS, municipalities are in the process of adopting updated the updated Flood Damage Prevention regulations in order to comply with National Flood Insurance Program (NFIP) requirements; and

WHEREAS, per the model local law, any changes made to the model regulations must be reviewed by the community's attorney and either the NYSDEC or the FEMA before enacting, and must be provided a list of any changes to this model at the time of filing; and

WHEREAS, per the referral materials, no local apparent changes have been made to the model law; 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 Bill Fisher and seconded by James Corbett. The votes were recorded as follows: Bill Fisher - yes; Brian Donnelly - yes; Daniel Cupoli - yes; Chester Dudzinski - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 21, 2016

OCPB Case # Z-16-337

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Elbridge Town Board at the request of Mark W. Bitz Family II Properties for the property located at Carmer 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 the New York State Thruway (Interstate Route 90) and New York State Route 31, both state roads, the municipal boundary between the Town of Elbridge and the Village of Jordan, and a farm operation located in an agricultural district; and
- WHEREAS, the applicant is proposing to change the zoning classification from Industrial to Planned Industrial on approximately 16 acres on four parcels to facilitate building a vehicle scale and other future site modifications; and
- WHEREAS, the Board recommended No Position With Comment on a Site Plan referral in July 2015 (Z-15-269) to construct a 40' x 60' pole barn to be used for storage at an existing feed storage site (Central New York Feeds) on a 6.66-acre lot in an Industrial zoning district; that parcel has since been resubdivided to include three additional adjacent parcels for a total acreage of 7.83 acres; this subdivision was not referred to the Onondaga County Planning Board; and
- WHEREAS, the proposed zone change is to affect four parcels: 031.-02-05.1, which is the recently resubdivided 7.83 acre parcel, containing CNY Feeds, tax parcels 031.-02-07 and 08, both 0.03 small vacant parcels, one of which appears to include a portion of Carmer Road, a local road, and 031.-02-03, a vacant adjacent 8.24 acre parcel; the owner, Mark W. Bitz Family II Properties owns all subject properties as well as some additional small adjacent properties not part of the rezoning request; a 1.5 acre parcel within the project area is owned by New York Central lines, and is not subject to this rezoning request; and
- WHEREAS, the approximately 16 acre area is located south of the New York State Thruway (separated by brush and woods), abuts New York State Route 31 along the western edge, and a rail corridor runs along the southern boundary, creating a relatively isolated site; and
- WHEREAS, per the Town of Elbridge Zoning Ordinance, the purpose of the Planned Industrial District is to promote better designed, more appropriately located open space areas, conserve natural resources and features, utilize land more efficiently by creating less extensive networks of utilities and streets, and create more desirable industrial areas than would be possible without such provisions, and create a land use and development pattern consistent with the Town Comprehensive Plan; PIDs are prescribed to be at least 10 acres, under common ownership, undertake interior industrial uses, and have flexible bulk and signage regulation; and
- WHEREAS, the referral materials and EAF contain minimal information regarding the

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purpose of the zone change, other than a vehicle scale and other site modifications are planned; access to all parcels occurs via Carmer Road, a local road connecting with Route 31; the referral also notes an objective of the zone change is to avoid the necessity for area variances under existing zoning; and

WHEREAS, wetland maps indicate the presence of state wetlands (JOR-10) and potential federal wetlands on site; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; the applicant must obtain appropriate permits from the New York State Department of Environmental Conservation and/or the U.S. Army Corps of Engineers for any proposed development or drainage in state and/or federal wetlands, respectively, and/or state wetland buffers on site;

WHEREAS, the New York State Department of Environmental Conservation EAF Mapper indicates the site also contains a tributary of Skaneateles Creek; the current FEMA Flood Insurance Rate Maps (FIRM) indicate that a majority of this parcel is in a Special Flood Hazard Area (SFHA); preliminary updated FIRM data anticipated to be finalized in November 2016 shows that the parcel may no longer be within a SFHA once maps are finalized; and

WHEREAS, the EAF Mapper also notes the site is located in an archaeological sensitive area; and

WHEREAS, the Onondaga County Agricultural Districts map shows the two larger parcels are enrolled in New York State Agricultural District 3; aerial photography shows additional enrolled farmland across the Thruway and nearby; an Agricultural Data Statement was included with referral materials; and

WHEREAS, the site is served by private water and septic and is located outside the Onondaga County Sanitary District; and

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

Should the Town approve the zone change, plans for the next stage of development should consider:

1. Per the New York State Department of Transportation, no direct access onto Route 31 shall be permitted. Any significant level of buildout, however, may necessitate the preparation of a traffic impact study for submission to the New York State Department of Transportation for review.
2. The New York State Thruway Authority will likely require review of drainage reports or SWPPP for any proposed drainage in the state right-of-way, and any proposed lighting should be directed away from the Thruway.
3. The Town should ensure that the applicant has received acceptance or approval from the Onondaga County Health Department for any existing or proposed sewage disposal plans, prior to granting of local zoning approvals.
4. The applicant is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the

Office for review and should be considered by the Town as part of the SEQR process.

5. The applicant is advised to contact the U.S. Army Corps of Engineers and/or the New York State Department of Environmental Conservation to confirm the presence of federal and/or state wetlands, respectively, and/or the 100-foot state wetland buffer on this site, and obtain all necessary permits for any confirmed wetlands and buffers and show them on the plans for the site.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 21, 2016

OCPB Case # Z-16-338

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of Mohamed Shoble for the property located at 921-923 North Salina Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Interstate Route 81, a state highway; and
- WHEREAS, the applicant is requesting to modify an existing special permit to allow a grocery store in an existing building on a 0.08-acre parcel in a Commercial (CA) zoning district; and
- WHEREAS, the site is located along a portion of North Salina Street in the City of Syracuse which is designated as a National Register Historic District; the district contains historic, traditional, mixed-use buildings which are oriented toward the sidewalk with limited setbacks; parking is generally located at the rear of the building or on-street; and
- WHEREAS, per the survey dated April 11, 1991, the site contains a 2-story brick building (approximately 18' x 51') at the front of the parcel, attached to adjacent buildings on both sides, and with a deck and cellar stairs at the rear of the building; aerial photography shows a possible garage addition on the rear of the building, not shown on the survey; and
- WHEREAS, the remaining rear portion of the site is vacant with apparent access to Titus Alley, which also serves several adjacent parcels and feeds onto Union Place, a city street; photography also shows a narrow driveway entrance leading from North Salina Street, through a portion of the buildings first floor area to the rear of the parcel; no changes to access, parking or the building layout are proposed; and
- WHEREAS, the first floor of the structure contains a retail storefront space, which is proposed to house a retail area and storage; no proposed use is noted for the second story, which is typically contains residential in such buildings; and
- WHEREAS, the local application cites the special permit is for the use of the first floor for a grocery store and meat market, with details stating it will be an international food grocer, with fresh frozen meat, poultry and seafood, non-alcoholic beverages and snacks; the store would operate 7 days per week 8am-9pm, with three employees maximum per shift and no parking provided; and
- WHEREAS, signage information notes a 69.5" x 48.5" projecting sign to be located on the front façade; no renderings show the proposed sign; an existing projecting wall sign, smaller than that proposed, appears in submitted photographs; and
- WHEREAS, the site is served by public water and is located in the Metropolitan Wastewater Treatment Plant service area, in an area tributary to active

combined sewer overflows; and

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

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

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

1. The City and applicant are advised to ensure that any proposed signage does not detract from the historic character of the building or block, given its location in a National Register Historic District.
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 21, 2016

