



Onondaga County Planning Board

September 26, 2018

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

I. ATTENDANCE

MEMBERS PRESENT

Daniel Cupoli
James Corbett
Robert Antonacci
Lisa Dell
Bill Fisher
David Skeval
Marty Voss

STAFF PRESENT

Dan Kwasnowski
Megan Costa
Allison Bodine
Robin Coon

GUESTS PRESENT

Rustan Petrela
Joseph Alfieri
Greg Faucher
Walt Misia
Joe Vannelli
David McNeil

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on September 26, 2018.

III. MINUTES & OTHER BUSINESS

Minutes from September 5, 2018 were submitted for approval. James Corbett made a motion to accept the minutes. Marty Voss seconded the motion. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Lisa Dell - yes; Bill Fisher - yes; David Skeval - yes; Marty Voss - yes.

Rustan Petrela presented the Onondaga County 2019-2024 Capital Improvement Plan to the Planning Board. No significant issues or countywide planning conflicts were identified by the Board during discussion. A motion was made by Marty Voss to endorse the Capital Improvement Plan. James Corbett seconded the motion. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Robert Antonacci - yes; Lisa Dell - yes; Bill Fisher - yes; David Skeval - yes; Marty Voss - yes.

See attached documents for the Capital Improvement Plan presentation and the OCPB resolution endorsing the Capital Improvement Plan.

Dan Kwasnowski updated the Board members on his thoughts on a proposed scope for a revised county comprehensive plan. In addition to general goal-setting and visioning, the plan would feature individual profiles of each municipality, including proposed solutions for one or more planning/urban design challenge per municipality. The Board, generally in favor of the proposed approach, also discussed challenges in obtaining universal endorsement, and in keeping the municipal profiles accurate given ever-changing representation at the municipal level.

David Skeval made a motion to adjourn the meeting. James Corbett seconded the motion. Votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Robert Antonacci - yes; Lisa Dell - yes; Bill Fisher - yes; David Skeval - yes; Marty Voss - yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-18-68	TSkaPB	<i>Modification</i>	S-18-69	TSkaPB	<i>No Position With Comment</i>
S-18-70	TCicPB	<i>No Position With Comment</i>	S-18-71	TCicPB	<i>No Position</i>
S-18-72	TManPB	<i>No Position</i>	S-18-73	TOnoPB	<i>No Position</i>
Z-18-284	TMarPB	<i>No Position With Comment</i>	Z-18-285	TClaTB	<i>No Position With Comment</i>
Z-18-286	CSyrPB	<i>No Position</i>	Z-18-287	CSyrPB	<i>No Position With Comment</i>
Z-18-288	TGedZBA	<i>Modification</i>	Z-18-289	TVanPB	<i>No Position</i>
Z-18-290	TSkaPB	<i>No Position</i>	Z-18-291	TSalTB	<i>No Position With Comment</i>



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Z-18-292	TSalPB	<i>Modification</i>	Z-18-293	TSalZBA	<i>No Position With Comment</i>
Z-18-294	CSyrZA	<i>No Position</i>	Z-18-295	TSkaPB	<i>Modification</i>
Z-18-296	TSkaZBA	<i>Modification</i>	Z-18-297	TCicPB	<i>No Position With Comment</i>
Z-18-298	TCicPB	<i>Modification</i>	Z-18-299	TCicZBA	<i>No Position With Comment</i>
Z-18-300	VEsyPB	<i>No Position With Comment</i>	Z-18-301	TEIbTB	<i>No Position With Comment</i>
Z-18-302	CSyrPB	<i>Approval</i>	Z-18-303	TGedZBA	<i>No Position</i>
Z-18-304	TSalTB	<i>No Position With Comment</i>	Z-18-305	TSalTB	<i>No Position With Comment</i>
Z-18-306	CSyrPB	<i>No Position</i>	Z-18-307	VFayPB	<i>No Position</i>

CIP 2019 -2024 Presentation

Presented to CIP Committee on 9/11/2018

Presented to Planning Board on 9/26/2018

Planning Board adopted the resolution endorsing the CIP 2019-2024 on

As usually the focus of this CIP is on maintenance and environment (72% of funds).
There are no projects which extend sewer or road infrastructure

Comparative information

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

	2018-2023	2019-2024	Increase/ Decrease	% Increase/ Decrease
Plan (\$)	\$447.1	\$460.9	\$13.8	3.1%
County Wide	\$255.8	\$222.7	-\$33.1	-12.9%
Special Funds	\$191.3	\$238.2	\$46.9	24.5%
Proposed Projects	58	54	-4	
New Projects	12	5	-7	

Reasons for the decrease in County Wide Funds are:

1. Less new projects than las year
2. Some of the funds requested last year are authorized (DOT project having a significant impact).

Reasons for the increase in Special Funds are:

1. Three new projects for a total of \$27.8M
2. Increase of the 6 year expenses in Wastewater Transportation System Improvements project (\$23.9M due to additional scope and more refined cost estimates)

	Total	Debt	Cash
Local Funds Requested last year for 2018	61.4	54.4	7
Local Funds Requested this year for 2019	59.2	49.5	9.7

Percentage of debt limit exhausted is only 14.55%

List of new projects for 2019 - 2024

<u>Department</u>	<u>Project</u>	<u>Total cost</u>	<u>Our cost</u>	<u>Year</u>
IT	Technology Refresh	\$1,581,000	\$1,581,000	2019-20
Parks	Parks Infrastructure Rehabilitation	\$2,627,000	\$2,627,000	2019-22
WEP	Metro WWTP Thickener Rehab. (40yrs)	\$3,730,000	\$3,730,000	2019-20
	Meadowbrook-Limestone WWTP I&I Abatement (Mand.)	\$9,000,000	\$9,000,000	2019-23
	Metro WWTP Biosolids Drying System (\$1.4M Savings)	\$15,106,000	\$15,106,000	2019-22
TOTAL COST OF NEW PROJECTS for 2019 - 2024		\$32,044,000	\$32,044,000	

Pg.
66
81
117
116
120

Capital Spending by Fund
(In millions).