OCPB Case # Z-16-339

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of EAVES for the property located at 6232 Fly 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 Fly Road, a county road, and Route 481, a state highway, and the municipal boundary between the Town of DeWitt and the Village of East Syracuse; and
- WHEREAS, the applicant is proposing construction of a 16,800 square foot emergency services facility, along with associated parking, stormwater management and landscaping, on a 16.06-acre parcel in a Hi-Tech zoning district; and
- WHEREAS, the Board recommended modification of a site plan referral (Z-13-16) to fill and grade a portion of this property for future development, with modifications requiring a drainage study for the Onondaga County Department of Transportation and that the applicant contact the Department to discuss access for construction activities and future development; and
- WHEREAS, the Site Plan revised August 26, 2016 shows the proposed building, 56 total proposed parking spaces, and a stormwater management area to the south of the proposed building; and
- WHEREAS, the plan shows a proposed full access drive and proposed out only drive on Fly Road, which must meet the requirements of the Onondaga County Department of Transportation; the plan shows that the site also has frontage on Route 481 along the eastern property line and an elevated asphalt roadway along the southern property line; and
- WHEREAS, the Environmental Assessment Form (EAF) states that public utilities exist in the vicinity of the site and will be extended to serve the facility; and
- WHEREAS, the plan shows a large area of flagged wetlands (4/17/12) and the 100 foot wetland buffer on much of the remainder of the lot to the east and south of the proposed building; state wetland maps show a state regulated wetland on site and National Wetland Inventory Maps indicate the potential presence of federal wetlands on the subject property; and
- WHEREAS, the Environmental Assessment Form states that stormwater runoff from the developed portions of the site will be directed to a stormwater management area prior to discharging to the existing wetland on site; and
- WHEREAS, the EAF states that the site is located in the 100 year floodplain and the plan shows an area of Flood Zone A4 on the south side of the site; preliminary updated Flood Insurance Rate Maps (FIRM) data released in June 2008 show that additional lands on the parcel are anticipated to be added to the Special Flood Hazard Area (SFHA) once maps are finalized, and it appears that this larger area would include some of the land proposed for the building, parking

and stormwater management area; 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 plan shows a 16 foot waterline abandoned in place, a 25 foot wide permanent water easement, and a 30 foot wide sanitary sewer easement running through the site; and

WHEREAS, the Environmental Assessment Form mapper states that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and

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

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

WHEREAS, the referral included a Site Plan - Lighting Photometric Study; and

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

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

the Department at (315) 435-3205 regarding access and permit requirements.

2. The New York State and Onondaga County Departments of Transportation have determined that the applicant must complete a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to meet Departmental requirements verifying that the proposed development would not create additional stormwater runoff into highway drainage systems and is required to first contact the Departments to determine the scope of the study; the applicant must submit the drainage study to the Departments for approval and complete any appropriate mitigation as may be determined by the Departments.

The Board offers the following comments:

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
3. The applicant is advised to contact the U.S. Army Corps of Engineers and/or the New York State Department of Environmental Conservation to confirm the presence of federal and/or state wetlands, respectively, and/or the 100-foot state wetland buffer on this site, and obtain all necessary permits for any confirmed wetlands and buffers and show them on the plans for the site.
4. The Town should ensure that the lighting plan limits glare and spillover on adjacent parcels and the state and county rights-of-way.
5. The municipality is encouraged to minimize exposure to damage from natural hazards and uphold local flood ordinance requirements, as required for good standing in the National Flood Insurance Program, by ensuring that any proposed development would not negatively affect drainage patterns in or near the floodplain.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 21, 2016

OCPB Case # Z-16-340

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of DeWitt Zoning Board of Appeals at the request of Feldmeier Equipment for the property located at 6800 Townline 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 Townline Road, a county road, and the municipal boundary between the Town of Salina and the Town of DeWitt; and
- WHEREAS, the applicant is requesting an area variance to allow expansion of industrial facilities with an 85% building lot coverage, where maximum allowed is 80% on a 7.11-acre lot in an Industrial zoning district; and
- WHEREAS, the Board previously recommended modification of a site plan referral (Z-16-253) for the proposed addition and offered no position with comment on a site plan referral (Z-13-262) to construct a dry storage facility on the site, noting water and wastewater service considerations; and
- WHEREAS, the Site Plan dated August 25, 2016 shows two existing two-story metal and masonry buildings, a smaller existing building (the dry storage facility), a proposed 12,540 square foot addition to the larger two-story building, existing parking, and proposed expanded tarvia areas for 41 additional parking spaces with a gravel road extended to the south of the proposed addition; and
- WHEREAS, the plan shows two driveways on Townline Road, with the northern driveway located on a 36' wide permanent easement; any existing or proposed access to Townline Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the plan shows the site also has frontage on Campbell Road, Earl Avenue, and 14th Street (labeled not open), including an additional ingress and egress easement along Campbell Road/Hancock Airport to the north; and
- WHEREAS, the Environmental Assessment Form (EAF) dated July 20, 2016 notes 0.7 acres will be physically disturbed by the project; the plan shows a 15' drainage easement (labeled as federal) along the southern property boundary; underground utility easements are also shown; and
- WHEREAS, the site is served by public water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; a 20' wide sewer easement is shown running north/south across the site and will be relocated around the proposed addition; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and

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

WHEREAS, in a prior referral, the Onondaga County Water Authority (OCWA) noted their records showed an OCWA water main crossing this site and the presence of private hydrants, neither of which are shown on the plan; and

WHEREAS, the EAF Mapper Summary Report states that the site is located within 2,000 feet of a DEC remediation site; and

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

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

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

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
3. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 21, 2016

OCPB Case # Z-16-341

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Kwik-Fill United Refining Co. for the property located at 6301 Fly 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 Kirkville Road and Fly Road, both county roads; and
- WHEREAS, the applicant is proposing to replace underground storage tanks, piping and dispensers, replace the existing canopy with updated signage, and add landscaping and paving on a 0.615-acre parcel in a Hi-Tech zoning district; and
- WHEREAS, the Referral Notice states that there are no changes proposed in use or to the area of the existing building; and
- WHEREAS, the Proposed Site Plan dated February 3, 2016 shows the existing building, two gas pump islands under a proposed new canopy, three underground storage tanks, new areas of paving for proposed parking (14 total spaces), and existing asphalt that would be removed so new paving can be installed that is sloped toward a proposed bio-retention basin; and
- WHEREAS, the plan shows existing driveways on Fly Road and Kirkville Road, which must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the plan shows a proposed bio-retention swale with plantings on a grass area along the property frontage at the corner of Fly and Kirkville Roads; several proposed landscaping areas are shown on site; and
- WHEREAS, the Referral Notice states that the site is served by public water and sewer; the site is located in the Metropolitan Syracuse Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, the Environmental Assessment Form states that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; 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 Kirkville Road access must be reduced in width to meet Onondaga County Department of Transportation commercial access standards. The applicant must also contact the Onondaga County Department of Transportation regarding traffic data and requirements for access.
2. Per the Onondaga County Department of Transportation, proposed landscaping must not obstruct sight distance on the county roads.
3. The Onondaga County Department of Transportation has determined that the applicant must verify that the proposed development would not create additional stormwater runoff into the County's drainage system; the applicant must submit verification to the Department for approval and complete any appropriate mitigation as may be determined by the Department.
4. The Town must ensure that any NYSDEC permits necessary for the underground storage tanks are obtained prior to Town approval.

The Board offers the following comments:

1. 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.
2. The applicant should complete a lighting plan to ensure no glare or spillover on adjacent parcels or the state right-of-way.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 21, 2016

OCPB Case # Z-16-342

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of National Grid Substation for the property located at Aspen Park 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 NYS Route 298, a state highway, and the municipal boundary between the Town of Dewitt and the Town of Manlius; and
- WHEREAS, the applicant is proposing construction of a new electric substation in Collamer Crossings Business Park, with tap lines connecting to existing transmission lines and underground feeders supplying power to the business park and surrounding area, on a 27.85-acre parcel in a Hi-Tech zoning district; and
- WHEREAS, the application narrative dated August 29, 2016 states that the proposed 115/13.2kV substation is required to provide approximately 27 MW load expansion capacity to the Park for anticipated development (full build-out is anticipated in five years), and the substation will provide additional area load growth to meet customers' in-service needs, mitigate area load at risk in excess of distribution planning criteria, and address loading and reliability on area feeders; and
- WHEREAS, the narrative states that the project scope of work includes constructing a new 115-13.2kV substation with two 115kV transmission sources, two transformers, eight 13.2kV feeders (six of which are designed to serve the Park), and two capacitor banks; of the remaining two 13.2kV feeders, one will be extended to rearranged East Molloy and Fly Road feeders for local relief, and the other will be held in reserve; there will be a total of approximately 3.2 miles of underground cables in a new manhole and conduit system; and
- WHEREAS, the undated Station Grading Plan shows the proposed substation, part of which is labeled "Future T.R.," parking area, and a driveway on Aspen Park Boulevard, a town road, that leads to the parking area and continues to the rear of the substation as a transmission ROW access road; and
- WHEREAS, the plan shows a proposed property line encompassing the substation and lines leading east to the municipal boundary with the Town of Manlius; and
- WHEREAS, the Environmental Assessment Form (EAF) dated August 1, 2016 states that 1.08 acres would be physically disturbed; the plan shows a 30 foot drainage easement running along Collamer Road on the current lot (not part of the proposed substation lot); if the proposed project cumulatively disturbs one acre or more of land, it must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity, and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the Bureau of Water Permits; the

proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality and the applicant must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water Permits; if the proposed project is located within the Onondaga Lake watershed the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual; and

WHEREAS, the Referral Notice states that the site is served by public water and sewer, and the plan shows a sanitary sewer easement near Aspen Park Boulevard; the EAF states that water and wastewater utilities are not required; and

WHEREAS, the plan shows large areas of wetlands surrounding the proposed substation; the wetlands are not labeled as state or federal and the 100 foot state wetland buffer is not shown; wetland maps indicate the potential presence of state and federal wetlands on the subject property; the EAF states that the new tap lines will cross a portion of TRC delineated wetland W-A (NYSDEC wetland SYE-2) but impacts to wetland W-A, if any, will be temporary in nature; and

WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that the northeast portion of this parcel is in a Special Flood Hazard Area (SFHA); preliminary updated FIRM data released in June 2008 shows that the floodplain configuration will change but a portion of the parcel will continue to be located within a SFHA once maps are finalized; the floodplain boundary is not shown on the plan; and

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

WHEREAS, the EAF states that the proposed action is located in an archeological sensitive area; and

WHEREAS, the referral included a Noise Assessment Report; 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 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 applicant must complete a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to meet Department requirements verifying that the proposed development would not create additional stormwater runoff into the State's drainage system and is required to first contact the Department to determine the scope of the study; the applicant must submit the drainage study to the Department for approval and complete any appropriate mitigation as may be

determined by the Department.

The Board offers the following comments:

1. The applicant is advised to contact the U.S. Army Corps of Engineers and the New York State Department of Environmental Conservation to confirm the presence of federal and state wetlands, respectively, and the 100-foot state wetland buffer on this site, and obtain all necessary permits for any confirmed wetlands and buffers and show them on the plans for the site.
2. Per the New York State Department of Environmental Conservation (NYS DEC), if a proposed project is in an area containing threatened or endangered species and/or associated habitats, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional NYS DEC Division of Environmental Permits office.
3. The plan should show the 100 year floodplain boundary. 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.
4. The applicant should complete a lighting plan to ensure no glare or spillover on adjacent parcels or the state right-of-way.
5. The applicant is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted for review and considered by the Town as part of the SEQR process.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 21, 2016

OCPB Case # Z-16-344

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Birnie Bus Tours, Inc. for the property located at 6600 New Venture Gear Drive; 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 the New York State Thruway (Interstate Route 90), a state highway, and New Venture Gear Drive and Fly Road, both county roads; and
- WHEREAS, the applicant is proposing to operate a commercial garage for a bus service in an existing facility previously used for the same purpose on a 112.29-acre parcel in an Industrial zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-16-345); and
- WHEREAS, the Board recommended modification of a special permit referral (Z-15-251), preliminary subdivision referral (S-15-47) and a site plan referral (Z-15-179) for construction of a FedEx warehouse and distribution facility on a portion of this site, requiring a drainage study and an approved sewer connection plan, and offering comments regarding access permits, signage near the Thruway, water and wastewater service, green infrastructure, site lighting, and a parking strategy for the overall site as to not compromise future redevelopment of the existing manufacturing space; the Board previously recommended Modification of a Site Plan referral (Z-13-131) to construct a larger stormwater detention pond on the overall site in order to relieve the hydrologic load on the existing pond, which was in the process of being cleaned by the previous owner and the New York State Department of Environmental Conservation; and
- WHEREAS, the Referral Notice states that the existing facility was previously used for vehicle testing, maintenance, and repair, and the site is not being modified for this specific use; and
- WHEREAS, the Final Plan revised July 26, 2016 shows the entire site of the former Magna Powertrain facility, with existing buildings, parking areas, gravel areas, and a detention basin; and
- WHEREAS, the plan shows three drives on New Venture Gear Drive, two drives on Fly Road, and a drive on Chrysler Lane, a local road leading to New Venture Gear Drive; all existing or proposed access to New Venture Gear Drive and Fly Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the Partial Building and Site Location Plan dated August 22, 2016 shows a portion of the west side of the main building that would be used for the proposed use; the Birnie Bus lease space would be 9,800 square feet, of which 7,200 square feet would be used for a bus garage and 2,600 square feet would

be used for a dispatch office; and

WHEREAS, the plan shows that the proposed use would use a portion of the existing parking lot to the west of the building, with 20 bus spaces and 24 car spaces; and