	General	Sewer	Water	Van Duyn	Total
2018-2023 CIP	\$255.8	\$191.3	\$0.0	\$0.0	\$447.1
2019-2024 CIP	\$222.7	\$238.2	\$0.0	\$0.0	\$460.9

In %

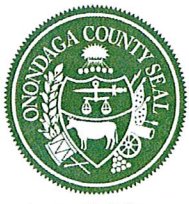
	General	Sewer	Water	Van Duyn	Total
2018-2023 CIP	57.2%	42.8%	0.0%	0.0%	100.0%
2019-2024 CIP	48.3%	51.7%	0.0%	0.0%	100.0%

Funding Sources (General Fund)

	Borrowing	State Aid	Fed. Aid	Cash Cap.	Other
2018-2023 CIP	46.2%	18.3%	8.7%	26.0%	0.8%
2019-2024 CIP	51.1%	19.8%	2.2%	26.9%	0.0%

Mandated vs. Non-Mandated

	Mandated	Non-Mandated
2018-2023 CIP	37%	63%
2019-2024 CIP	39%	61%



Joanne M. Mahoney
COUNTY EXECUTIVE

Onondaga County Planning Board

Onondaga County Planning Board Resolution Concerning the 2019 to 2024 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 2019 – 2024 Tentative Capital Improvement Plan; and

WHEREAS, debt management remains a high priority in the 2019 – 2024 Tentative Capital Improvement Plan; and

WHEREAS, the projects proposed in the 2019 – 2024 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 2019 – 2024 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 2019 – 2024 Tentative Capital Improvement Plan.



Daniel Cupoli, Chairman
Onondaga County Planning Board
September 26, 2018



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 26, 2018

OCPB Case # S-18-68

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Skaneateles Planning Board at the request of Patrick Gray for the property located at 4272 Jordan 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 Jordan Road (Route 22) and Vinegar Hill Road (Route 142), both county highways; and
- WHEREAS, the applicant is proposing a lot line adjustment to convey 2.0 acres of a 56.8-acre parcel to TM #023.-03-08.0 and to subdivide the remainder of the parcel into two new lots, Lot 1 (10.2 acres) and Lot 2 (44.6 acres), in a Rural Residential (RR) zoning district and an Industrial/Research/Office (IRO) zoning district; and
- WHEREAS, in 2010, the Board recommended modification of a site plan referral (Z-10-133) to install a driveway with culvert and establish a farm-access drive on the subject parcel, citing a requirement from the Onondaga County Department of Transportation to close the existing farm access road on Mottville Road; and
- WHEREAS, the site is located in a rural area in the Town of Skaneateles and abuts a 152-acre parcel containing the Welch Allyn manufacturing facility; other surrounding land uses are low density residential and agriculture; and
- WHEREAS, the submitted subdivision map dated September 7, 2018 shows the bulk of the site to be situated behind 7 residential parcels fronting on Vinegar Hill Road and Jordan Road to the west, both county roads; the site has 55' of frontage on Jordan Road near the south lot line with a gravel driveway serving an existing two-story house on the site; aerial imagery shows the remainder of the site is primarily agricultural land separated from the house by a 3-acre wooded area and 50' Niagara Mohawk Power Corp. electric/telephone easement and overhead utility lines; and
- WHEREAS, the subdivision map shows Lot 1 (10.2 acres) to contain the Jordan Road frontage, driveway, house, and wooded area; and
- WHEREAS, per the subdivision map, the proposed lot line adjustment will convey 2.02 acres of the site to one of the adjacent residential parcels fronting on Vinegar Hill Road (TM #023.-03-08.0) and 0.29 acres will be transferred to proposed Lot 2 (44.6 acres), to be created in the subdivision; and
- WHEREAS, Lot 2 is shown to contain the remaining lands, which appears to include all of the agricultural land on the site; the 0.29-acre conveyance provides Lot 2 with 75' of frontage on Vinegar Hill Road; though, the access to Vinegar Hill Road on Lot 2 is restricted by the existing utility lines and easement; and
- WHEREAS, GIS mapping shows a 60' slope down towards the front of the site; in addition, the conveyed Vinegar Hill Road frontage is located in an area where the road

slopes down to the north;

ADVISORY NOTES: per the Onondaga County Department of Transportation, all existing or proposed driveways on Vinegar Hill Road or Jordan Road must meet Department requirements; any proposed driveways to serve Lot 2 will require highway access and work permits and will be subject to the availability of sight distance; and

WHEREAS, the existing house is served by public drinking water and an individual septic system; per the submitted Environmental Assessment Form (EAF) dated September 4, 2018, a new connection to public drinking water is proposed; no additional information regarding drinking or wastewater needs, or any proposed development, were included in the referral materials; it is not clear if wastewater disposal for the new drinking water connection will be handled by the existing septic system;

ADVISORY NOTE: any use proposing drinking water must be accompanied by a wastewater disposal plan, to be approved by the Onondaga County Health Department; and

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

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

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

The applicant must coordinate Vinegar Hill Road access plans with the Onondaga County Department of Transportation prior to municipal approval of the subdivision to ensure any future or proposed access to Lot 2 will meet minimum sight distance requirements.