WHEREAS, the site has public water and sewer service; and

WHEREAS, the Environmental Assessment Form Mapper Summary Report states that the site is located within 2,000 feet of a DEC remediation site; and

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

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

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

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

The Board offers the following comments:

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 21, 2016

OCPB Case # Z-16-345

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of DeWitt Zoning Board of Appeals at the request of Birnie Bus Tours, Inc. for the property located at 6600 New Venture Gear Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of the New York State Thruway (Interstate Route 90), a state highway, and New Venture Gear Drive and Fly Road, both county roads; and
- WHEREAS, the applicant is requesting a special permit to allow operation of a commercial garage for a bus service in an existing facility previously used for the same purpose on a 112.29-acre parcel in an Industrial zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-16-344); and
- WHEREAS, the Board recommended modification of a special permit referral (Z-15-251), preliminary subdivision referral (S-15-47) and a site plan referral (Z-15-179) for construction of a FedEx warehouse and distribution facility on a portion of this site, requiring a drainage study and an approved sewer connection plan, and offering comments regarding access permits, signage near the Thruway, water and wastewater service, green infrastructure, site lighting, and a parking strategy for the overall site as to not compromise future redevelopment of the existing manufacturing space; the Board previously recommended Modification of a Site Plan referral (Z-13-131) to construct a larger stormwater detention pond on the overall site in order to relieve the hydrologic load on the existing pond, which was in the process of being cleaned by the previous owner and the New York State Department of Environmental Conservation; and
- WHEREAS, the Referral Notice states that the existing facility was previously used for vehicle testing, maintenance, and repair, and the site is not being modified for this specific use; and
- WHEREAS, the Final Plan revised July 26, 2016 shows the entire site of the former Magna Powertrain facility, with existing buildings, parking areas, gravel areas, and a detention basin; and
- WHEREAS, the plan shows three drives on New Venture Gear Drive, two drives on Fly Road, and a drive on Chrysler Lane, a local road leading to New Venture Gear Drive; all existing or proposed access to New Venture Gear Drive and Fly Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the Partial Building and Site Location Plan dated August 22, 2016 shows a portion of the west side of the main building that would be used for the proposed use; the Birnie Bus lease space would be 9,800 square feet, of which

7,200 square feet would be used for a bus garage and 2,600 square feet would be used for a dispatch office; and

WHEREAS, the plan shows that the proposed use would use a portion of the existing parking lot to the west of the building, with 20 bus spaces and 24 car spaces; and

WHEREAS, the site has public water and sewer service; and

WHEREAS, the Environmental Assessment Form Mapper Summary Report states that the site is located within 2,000 feet of a DEC remediation site; and

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

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

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

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

The Board offers the following comments:

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 21, 2016

OCPB Case # Z-16-346

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Village of Skaneateles Zoning Board of Appeals at the request of Gregg & Ashley Palmer for the property located at 104 East Lake Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Route 41, a state highway; and
- WHEREAS, the applicant is requesting an area variance to allow construction of a 26' X 24' detached garage on a 0.40-acre parcel with 83.1% open area where 90% is required in an A-1 zoning district; and
- WHEREAS, the site is located along East Lake Street (New York Route 41) in the Village of Skaneateles near the northeastern shore of Skaneateles Lake; the site contains an existing two-story house and sits approximately 800 feet from the lake edge, with other houses between the subject property and the lake; and
- WHEREAS, per the local application, the "Existing Open Area is 85.5% which includes one parking space. Existing garage under house will be used for storage. Difficult to use for garage (low height). Proposed garage detached. Traditional carriage house set back of lot. 83.1% Open Area typical for this size lot."; and
- WHEREAS, the Site Plan dated August 12, 2016 shows the proposed garage to be located at the northwest corner of the parcel, within an existing hedgerow and approximately 15 feet from the rear parcel line and 8 feet from the side parcel line; and
- WHEREAS, the garage would access the existing driveway onto East Lake Street, a state owned road; any existing or proposed access onto East Lake Street must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the garage would measure 712 square feet, and would contain parking area and storage, including storage on a second-story; an existing 64 square foot shed is to be removed; 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 Bill Fisher and seconded by James Corbett. The votes were recorded as follows: Bill Fisher - yes; Brian Donnelly - yes; Daniel Cupoli - yes; Chester Dudzinski - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 21, 2016

OCPB Case # Z-16-347

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of LaFayette Zoning Board of Appeals at the request of Ichor Therapeutics for the property located at 2521 US Route 11; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Interstate Route 81, U.S. Route 11, and U.S. Route 20, all state highways; and
- WHEREAS, the applicant is requesting an area variance to allow sign placement with a reduced setback on a 1.07-acre parcel in a Hamlet (H) zoning district; and
- WHEREAS, the Board previously recommended Modification of a Special Permit referral (Z-16-38) to operate a scientific laboratory in an existing 5,500 square foot office building on the site, requiring that the survey be modified to reflect all existing access to Route 11, and review of the septic system; and
- WHEREAS, per aerial photography, the site contains an existing two-story building with front yard parking and driveway onto New York State Route 11, and the site is located at the north end of the Hamlet of LaFayette; and
- WHEREAS, the survey shows a parking area with a driveway on U.S. Route 11 at the southern end of the parcel that is shared with an office building on the adjacent parcel, which also contains a post office; the survey indicates an existing easement for ingress and egress for utility line access and a proposed driveway agreement; aerial photography shows another parking lot in front of the subject building with an additional driveway on U.S. Route 11 which is not indicated on the survey; any existing or proposed access to U.S. Route 11 must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, referral materials included a partial copy of a survey dated March 2, 2016, with a hand drawn area labeled Sign Placement, within a grassed area between the parcel line and the office building; no signage dimensions, nor scaled renderings of the proposed signage were submitted with the referral; upon request, a sign rendering was provided showing a 8' x 6.5' tall monument sign, which appears to be unlit and presumed to be two-sided; and
- WHEREAS, the Town application notes "Variance to require for sign placement. Needs to go between north and south parking lots, but to meet road offset regs must remove Rob Maher memorial tree. Requires variance so tree can be left in current location"; the referral notes the applicant is requesting a variance of 25 feet from the front property line versus the required 50 feet front yard setback; and
- WHEREAS, the partial survey further shows a 40' permanent and perpetual ingress and egress right-of-way stating "location undefined" generally along the western

boundary of the site; and

WHEREAS, wetland maps indicate state wetlands/buffers and potential federal wetlands on the northernmost portion of the site; and

WHEREAS, the site is served by private water and septic and is located outside the Onondaga County Sanitary District; and