The Board also offers the following comment(s):

1. Per the Onondaga County Department of Transportation, the municipality is advised to establish an access easement or agreements to allow for shared use of the existing driveway on Jordan Road.
2. The municipality is advised to ensure any existing or proposed access is permitted to cross the Niagara Mohawk Power Corp. electric/telephone easement.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 26, 2018

OCPB Case # S-18-69

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Skaneateles Planning Board at the request of Russel Zechman for the property located at 2054 Coon Hill 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 Coon Hill Road (Route 27) and Shamrock Road (Route 235), both county highways, the municipal boundary between the Town of Skaneateles and the Town of Marcellus, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 7.8-acre parcel into three new lots, Lot 1 (2.3 acres), Lot 2 (2.3 acres), and Lot 3 (3.2 acres), in a Rural and Farming (RF) zoning district; and
- WHEREAS, the site is located along Coon Hill Road, a county road, in a rural area in the Town of Skaneateles; the site and surrounding lands are enrolled in NYS Agricultural District 2 and appear to contain active farmland; and
- WHEREAS, the submitted subdivision plan dated September 4, 2018 shows the site contains an existing one-story house, an attached garage, a rear shed, and a detached barn, all set back more than 400' from the road front; there is an existing gravel driveway onto Coon Hill Road;
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Coon Hill Road must meet Department requirements; and
- WHEREAS, aerial imagery shows the front, northeast corner of the site to contain more than an acre of agricultural land, which appears to be active and shared with the adjacent parcel to the east; and
- WHEREAS, per the subdivision plan, proposed Lots 1, 2, and 3 will be roughly parallel to one another and Coon Hill Road; Lot 1 (2.3 acres) is shown at the front of the site with existing impermeable surface coverage totaling 3.4%; Lot 2 (2.3 acres) is shown to contain the middle lands, including 2.4% of existing impermeable surface coverage; and Lot 3 (3.2 acres) will contain the existing structures and the rear lands of the site with existing impermeable surface coverage totaling 9.4%; and
- WHEREAS, the subdivision plan indicates that the three proposed lots will each use the existing driveway; a 30' driveway easement is shown on Lots 1 and 2; and
- WHEREAS, per the local application, new structures are to have on-site bioswales for stormwater management; no additional information regarding any proposed development or stormwater management was included with the referral materials; and

WHEREAS, the existing house is served by an individual well and septic system, which is shown to be entirely contained on Lot 3; new wells and septic systems are proposed for the Lots 1 and 2;

ADVISORY NOTE: the Onondaga County Health Department's Bureau of Public Health Engineering must formally approve any existing or proposed septic system for Lots 1 and 2 prior to Department endorsement of the subdivision; and

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

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

1. The Board encourages the applicant and Town to consider and explore opportunities to cluster the lots so as to allow for conservation of the existing tilled agricultural land on a separate dedicated parcel, while maintaining overall rural density. Please note that the Onondaga County Health Department advises that clustering of lots using on-site drinking water and sewage disposal must be coordinated with their office early on to ensure long term sustainability of the proposed lot layout.

2. Per the Onondaga County Department of Transportation, any existing or proposed shared driveways should have access and maintenance responsibilities added to the deeds.

3. The Board encourages the Town to consider the potential long-term effects of large-lot, strip subdivisions along road frontages, particularly within areas containing New York State Agricultural District properties and in farm/agricultural zoning districts, as potential conflicts with agricultural operations, changes to the rural character, increased public service demands and costs, reduction of open space and farmland, and impacts to road safety and mobility may cumulatively occur.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 26, 2018

OCPB Case # S-18-70

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY & FINAL SUBDIVISION from the Town of Cicero Planning Board at the request of Trey Jay, LLC for the property located at 6477 Lakeshore 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 (Route 123), a county highway, and the municipal boundary between the Town of Cicero and Oswego County; and
- WHEREAS, the applicant is proposing to subdivide a 24.04-acre parcel into three new lots, Lot 1A (16.516 acres), Lot 1B (7.038 acres), and Lot 1C (0.486 acres), in a General Commercial (GC) zoning district; and
- WHEREAS, the Board recently offered no position with comment for a site plan referral (Z-18-138) to construct a 248-unit apartment complex on three parcels totaling 24.8 acres; the proposed apartment project was previously reviewed in 2017 (Z-17-461) with the Board recommending modification and citing wetland considerations and Onondaga County Department of Transportation (OCDOT) access, traffic, drainage and lighting requirements; the Town requested the Board re-examine its 2017 recommendations, in light of subsequent information and coordination with the OCDOT, and noted that the previously-proposed marina improvements were no longer to be considered and would not be part of the apartment project; and
- WHEREAS, the site is located on Oneida Lake in northern Cicero at the intersection of Mud Mill Road, a local road, and Lakeshore Road, a county road; surrounding land uses are residential, with the site abutting 14 single-family residential parcels primarily to the west and south and a vacant 15-acre parcel to the east zoned for residential use; at the time of the site plan referrals (Z-17-461, Z-18-138), the site consisted of three tax parcels which have since been combined into one parcel, per current tax maps; the Board has not received a referral for the combination of the parcels (which may have been done administratively); and
- WHEREAS, aerial imagery shows the site has approximately 50' of additional frontage occurring between two residential lots on Beach Road, a local road to the west; the site contains an existing 100-slip marina at the northeastern corner of the site with space for on-site boat storage at the rear of the marina, to be removed, and an existing house and driveway, to be demolished, at the Lakeshore Road frontage; there is an existing driveway, to be removed, serving the marina that is located at the Lakeshore Road/Mud Mill Road intersection; the parcel is shown to be otherwise open space and partially forested; and
- WHEREAS, the submitted subdivision map dated August 22, 2018 shows the proposed subdivision will create three new lots, with Lot 1A (16.516 acres) to contain all

road frontage and lands occurring at the front of the site, including the existing on-site boat storage, house and driveways, Lot 1B (7.038 acres) to contain 490' of lake frontage and the existing marina, and Lot 1C (0.486 acres) to be located at the northeast corner of the site and contain 134' of lake frontage; and

WHEREAS, the proposed apartment complex appears to fall on proposed Lot 1A; the 2018 site plan referral (Z-18-138) showed the apartment complex (248 units total) to include 14 apartment buildings, 7 detached garage buildings (71 parking spaces), an internal road network (Loso Drive), parking areas at the front of the apartment buildings (324 parking spaces), and sidewalks throughout the site; proposed access to the apartment complex will include a gated driveway 150' east of the intersection of Mud Mill Road and Lakeshore Road, which is shown on the subdivision map the extend to the marina, and a gated driveway via the 50' frontage onto Beach Road; the proposed sidewalk will be extended along Loso Drive to Lakeshore Road and a bus stop area at the road front; additional parking is shown along Loso Drive, including 3 spaces for short term staging/storage area for trailers and vehicles and a 30-space parking lot at the front of the site; and

WHEREAS, no proposed development has been indicated for proposed Lots 1B and 1C, though Lot 1B would presumably contain the marina modifications included in the 2017 site plan referral (Z-17-461) should those plans proceed; proposed work for the marina included removing the existing docks, dredging the marina area, installing sheet pile along the interior portion of the marina, installing two permanent piers perpendicular to the shoreline at the mouth of the marina, and installing a lakefront seawall to allow for 70 boat slips in the modified marina; and

WHEREAS, per the subdivision map, there is a 30' sanitary easement crossing the northern portion of the site, specifically proposed Lots 1B and 1C and the existing marina area; per the Onondaga County Department of Water Environment Protection, the depicted sewer line is the county-owned Lakeshore trunk sewer; and

WHEREAS, per the 2018 site plan referral (Z-18-138), 13.0 acres of the site will be disturbed for the proposed apartment project; the referral indicated a wet pond would be located towards the center of the site just south of the marina area and several of the northernmost buildings, with the storm system designed to collect water during peak events, and include an overflow mechanism that goes across the swale and into the marina during high water events; the referral materials included a copy of the Stormwater Pollution Prevention Plan (SWPPP) dated December 18, 2017 (revised February 16, 2018) and a letter from the Town engineer indicating that the SWPPP has been reviewed and is found to be in substantial compliance with the State Pollutant Discharge Elimination System (SPDES) permit; and

WHEREAS, the site has access to public drinking water and sewer infrastructure and is located in the Brewerton Wastewater Treatment Plant service area; per the 2018 site plan referral (Z-18-138), anticipated drinking water demand for the apartment complex is 72,200 gallons per day and anticipated liquid waste generation is 79,200 gallons per day; and

WHEREAS, GIS mapping shows potential federal wetlands on proposed Lots 1B and 1C of the site, which generally occur between the proposed apartment buildings and the lake, and areas surrounding the marina; and

WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that the northern portion of the site along Oneida Lake, almost the entirety of proposed Lots 1B and 1C, is located within the 100-year floodplain, which may require elevation of structures and other mitigation; the floodplain appears to encroach on the northernmost portions of the proposed apartment complex; 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

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); the site may contain lake sturgeon, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); per the submitted Environmental Assessment Form (EAF) dated September 4, 2018, these potential impacts have “been addressed previously”; and

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

1. Per the Onondaga County Department of Transportation, the municipality is advised to ensure appropriate agreements are in place for the shared driveways on Lakeshore Road and Beach Road. A permanent dedicated access, to be filed with the deeds, is advised for Lot 1B and the landlocked Lot 1C, both of which are largely encumbered by wetlands and floodplains that preclude access to Beach Road.
2. The Onondaga County Department of Water Environment Protection advises that any access crossing or development within the County’s sewer easement will be subject to permitting from the Department.
3. The Town and applicant are advised to continue to coordinate with the Onondaga County Department of Transportation (OCDOT) on remaining permit requirements and final approvals regarding driveway access and stormwater for the proposed apartment complex.
4. Given the potential proximity of federal wetlands to proposed improvements including roads and buildings (and future marina work), the Board advises the Town to require that current, delineated wetland boundaries, confirmed by the U.S. Army Corps of Engineers (USACE), be shown on the filed maps prior to Town approval of the subdivision. Per USACE guidance, DEC Mapper wetland boundaries are not to be used to confirm the presence or absence of federal or state wetlands.
5. The municipality is encouraged to minimize exposure to damage from natural hazards and uphold local flood ordinance and Floodplain overlay zone requirements, as required for good standing in the National Flood Insurance Program, by ensuring that any proposed or future development would not negatively affect drainage patterns in or near the floodplain. Structures, roads, and other infrastructure are discouraged within the floodplain.

6. Given the proximity to Oneida Lake and the presence of floodplains and possible wetlands on site, the Board strongly encourages the municipality and applicant to work to minimize the addition of pavement and incorporate green infrastructure where possible, in order to minimize stormwater runoff in a sensitive area. In particular, the municipality and applicant may wish to retain existing, established tree cover to aid in stormwater retention and filtering as future development is considered.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 26, 2018

OCPB Case # S-18-71

- 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 PRELIMINARY & FINAL SUBDIVISION from the Town of Cicero Planning Board at the request of Ilija Aleksic for the property located at Shellman Drive; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Lakeshore Road (Route 123), a county highway, and the municipal boundary between the Town of Cicero and Oswego County; and
- WHEREAS, the applicant is proposing to subdivide a 1.241-acre parcel into three new lots, Lot A-1 (0.331 acres), Lot A-2 (0.239 acres), and Lot A-3 (0.671 acres), in a Residential (R-10) zoning district; and
- WHEREAS, the site is located in a residential neighborhood between Lakeshore Road, a county road, and Oneida Lake; per the submitted subdivision map dated August 31, 2018, the site has frontage on Shellman Drive and Shellman Drive East, both local roads; aerial imagery shows the corner lot contains mostly trees and overgrown vegetation with a small portion at the northern end of the parcel containing maintained lawn and a gravel area with a small, existing structure; and
- WHEREAS, the subdivision map shows proposed Lot A-1 (0.331 acres) to contain the northern lands, gravel area, and structure and Lots A-2 (0.239 acres) and A-3 (0.671 acres) to contain vegetated lands; and
- WHEREAS, the submitted Environmental Assessment Form (EAF) dated September 4, 2018 indicates the building lot will be cleared and a single family residence will be constructed; no other development plans are indicated and it is not clear which proposed lot will contain the proposed house; and
- WHEREAS, the site has access to public drinking water and sewers and is located in the Brewerton Road Wastewater Treatment Plant service area; per the EAF, the proposed house will require new drinking water and sewer connections; ADVISORY NOTES: the applicant is advised to contact OCWA's Engineering Department 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 Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and
- WHEREAS, ADVISORY NOTE: per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 26, 2018