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

The Board continues to advise the Town to adhere to its regulations which require complete and accurate site plans and project information, in order to ensure accurate review of projects is feasible and to improve the quality of local land use decisions.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 21, 2016

OCPB Case # Z-16-348

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of Valtech Research, Inc. for the property located at 7641 Henry Clay 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 Henry Clay Boulevard, a county highway; and
- WHEREAS, the applicant is proposing parking expansion and landscaping on a 6.35-acre parcel in an Industrial (I-1) zoning district; and
- WHEREAS, a memorandum dated September 7, 2016 states that the proposed project is Phase I of proposed site work for this property, and the purpose of the project is to prepare the building for winter operations by constructing an executive parking area and installing landscaping for the newly remodeled building; the memorandum states that the executive offices are to be relocated to this building in the fall and the existing parking lots are in poor condition; and
- WHEREAS, the memorandum states that there are additional, future plans for the site including a Phase II that will include the reconstruction of the existing parking areas on the east side of the building and south of the proposed executive parking lot; the memorandum states that during Phase II (anticipated site plan application in winter 2016) a full Stormwater Pollution Prevention Plan (SWPPP), including post-construction stormwater management, will be proposed for the full site, including the construction of the executive parking area; and
- WHEREAS, the Layout Plan dated September 7, 2016 shows an existing building, the approximate location of a new sign by others, the proposed new parking area, and existing parking areas, which are labeled Phase II improvement areas; the plan states that 42 parking spaces are required, a total of 164 spaces are existing, and a total of 148 spaces are proposed; and
- WHEREAS, the plan shows an existing driveway on Henry Clay Boulevard, which must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the site is served by public water and sewer; the plan shows a 20 foot wide sewer easement to Woodard Sewer District running along the road frontage, and the site is located in the Wetzel Road Wastewater Treatment Plant service area; and
- WHEREAS, the Full Environmental Assessment Form (EAF) states that the project is located within 2,000 feet of a site in the NYSDEC Environmental Site Remediation database; the EAF states that no additional investigative activities were deemed necessary from a May 2009 letter from the NYSDOH, and an environmental easement was made on December 28, 2011; and

WHEREAS, the plan shows an area of wetland on site to the west of the existing parking area; the EAF states that the wetland is a 0.07 acre non-jurisdictional depression (subject to USACE concurrence); and

WHEREAS, the EAF states that existing outdoor lighting will be used for the site; and

WHEREAS, the referral included a planting plan that shows proposed new landscaping; and

WHEREAS, a proposed use statement states that 50 percent of the building will be used for executive offices and 50 percent of the building will be used for a customer experience center, including marketing efforts and demonstrations for potential customers of the full view and depth of product offerings JMA produces for the wireless industry: antennas, distributed antenna systems, connectors, and ancillary equipment; and

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

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

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

1. The Onondaga County Department of Transportation requests that the applicant contact the Department at (315) 435-3205 to discuss access for this site.
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
3. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County ""Save the Rain Program"" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 21, 2016

OCPB Case # Z-16-349

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a TEXT AMENDMENT from the Town of Elbridge Town Board at the request of Town of Elbridge Town Board 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 §30.123 to allow assisted living apartments under certain circumstances by Special Permit in Agricultural, Rural Residential, and R-1 zoning districts; and
- WHEREAS, the proposed local law states that the apartment must be attached to a single family dwelling and must be freely accessible from the single family dwelling without its own separate entrance, and the occupant must have a familial relationship to the owner who must occupy the single family dwelling; and
- WHEREAS, the proposed local law states that the apartment may contain its own kitchen, bathroom, living room, and bedroom but the entire area of the apartment may not exceed 400 square feet, and all utilities provided in the apartment must be extended from the single family dwelling services; and
- WHEREAS, the proposed local law states that upon the vacature of the apartment by the family member all kitchen facilities must be decommissioned and the Special Permit shall terminate; and
- WHEREAS, the proposed local law states that each January the owner of the single family dwelling shall certify to the Town Code Enforcement Officer his occupancy of the dwelling, the name and relationship of the occupant of the apartment, or the decommissioning of the kitchen facilities installed therein; and

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

Per the Onondaga County Health Department, the special permit process must require all applicants to obtain acceptance/approval, respectively, of any existing or proposed septic system from the Onondaga County Health Department prior to special permit approval, and this requirement must be written into the proposed local law.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 21, 2016

OCPB Case # Z-16-350

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Salina Planning Board at the request of American Natural Gas, LLC for the property located at 7253 Oswego Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Oswego Road (Route 57), a county highway; and
- WHEREAS, the applicant is proposing construction of a Compressed Natural Gas (CNG) fueling station, to include clearing, grading, landscaping, access road, fueling dispensers with canopy and other associated improvements, on a proposed 2.10-acre parcel in a Commercial (C-3) zoning district; and
- WHEREAS, the Board is concurrently reviewing Site Plan (Z-16-350), Special Permit (Z-16-351) and Subdivision (S-16-72) referrals for the project; and
- WHEREAS, the site is located along Oswego Road (County Route 57) north of the Village of Liverpool and a New York State Thruway exchange; this site is surrounded by a variety of land uses, including commercial office and retail on Route 57, a nearby residential subdivision with its nearest point approximately 400 feet to the north of the proposed station, the Thruway to the south, a municipal park near the rear portion of the total site, an vacant land; and
- WHEREAS, the Subdivision Plan dated September 7, 2016 shows Lot 1 to be 2.1 acres and containing the entire frontage along Oswego Road (County Route 57); the irregularly shaped remaining lands to the rear would be Lot 2 and measure 20.81 acres; to the north of proposed Lot 1 on adjacent lands, a partially built 26 foot wide access road is shown, and is labeled "Ingress/Egress Easement for Lot 1 and Lot 2 (subject to a construction and maintenance agreement)"; and
- WHEREAS, the Site Layout and Utility Plan dated September 8, 2016 shows Lot 1 to contain a 37 foot driveway from the south end of the Oswego Road frontage and internal circular one-way drive encircling the proposed parcel; at the center of the site, an area labeled "CNG Equipment Area, Layout by Others" is shown inside an 8' chain link fence with barbed wire topping, and also surrounded with concrete filled bollards; three concrete dispenser islands on a concrete pad, with a 54'x24' overhead canopy are shown to the north of the equipment area, within the 71 foot wide driveway section; and
- WHEREAS, per the Short EAF and referral materials, the facility will allow 24/7 public access, and will be un-manned, which is cited as typical for this type of use, and will only require natural gas, electric and communication facilities; no drinking water or sanitary sewer facilities are required or proposed; a fire hydrant is shown adjacent to the proposed entrance onto Oswego Road; and
- WHEREAS, a stormwater detention basin is shown inside the circular drive, surrounding

the CNG equipment area, and draining to the southwest portion of the site, toward Sawmill Creek, a tributary to Onondaga Lake; and

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

WHEREAS, per the EAF, the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; the EAF notes an initial submission was made to OPRHP using the online portal, who then required a Phase 1AB Archeological Survey, which is currently being completed (consultant notes nothing discovered in field work); and