OCPB Case # S-18-72

- 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 SUBDIVISION from the Town of Marcellus Planning Board at the request of Chatfield / Hall for the property located at 3100 & 3149 Brewer 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 a farming operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide 7 parcels into 3 new parcels, Lot 1 (2.48 acres), Lot 2 (25.78 acres) and Lot 3 (15.94 acres), in an Agriculture zoning district; and
- WHEREAS, the site is located along Brewer Road, a local road, in a rural area in the Town of Marcellus; the site and surrounding lands are enrolled in NYS Agricultural District 2 and appear to contain active farmland; and
- WHEREAS, per the subdivision map, a parcel fronting on Brewer Road with a single existing house will be combined with 0.47 acres (to be conveyed) into Lot 1 (2.48 acres); a parcel across Brewer Road is shown to be connected to the proposed parcel; and
- WHEREAS, the subdivision map shows the 5 remaining parcels to be under common ownership and contain an existing house set towards the rear lot line with an existing driveway onto Brewer Road; the rear house is surrounded by more than 18 acres of brush and trees and the remainder of the site appears to be active agricultural lands; and
- WHEREAS, per the subdivision map, the agricultural fields will be proposed Lot 2 (25.78 acres); proposed Lot 3 (15.94 acres) will contain the house at the rear of the site and the brush and trees, with the boundaries generally following the edge of the tree line; no development is proposed for the site; and
- WHEREAS, per the subdivision map, Van Benthuisen Brook, which is a classification C(TS) protected stream (per EAF Mapper), runs along the east side of the site and through the rear wooded area on Lot 3; and
- WHEREAS, a proposed 40' access easement is shown on Lot 2 extending back to Lot 3, which will encompass the existing driveway onto Brewer Road that serves the house at the rear of the site; Lot 3 will have 290' of frontage on Brewer Road to the east, however, access to this frontage is restricted by Van Benthuisen Brook; and
- WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, the existing houses are each served by an individual well and septic system; no changes to the existing infrastructure are proposed; and
- WHEREAS, the site is located over, or immediately adjoining, a principal aquifer (per EAF

Mapper); and

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 26, 2018

OCPB Case # S-18-73

- 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 FINAL SUBDIVISION from the Town of Onondaga Planning Board at the request of James McLusky for the property located at 4603 McLusky 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 Route 20, a state highway, Hitchings Road (Route 151), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 79.28-acre parcel into two new lots, Parcel "A" (16.98 acres) and Parcel "B" (62.30 acres), in a Residential and Country (RC) zoning district; and
- WHEREAS, the site is located in a rural area in the Town of Onondaga; the site and surrounding lands are enrolled in NYS Agricultural District 1 and appear to contain active farmland, including apple orchard; and
- WHEREAS, the submitted Sketch Plan dated July 23, 2018 shows the site has frontage on Cherry Valley Turnpike (US Route 20) to the south and contains an existing two-story house and several barn structures; there is a pond on the northern portion of the site and aerial imagery shows the remainder of the site to be primarily apple trees for McLusky Orchards; and
- WHEREAS, per the Sketch Plan, the site has additional frontage on McLusky Road, a local road that extends about 400' onto the property and dead ends in front of the house and barn structures; a gravel road (former Route 20) is shown to extend west across the site from the dead end of McLusky Road and end just short of the west lot line; aerial imagery shows access to the rows of apple trees comes from a network of dirt farm roads, two of which appear to have access to Route 20;
ADVISORY NOTE: per the NYS Department of Transportation, all existing or proposed driveways on Route 20 must meet Department requirements; and
- WHEREAS, the Sketch Plan shows proposed Parcel "A" (16.98 acres) to contain all the lands south of McLusky Road, including the existing house and barns and "Parcel "B" (62.30 acres) to contain all the lands north of McLusky Road; and
- WHEREAS, the existing house is served by an individual well and septic system and the Sketch Plan notes that "Parcel 'B' is not a residential building lot under Onondaga County Health Department regulations and therefore is not approved for residential use. An individual sewage disposal plan must be approved by the Onondaga County Health Department prior to conversion to a residential building lot and issuance of a building permit."; no changes to the existing infrastructure are proposed; and
- WHEREAS, the Sketch Plan shows Parcel "B" may contain a NYS freshwater wetland (boundary plotted from NYS DEC resource mapper) on the northern half of the

proposed lot; GIS mapping shows a potential area of federal wetlands in roughly the same area that appears to correspond with the pond on the site; potential federal riverine wetlands are also shown to cross the site and follow two creeks running north-south from the pond; and

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

WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); and

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 26, 2018

OCPB Case # Z-18-284

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Marcellus Planning Board at the request of Roop Townhouses for the property located at 34 North Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of North Street (Route 174), a state highway, and the municipal boundary between the Village of Marcellus and the Town of Marcellus; and
- WHEREAS, the applicant is proposing an approximately 2,600-square foot expansion of asphalt to accommodate additional parking and a dumpster enclosure for existing townhouses on a 0.71-acre parcel in Single Family Residential zoning district; and
- WHEREAS, the site is located at the intersection of North Street (NYS Route 174) and Paul Street, a local road, and east across North Street from CS Driver Middle School, which is part of a larger campus containing the elementary and high schools for the Marcellus School District; other surrounding land uses are primarily residential; and
- WHEREAS, the site has a two-story row building containing 15 townhouse units; the building faces Paul Street and is separated from a row of front yard, asphalt parking (22-24 spaces) by a sidewalk/entry area; the parking area has unrestricted access to Paul Street; and
- WHEREAS, per the submitted survey map, the proposed project includes a 2,600 sf expansion of asphalt to be located on the east side of the building, replacing an existing lawn area, and provide an additional 7-8 new parking spaces; a 10' x 20' dumpster corral area, to be enclosed by a 6' tall wood fence, is shown to be included in the additional asphalt area; and
- WHEREAS, access to the proposed asphalt area is shown to come from the front parking with no direct connection to Paul Street; and
- WHEREAS, the site contains two 10' wide easements to the NYS Electric and Gas Corp. and NY Telephone Co., one each generally occurring on the west and east sides of the building; the survey map shows the proposed asphalt area to partially occur within the easterly easement; and
- WHEREAS, per the local application, the site is graded to drain towards the street; aerial imagery shows the parcel to slope towards North Street and include a catch basin near the northwest corner of the site; and
- WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, the site is served by public drinking water and Village sewers; no changes to the existing infrastructure are proposed; and
- WHEREAS, the site is less than 500' north of the Tefft-Steadman House which is listed on

the National Register of Historic Places; and

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

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

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

1. The Board encourages the applicant to provide additional landscape screening at the front of the proposed asphalt area, and to retain as much of the existing tree cover along the eastern lot line as is practical.
2. The Village is advised to ensure approvals from the NYS Electric and Gas Corp. and NY Telephone Co. are obtained, allowing for construction over the existing easement.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 26, 2018

OCPB Case # Z-18-285

- 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 Red Barn Country, LLC for the property located at 110 Red Barn Circle & Lands Adjacent; 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 Buckley Road, a county highway, and the municipal boundary between the Town of Clay and the Town of Salina; and
- WHEREAS, the applicant is proposing a zone change for 0.907 acres of land from One-Family Residential (R-10) to Highway Commercial (HC-1) to allow for a lot line adjustment with the adjacent Red Barn site as part of a larger commercial development project; and
- WHEREAS, the Board has recently reviewed several referrals, including area variance (Z-18-192), subdivision (S-18-38), and concurrent site plan (Z-18-73), special permit (Z-18-74), and area variance (Z-18-91) referrals to construct a 5,700 sf Brooklyn Pickle restaurant on a proposed 2.99-acre lot, as part of a larger redevelopment project on adjacent land (the former Hafner's Red Barn site); a coordinated review meeting was held on May 15, 2018 at the request of the Town to discuss full build out potential for the Red Barn site and surrounding area, including the subject parcels; during the meeting, access management strategies, stormwater management, and wastewater accommodations were discussed in consideration of the Brooklyn Pickle restaurant, Red Barn site and surrounding area; and
- WHEREAS, additional reviews occurred in 2011, with the Board recommending disapproval of subdivision (S-11-42) and zone change (Z-11-189, Z-11-190) referrals as part of a development proposal to create 36 single-family residential lots and 38,000 sf of commercial space from three lots, which ultimately created one of the subject parcels; and
- WHEREAS, the site consists of two vacant parcels adjacent to the Red Barn site along Buckley Road, a county road, with one parcel located at the rear of the Red Barn site and the other situated to the south; the southerly parcel has frontage on Red Barn Circle, a local road serving the residential neighborhood created as part of the 2011 subdivision and zone change referrals; and
- WHEREAS, the submitted plan dated August 14, 2018 shows the proposed zone change is intended for "Parcel 1", the entirety of the southerly parcel (0.234 acres), and "Parcel 2", 0.673 acres of the rear parcel that are immediately adjacent to the Red Barn site; the current R-10 zoning will remain for the rest of the rear parcel, over 8 acres of land; and
- WHEREAS, the plan shows Lots 1 and 2 of the Red Barn site, which will be created by the proposed subdivision (S-18-38), are zoned HC-1 and contain a drainage

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easement at the rear of Lot 2; per the local application, Parcels 1 and 2 will be combined with Lot 2 and used for easements and buffering purposes; Parcel 2 is intended to allow for a joint detention area; and

WHEREAS, per the Town of Clay zoning ordinance, within the HC-1 zoning district it is the intent to maintain “the quality of environment that is usually found in areas of commercial use often located near, but generally not immediately adjacent to, residential neighborhoods”; and

WHEREAS, a submitted letter from GTS Consulting dated February 16, 2018, included with the referral materials for the proposed Brooklyn Pickle (Z-18-73, Z-18-74, Z-18-91), indicated that the overall concept plan for future redevelopment of the “remaining Hafner property” includes a 6,400 sf building behind the proposed Brooklyn Pickle, a 5,000 sf building south of the Brooklyn Pickle, a 3,000 sf bank building north of Red Barn Circle, and a 5,000 sf building south of Red Barn Circle; the letter indicated that the existing driveways on the Red Barn site will be replaced by a single, full access roadway opposite Dolshire Road, a local road serving a residential neighborhood to the east; numerous potential developments adjacent to and near the site were discussed at the coordinated review meeting, in the context of long term planning for increased traffic in the area, and the need for interconnected roadways, consolidated access points, turning lanes, and/or traffic signals, as well as long-term shared funding mechanisms; and

WHEREAS, the Syracuse Metropolitan Transportation Council (SMTC) has created a Sustainable Streets Guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would likely be beneficial to connect residents and businesses; this site is located within a priority zone; and

WHEREAS, the site has access to public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; 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);

ADVISORY NOTES: the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; per the Onondaga County Department of Water Environment Protection, the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; and

WHEREAS, per discussion at the coordinated review meeting, wastewater service for the Red Barn site, and possibly adjacent parcels, would flow east through Pitcher Hill, subject to agreements allowing for 3,000 gpd maximum flowage through Town of Salina infrastructure; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper indicates the site is located over, or immediately adjoining, a principal aquifer; and

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

mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

1. While the Board offers no position with regards to the proposed zone change, the applicant and Town are encouraged to continue coordinating with agency stakeholders on traffic data, wastewater planning, and SEQR documentation that considers infrastructure access and traffic impacts for full buildout of the area. The Board encourages consideration of nearby developable parcels, opportunities for shared parking and stormwater management facilities, well-planned driveway/roadway access points, and interconnections to serve the proposed development areas and facilitate mobility in and through adjacent developments via logical pathways.