WHEREAS, the full site appears to contain significant areas of federal and New York State wetlands and portions of the 100-year flood plain, however no areas appear in mapping to occur on proposed Lot 1; the EAF notes the developer has indicated that a wetland survey will be conducted to confirm no wetlands are located on the project site; and

WHEREAS, per the EAF the project may be in an area containing threatened or endangered species and/or associated habitats; the applicant has submitted a project screening request to the New York Natural Heritage Program; 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. Appropriate legal access for proposed Lot 2 must be established and reviewed by the Onondaga County Department of Transportation prior to subdivision and site plan approval. Per the Onondaga County Department of Transportation, all access for proposed Lot 2 must occur from either the proposed driveway for Lot 1 or the adjacent parcel to the north which contains existing road access to Oswego Road, and that appropriate access agreements are in place and noted on the filed deed. Any future development for proposed Lot 2 will also likely require submission of a traffic study to OCDOT.
2. The applicant is required to obtain a permit from the Onondaga County Department of Transportation for any proposed driveways and prior to any proposed work within a county road right-of-way.
3. The municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation early in the planning process

for approval and complete any appropriate mitigation as may be determined by the Department.

4. The Town must ensure that any applicable state or federal permits for operation of a Compressed Natural Gas facility are obtained, and the Site Plan is reviewed and approved by emergency service providers prior to Town approval.

The Board also offers the following comment:

1. The Town should ensure that onsite lighting that limits harsh glare, and does not spill over onto neighboring parcels and county rights-of-way.
2. The Board encourages the installation of landscaping along the frontage and side yards to buffer neighboring properties and improve aesthetics along the frontage of the site.
3. The Town is advised that the Onondaga County Department of Transportation, Syracuse-Onondaga County Planning Agency, and Town representatives are likely undertaking a limited transportation/land use analysis of a portion of Route 57 including the subject parcel, to investigate existing and possible traffic conditions and opportunities and limitations related to land use and development on the corridor. The Town is encouraged to participate actively in this study, and incorporate findings into planning and zoning decisions on this corridor.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 21, 2016

OCPB Case # Z-16-351

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Salina Planning Board at the request of American Natural Gas, LLC for the property located at 7253 Oswego Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Oswego Road (Route 57), a county highway; and
- WHEREAS, the applicant is requesting a special permit to allow operation of a Compressed Natural Gas (CNG) fueling station, to include clearing, grading, landscaping, access road, fueling dispensers with canopy and other associated improvements, on a proposed 2.10-acre parcel in a Commercial (C-3) zoning district; and
- WHEREAS, the Board is concurrently reviewing Site Plan (Z-16-350), Special Permit (Z-16-351) and Subdivision (S-16-72) referrals for the project; and
- WHEREAS, the site is located along Oswego Road (County Route 57) north of the Village of Liverpool and a New York State Thruway exchange; this site is surrounded by a variety of land uses, including commercial office and retail on Route 57, a nearby residential subdivision with its nearest point approximately 400 feet to the north of the proposed station, the Thruway to the south, a municipal park near the rear portion of the total site, an vacant land; and
- WHEREAS, the Subdivision Plan dated September 7, 2016 shows Lot 1 to be 2.1 acres and containing the entire frontage along Oswego Road (County Route 57); the irregularly shaped remaining lands to the rear would be Lot 2 and measure 20.81 acres; to the north of proposed Lot 1 on adjacent lands, a partially built 26 foot wide access road is shown, and is labeled "Ingress/Egress Easement for Lot 1 and Lot 2 (subject to a construction and maintenance agreement)"; and
- WHEREAS, the Site Layout and Utility Plan dated September 8, 2016 shows Lot 1 to contain a 37 foot driveway from the south end of the Oswego Road frontage and internal circular one-way drive encircling the proposed parcel; at the center of the site, an area labeled "CNG Equipment Area, Layout by Others" is shown inside an 8' chain link fence with barbed wire topping, and also surrounded with concrete filled bollards; three concrete dispenser islands on a concrete pad, with a 54'x24' overhead canopy are shown to the north of the equipment area, within the 71 foot wide driveway section; and
- WHEREAS, per the Short EAF and referral materials, the facility will allow 24/7 public access, and will be un-manned, which is cited as typical for this type of use, and will only require natural gas, electric and communication facilities; no drinking water or sanitary sewer facilities are required or proposed; a fire hydrant is shown adjacent to the proposed entrance onto Oswego Road; and

WHEREAS, a stormwater detention basin is shown inside the circular drive, surrounding the CNG equipment area, and draining to the southwest portion of the site, toward Sawmill Creek, a tributary to Onondaga Lake; and

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

WHEREAS, per the EAF, the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; the EAF notes an initial submission was made to OPRHP using the online portal, who then required a Phase 1AB Archeological Survey, which is currently being completed (consultant notes nothing discovered in field work); and

WHEREAS, the full site appears to contain significant areas of federal and New York State wetlands and portions of the 100-year flood plain, however no areas appear in mapping to occur on proposed Lot 1; the EAF notes the developer has indicated that a wetland survey will be conducted to confirm no wetlands are located on the project site; and

WHEREAS, per the EAF the project may be in an area containing threatened or endangered species and/or associated habitats; the applicant has submitted a project screening request to the New York Natural Heritage Program; 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. Appropriate legal access for proposed Lot 2 must be established and reviewed by the Onondaga County Department of Transportation prior to subdivision and site plan approval. Per the Onondaga County Department of Transportation, all access for proposed Lot 2 must occur from either the proposed driveway for Lot 1 or the adjacent parcel to the north which contains existing road access to Oswego Road, and that appropriate access agreements are in place and noted on the filed deed. Any future development for proposed Lot 2 will also likely require submission of a traffic study to OCDOT.

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

3. The municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the

Onondaga County Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department.

4. The Town must ensure that any applicable state or federal permits for operation of a Compressed Natural Gas facility are obtained, and the Site Plan is reviewed and approved by emergency service providers prior to Town approval.