2. Per the Onondaga County Department of Transportation, the municipality and the applicant are advised to continue to coordinate with the Department regarding access, traffic, and drainage requirements for full buildout of the Red Barn site. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 26, 2018

OCPB Case # Z-18-286

- 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 McDonald's USA, LLC for the property located at 416-442 Grant Boulevard (aka 1802 Teall 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 Teall Avenue, a county road within the Town of Salina, and the municipal boundary between the City of Syracuse and the Town of Salina; and
- WHEREAS, the applicant is requesting a special permit to allow renovations, to include façade, signage and interior improvements, at an existing fast-food restaurant (McDonald's) on an outparcel of the Shop City retail plaza in Residential Class A-1 (RA-1) and Local Business Class A (BA) zoning districts; and
- WHEREAS, in 2016, the Board recommended modification of a special permit referral (Z-16-207) to allow a two-lane drive-thru as part of a project to make exterior modifications to the existing McDonald's on the site, citing traffic data requirements; a special permit referral (Z-08-200) for a similar proposal was reviewed in 2008, though the two-lane drive-thru does not appear to have been completed until after 2016; and
- WHEREAS, the site is an outparcel of the Shop City retail plaza in the City's Eastwood neighborhood and contains two existing one-story buildings, McDonald's and a multi-tenant building (M&T Bank and a nail salon); the site has frontage on Teall Avenue and Grant Boulevard, both city streets in this location, and abuts a corner lot containing a gas station (Citgo); and
- WHEREAS, aerial imagery shows the site provides 30 parking spaces with additional parking available in the adjacent parking area for the shopping plaza; site access comes from entrance and exit-only driveways onto one of the shopping plaza's internal drives, which ultimately connect to Teall Avenue and Grant Boulevard; and
- WHEREAS, per the submitted Project Narrative, exterior modifications to the existing 4,800 sf restaurant will include a new roof, new building signage, entry trellis, new windows, and façade treatments; the interior of the building will be remodeled to include ADA improvements and interior décor updates; no changes to the existing building footprint, seat count, parking lot, or drive-thru are proposed; and
- WHEREAS, the submitted Concept Plan dated July 17, 2018 shows proposed signage to include two internally-illuminated wallarch signs (14 sf each), two internally-illuminated wordmark signs (33 sf each), two digital menu boards (20.6 sf each), to replace the existing boards, and two digital pre-browse boards (10.5 sf each); the existing free-standing sign (90 sf) along Teall Avenue will remain; and

WHEREAS, per the current City of Syracuse zoning ordinance, restaurants are permitted in the BA district, but require a special permit where the restaurant or its off-street parking spaces are within 500' of a district where restaurants are not permitted; the southern portion of the site is zoned RA-1; and

WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse draft zoning map dated March 2018, the proposed zoning for this lot is Commercial (CM), which would act to "provide appropriate areas on or near major roadways that would permit the development and continued use of land for compatible commercial and service uses where access requires good vehicular circulation"; per the ReZone Syracuse Consolidated Draft dated March 2018, restaurants are a permitted use in the proposed CM district, without buffering requirements; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated July 24, 2018, the site connects to the existing Shop City drainage facilities; and

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

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

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 26, 2018

OCPB Case # Z-18-287

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the City of Syracuse Planning Commission at the request of Buried Acorn Brewing Co., LLC for the property located at 881 Van Rensselaer Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of the Onondaga County Metropolitan Wastewater Treatment Plant; and
- WHEREAS, the applicant is proposing an outdoor seating area and a pole sign for an existing microbrewery located on a 0.46-acre parcel in a Lakefront T5 zoning district; and
- WHEREAS, in 2017, the Board offered no position with comment for a final subdivision referral (S-17-68) that combined two lots into the current 0.46-acre parcel; and
- WHEREAS, the site is located just south of the Destiny USA mall at the intersection of Hiawatha Boulevard West and Van Rensselaer Street, both city streets, in the Lakefront neighborhood of the City of Syracuse; the site is across Hiawatha Boulevard from several county-owned parcels containing the Metropolitan Wastewater Treatment Plant and across Van Rensselaer Street from vacant, state-owned industrial lands, the Onondaga Creekwalk, and the Inner Harbor; and
- WHEREAS, the submitted Site Plan dated April 1, 2017 (revised August 22, 2018) shows the site contains an existing one-story building, the recently established Buried Acorn Brewing Co., a front yard asphalt parking lot (7 spaces), and a rear yard asphalt parking lot (9 spaces); the site has two existing 24' wide driveways, one each on Van Rensselaer Street and Hiawatha Boulevard, and 5' wide concrete sidewalks (as per City specs) along both road fronts and continuing through the driveways; and
- WHEREAS, per the local application, proposed site modifications include requests for an outdoor seating area with three bistro tables (30" x 30" each) on the existing concrete patio and to allow the existing pole sign to remain (25' tall with 5'x 7' fabric sign panel and 35" x 26" barrel); the Site Plan shows the concrete patio and existing pole sign to be located at the northern corner of the building, near the Van Rensselaer Street/Hiawatha Boulevard intersection; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; according to the ReZone Syracuse draft zoning map dated March 2018, the proposed zoning for the rear of the site is Mixed Use Office (MX-3), which would act to "provide for pedestrian friendly areas of medium- to higher-density residential development and compatible nonresidential uses, such as offices and supporting secondary commercial uses" and the proposed zoning for the front of the site is Mixed Use Urban Core (MX-4), which would act to "provide for pedestrian-friendly

areas of higher-density residential development and a well-integrated mix of nonresidential uses”; and