The Board also offers the following comment:

1. The Town should ensure that onsite lighting that limits harsh glare, and does not spill over onto neighboring parcels and county rights-of-way.
2. The Board encourages the installation of landscaping along the frontage and side yards to buffer neighboring properties and improve aesthetics along the frontage of the site.
3. The Town is advised that the Onondaga County Department of Transportation, Syracuse-Onondaga County Planning Agency, and Town representatives are likely undertaking a limited transportation/land use analysis of a portion of Route 57 including the subject parcel, to investigate existing and possible traffic conditions and opportunities and limitations related to land use and development on the corridor. The Town is encouraged to participate actively in this study, and incorporate findings into planning and zoning decisions on this corridor.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 21, 2016

OCPB Case # Z-16-352

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Salina Planning Board at the request of Portalogix, LLC for the property located at 6799 Townline 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 Townline Road, a county road, and the municipal boundary between the Town of Salina and the Town of Dewitt; and
- WHEREAS, the applicant is proposing to operate a portable restroom business from an existing building on a 5.28-acre parcel in a Commercial (C-2) zoning district; and
- WHEREAS, the site is located in a relatively urban area, surrounded by a variety of land uses including commercial buildings, a US Marine Corps training grounds, and is located near the Hancock International Airport; and
- WHEREAS, the Site Plan dated September 8, 2016 shows an existing metal building (68' x 165') to remain toward the front of the parcel, a restroom trailer staging area within a front yard parking area, two areas of open portable restroom storage within side and rear parking areas, a unit hauler parking area, and a restroom cleaning area within the rear gravel lot; and
- WHEREAS, vehicular access and parking consists of an existing asphalt driveway onto Townline Road, which must meet the requirements of the Onondaga County Department of Transportation, an 18-car employee parking area and miscellaneous asphalt parking lot area at the front of the lot, and 7 truck parking spaces at the rear; and
- WHEREAS, at the rear of the building, the plan shows 500 gallon diesel / gas tanks; and
- WHEREAS, the rear half of the building and parking area appears to be gated and fenced, and a chain link fence exists surrounding the sides and rear of the site along training grounds property; and
- WHEREAS, existing wooded areas along the west and south portions of the site, as well as existing lawn in other areas, are to remain; and
- WHEREAS, the site is served by public water and private septic sytem; and is located in the Metropolitan Wastewater Treatment Plant Service area; and
- WHEREAS, per the EAF, the proposed action will not connect to public wastewater utilities, noting "Existing on-site septic. Pumping of restrooms will dump at wastewater treatment plant."; no further details were provided; 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:

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

E-mail Address: countyplanning@ongov.ne

1. The applicant must contact the Onondaga County Health Department regarding plans and requirements for the restroom cleaning area.
2. The Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to issuance of a building permit.
3. The Onondaga County Department of Transportation has determined that the municipality and applicant must contact the Department at (315) 435-3205 to discuss any required traffic data for the proposed project.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 21, 2016

OCPB Case # Z-16-353

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of DeWitt Zoning Board of Appeals at the request of Schwebel's Baking Company for the property located at 6299 Meade Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of New Court Avenue (NY Route 598), a state highway; and
- WHEREAS, the applicant is requesting a special permit to allow a bakery warehouse/distribution center in a portion of an existing building on a parcel that is within 750' of the perimeter of an Industrial zoning district on a 1.82-acre parcel; and
- WHEREAS, the Board recently offered No Position on a Special Permit referral to build a fence around the outdoor storage yard at the site (Z-15-158); and
- WHEREAS, per local code, structures and uses within 750 feet of the perimeter of an Industrial District require a specific use permit if the proposed structure or use in the Industrial District is not allowed in the adjoining district; the subject parcel abuts an R-3 zoning district which contains residential parcels; and
- WHEREAS, per the local application, the proposed warehouse/distribution center for Schwebel's Baking Company will use 8,000 square feet of space in the existing 12,000 square foot building; Ridley Electric will continue to operate from the remaining 4,000 square feet of the building; and
- WHEREAS, per the local application, no changes will be made to the site or access; the local application cites only one tractor-trailer delivery per day will occur on the site, and the operation will be entirely inside the building enclosure utilizing gas powered stepvans with no 'backup' warning beeps to impact neighbors; and
- WHEREAS, the Site Plan dated August 29, 2016 shows the existing masonry building on two parcels totaling 1.82 acres; the owner also controls an adjacent 2.53 acre vacant parcel to the north and two parcels to the south; and
- WHEREAS, the plan shows the remainder of the parcel to be gravel parking and storage areas, with a chain link fence surrounding the majority of the parcel; a small area of grass occurs south of the building, with a protected above-ground tank located within that area; and
- WHEREAS, the plan shows the site is located along Marisa Heights (labeled "Formerly Hazelhurst Avenue) with an additional small section of frontage on Meade Road, both local streets; the lot has access to New Court Avenue via a 25' ingress and egress easement shared between the subject lot and the two adjacent lots along New Court Avenue; any existing or proposed access to New

Court Avenue must meet the requirements of the New York State Department of Transportation; and

WHEREAS, the plan shows a 40' county drainage easement adjacent to the southwestern corner of the lot that is labeled Ley Creek Bear Trap, and the site plan shows an existing brook in that location; the plan also shows a 12" pipe leading from the site to the brook; the New York State Department of Environmental Conservation Environmental Assessment Form Mapper notes a portion of the site or land adjoining the site contains wetlands or other regulated waterbodies; and

WHEREAS, the EAF Mapper further indicates the project is within 2,000 feet of sites in the New York State Department of Environmental Conservation Environmental Site Remediation database (734057 and C734087); and

WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; the Environmental Assessment Form dated August 29, 2016 notes the proposal does not require water and sewer utilities; and

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

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 21, 2016

OCPB Case # Z-16-354

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Cicero Zoning Board of Appeals at the request of Charles H. Skipworth, Jr. for the property located at 6562 State Route 31; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of State Route 31, a state highway; and

WHEREAS, the applicant is requesting an area variance to allow a 48' X 32' addition to an existing 60' X 32' accessory garage for a total of 3,456 square feet where accessory garages are not allowed to exceed 700 square feet on a 2.84-acre parcel in an AG zoning district; and

WHEREAS, the site is located on Route 31, in a location which is largely zoned for Agricultural; surrounding land uses include a park containing several baseball fields, a farmstand and farm, and roadside residential; and

WHEREAS, the submitted plan dated July 12, 2106 shows an existing single-family house at the front of the parcel with attached rear garage and parking, and further back on the parcel a separate 32' x 60' garage building and adjacent inground pool; and

WHEREAS, the proposed addition is shown to occur at the rear of the existing 32' x 60' garage, extending the garage by 48'; and

WHEREAS, the site has a single existing gravel driveway onto New York State Route 31, which must meet the requirements of the New York State Department of Transportation; and

WHEREAS, the site has access to public water and sewer and is located in the Brewerton Wastewater Treatment Plant service area; and

WHEREAS, the proposed garage would constitute expansion of a non-conforming structure, where 700 square feet is the maximum allowed for accessory structures (3,456 proposed); 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 Bill Fisher and seconded by James Corbett. The votes were recorded as follows: Bill Fisher - yes; Brian Donnelly - yes; Daniel Cupoli - yes; Chester Dudzinski - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 21, 2016

OCPB Case # Z-16-355

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Cicero Zoning Board of Appeals at the request of Cheryl Walker for the property located at 8632 Deena Course; 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 Lakeshore Road, a county highway; and
- WHEREAS, the applicant is requesting an area variance to construct a 96" tall fence enclosure around a newly installed inground pool, where maximum allowed is 72" tall on a 0.26-acre parcel in a Residential (R12) zoning district; and
- WHEREAS, the site is located in a residential subdivision in a primarily suburban residential area, and the site is surrounded by single-family homes; and
- WHEREAS, the single-family home has driveway access onto Deena Course Path, a local road; and
- WHEREAS, the marked up survey originally dated May 21, 2001 shows the house, inground pool and a proposed 8 foot tall fence along the rear and portions of the side yards; the remainder is proposed to be 6 foot tall; 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 Bill Fisher and seconded by James Corbett. The votes were recorded as follows: Bill Fisher - yes; Brian Donnelly - yes; Daniel Cupoli - yes; Chester Dudzinski - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 21, 2016

OCPB Case # Z-16-356

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of J&R Lawns & Landscapes for the property located at Thompson 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 Thompson Road, a county road; and

WHEREAS, the applicant is proposing to construct a 100' x 100' gravel parking lot with a 22' wide x 150' long stone driveway on a vacant 10.74-acre parcel in an Agricultural zoning district; and

WHEREAS, per the Site Plan Review Plan dated August 18, 2016, J&R Lawns and Landscaping business is growing has the need for additional parking; the applicant has acquired the subject lot adjacent to their existing metal barn/building, parking and staging area for the business; and

WHEREAS, the Plan shows approximately 1-2 acres of trees and vegetation to be cleared at the front of the 10.49 acre vacant parcel, to allow for a new stone driveway and parking area for 33 vehicles; and

WHEREAS, the parking area is proposed to be set back approximately 150 feet from the road, and two landscape beds would occur within the grassed area; and

WHEREAS, the plan shows a 22-foot wide stone driveway, with asphalt apron and 18" driveway culvert along Thompson Road; any existing or proposed driveways must meet the requirements of the Onondaga County Department of Transportation; and

WHEREAS, the plan shows an existing swale running along the property line between the two parcels and a new walkway with 12" x 24' culvert pipe crossing the swale near the proposed driveway; and

WHEREAS, aerial photography shows an existing gravel driveway near the northern property line; and

WHEREAS, the site is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service area; no drinking water or wastewater facilities are proposed at this time; and

WHEREAS, wetland maps indicate the potential presence of state wetlands and/or the 100-foot state wetland buffer on the rear of the property; 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 Department of Transportation has determined that the

municipality and applicant must contact the Department at (315) 435-3205 to discuss any required traffic data for the proposed project.

The Board also offers the following comment:

The applicant is advised to contact the New York State Department of Environmental Conservation to confirm the presence of state wetlands and/or the 100-foot state wetland buffer on this site, and obtain all necessary permits for proposed development or drainage in any confirmed wetlands and buffers and show them on the plans for the site.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 21, 2016

OCPB Case # Z-16-357

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Pompey Planning Board at the request of Emerald Management Route 92 for the property located at 8632 Cazenovia 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 Route 92 (Cazenovia Road), a state highway; and
- WHEREAS, the applicant is proposing construction of a pole barn and one self storage building with gravel drive access on a 7.0-acre parcel in a Hamlet Commercial (HC) zoning district; and
- WHEREAS, the site is located along New York Route 92 , near Oran Delphi Road, with surrounding land uses primarily consisting of roadside residential, vacant land and scattered commercial uses; and
- WHEREAS, the site is zoned Hamlet Commercial, which is intended to accommodate a range of land uses traditionally found in rural hamlets, residential, community services and commercial, that are architecturally and historically compatible in scale and character; it is unclear whether the proposed self-storage facility is an allowed use per local regulation, as it is not listed within the use table; the site also surrounds a parcel zoned Farming and containing an existing house fronting on Route 92; and
- WHEREAS, the site contains an existing 3,450 square foot commercial building to remain, approximately 125 feet from the road, with an existing gravel drive and concrete apron onto NYS Route 92, which must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the Site Plan named Route 92 Storage dated September 8, 2016 shows two new buildings toward the rear of the site; a new 15,000 square foot pole barn, and a self storage building (9,000 square feet), both accessing the existing gravel driveway; and
- WHEREAS, the plan also shows a proposed stormwater management area/pond, and notes a detention outlet directed towards an existing stream, just to the rear of the site, which is assumed to be Limestone Creek; and
- WHEREAS, mapping indicates that New York State wetlands associated with Limestone Creek to the southwest appear to occur at the rear of the parcel, and the proposed building and stormwater detention area appear to encroach within the wetland and/or its required 100 foot buffer; and
- WHEREAS, the applicant must obtain appropriate permits from the New York State Department of Environmental Conservation for any proposed development or drainage in state wetlands and/or 100-foot wetland buffers on site; and
- WHEREAS, the site is served by existing individual well service and septic system and is

located outside the Onondaga County Sanitary District; a septic area is noted on the plan to the east of the existing office building; and

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

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

WHEREAS, the site plan notes that site lighting will consist of building mounted, dark sky compliant fixtures, and all proposed signage will abide by Town signage standards; no lighting information or signage renderings were submitted with the referral; and

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

1. Any new structures must be sited outside NYS wetlands and applicable buffer areas. The applicant is advised to contact the New York State Department of Environmental Conservation to confirm the presence of state wetlands and/or the 100-foot state wetland buffer on this site, and obtain all necessary permits for proposed development or drainage in any confirmed wetlands and buffers and show them on the plans for the site.
2. Per the New York State Department of Transportation, the NYS Route 92 driveway is required to meet the New York State Department of Transportation minor commercial driveway standards. The applicant is advised to contact the Department to coordinate requirements and to obtain a highway work permit which is required for any work within the State right-of-way.

The Board also offers the following comments:

The applicant is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted for review and considered by the Town as part of the SEQR process.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 21, 2016

OCPB Case # Z-16-358

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of William Hanmer for the property located at 522 East Brighton Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Interstate Route 81, a state highway; and
- WHEREAS, the applicant is requesting a special permit to allow construction of an addition to an existing motor vehicle repair facility on a 3.32-acre parcel in a Commercial Class B (CB) zoning district; and
- WHEREAS, the Board previously recommended No Position on a Special Permit referral (Z-12-182) to establish a used-vehicles sales and repair business on the site; and
- WHEREAS, the site is located on a largely commercial portion of East Brighton Avenue, across from Ball Circle; the site backs up to railroad tracks and Interstate Route 81 right-of-way; and
- WHEREAS, the Site Plan dated June 21, 2106 and aerial photography shows the site to contain an existing one-story building masonry building (13,748 sf) with garage and office and storage space, as well as two existing smaller metal storage bulidings/sheds toward the rear of the parcel; and
- WHEREAS, the remainder of the site contains asphalt and gravel paved areas, and a narrow undeveloped segment of the parcel at the rear, near the railroad tracks; approximately 100+ parking spaces are shown on the site plan and aerial photography shows the storage of numerous cars, buses and trucks on site within a fenced parking area; and
- WHEREAS, the proposed metal storage shed measures approximately 28' x 40', and is to be located behind the western portion of the building, within the gated parking area; and
- WHEREAS, aerial photography shows relatively unencumbered driveway access onto the site, with curbing generally delineating three driveways from East Brighton Avenue, a City street; and
- WHEREAS, per the local application, the storage building would accommodate inside parking for vehicle repair; and
- WHEREAS, the site has access to public sewer and water and is located in the Metropolitan Wastewater Treatment Plant service area; and

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

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

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