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

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

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

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

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

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

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

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

As the ReZone Syracuse project is currently revising the City's zoning ordinance and zoning map, the City is encouraged to consider alternative zoning that eliminates the proposed split zoning of the site given the recent subdivision, which combined two lots into one.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 26, 2018

OCPB Case # Z-18-288

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a USE VARIANCE from the Town of Geddes Zoning Board of Appeals at the request of Daniel R. Wolnik for the property located at 2522 West Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of West Genesee Street (Route 5), a state highway, and the municipal boundary between the Town of Geddes and the Village of Solvay; and
- WHEREAS, the applicant is requesting a use variance to allow the operation of a motor vehicle sales and service facility in an existing building on a 0.58-acre parcel in a Residential A zoning district; and
- WHEREAS, in 2017, the Board offered no position with comment for a use variance referral (Z-17-435) to establish and operate a day spa in the existing building, recommending coordination with the Onondaga County Health Department and Department of Water Environment Protection regarding adequate wastewater disposal plans and appropriate sewer or septic approvals and coordination with the New York State Department of Transportation on access plans to West Genesee Street; the application was ultimately withdrawn by the applicant; and
- WHEREAS, the site is located along West Genesee Street, a state-owned portion of the road, in the Town of Geddes; the site abuts the municipal boundary with the Village of Solvay and is adjacent to wooded lands; other surrounding land uses include residential lots and two churches; the corridor was the subject of a 2014 zoning study by the Syracuse-Onondaga County Planning Agency for the Town of Geddes; and
- WHEREAS, the submitted survey map shows the site contains an existing one-story concrete block building, formerly a commercial garage, located on the western side of the site along the West Genesee Street frontage; aerial imagery shows the rear of the site is entirely forested, rising sharply to the north, and the front of the site east of the building is covered by an existing parking lot; the site has unrestricted access to West Genesee Street along the entire road frontage, to be reduced to a 24' wide driveway;
ADVISORY NOTE: per the NYS Department of Transportation, all existing or proposed driveways on West Genesee Street must meet Department requirements; and
- WHEREAS, per the Town of Geddes zoning ordinance, permitted uses in the Residential A zoning district are single-family dwellings, religious uses, accessory buildings and structures to single-family dwellings or religious uses, and family day-cares; the local application indicates that the prior non-conforming use (a tractor dealership) pre-dated the zoning code, but the building has been vacant for more than six months; per the local application, the proposed

operation is classified as a motor vehicle sales and motor vehicle service and repair use as defined in the Town zoning ordinance and would be subject to the regulations of the Commercial C (Heavy Commercial) district which will likely require area variances for the existing building; and

WHEREAS, per the application, converting the building to a residential use would be cost prohibitive and would not provide a reasonable return; the submitted Letter of Intent dated February 15, 2018 indicates that an appraisal report from a licensed property appraiser will be submitted as part of the application to the Town and a site plan review will be pursued if the use variance is granted; and

WHEREAS, the submitted Site Plan dated August 6, 2018 shows site improvements for the proposed motor vehicle sales and service facility to include a proposed sidewalk at the front of the building and delineating the side parking lot to accommodate 8 parking spaces, including 3 for vehicle display; and

WHEREAS, per the Letter of Intent, proposed hours of operation for the motor vehicle repair operation will be Monday through Saturday 8am – 6pm with the sales operation having the same hours, but extended until 7pm; the average number of employees on site will be 5-6 with peak hours of operation serving 6-10 customers; and

WHEREAS, per the Letter of Intent, the existing projecting sign structure will be removed and proposed signage for the site (not designed yet) will include a wall sign on the front of the building; the submitted elevation drawings dated August 6, 2018 also show the two existing billboards on the west elevation of the building to be removed; and

WHEREAS, the site is served by public drinking water and an individual septic system, which is shown in the Site Plan to occur at the front of the building; per the submitted Environmental Assessment Form (EAF), wastewater services will be provided by a septic system “as is” though GIS mapping indicates public sewers are available along the southern side of West Genesee Street; the site is located in the Metropolitan Wastewater Treatment Plant and Westside Pump Station service areas; and

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

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

Per the Onondaga County Health Department, the existing septic system is not consistent with the proposed use of the site and a connection to the public sewage treatment system will be required. The applicant is advised to consult with the Onondaga County Health Department regarding adequate wastewater disposal plans and/or contact the Onondaga County Department of Water Environment Protection’s Flow Control and Plumbing Control offices to determine sewer availability and capacity and to obtain appropriate permits for all plumbing installations, respectively.

Should the municipality grant the variance request, the Board also offers the following comment(s) for the next phase of development:

1. The applicant must contact the New York State Department of Transportation to coordinate requirements for the proposed driveway on West Genesee Street, in order to satisfy commercial driveway standards. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval, and any work within the state right-of-way will be subject to a highway work permit.
2. The applicant must submit a lighting plan to the New York State Department of Transportation and reflect any mitigation as may be determined by the Department on the project plans prior to municipal approval. No glare or spillover onto adjacent properties or the state right-of-way will be permitted.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 26, 2018

OCPB Case # Z-18-289

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Van Buren Planning Board at the request of Augie Greene for the property located at 7762 Maple 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 Maple Road (Route 48), a state highway; and
- WHEREAS, the applicant is proposing to install a monument display in the front yard of an existing business (Greene Ivy Florist/St. Charbel Monuments) on a 0.5-acre parcel in a Local Business (LB) zoning district; and
- WHEREAS, in 2006, the Board recommended modification of a site plan referral (Z-06-91) to remodel the existing building for a retail interior design shop, requiring that the driveway meet NYS Department of Transportation commercial driveway standards; and
- WHEREAS, the site is located along Maple Road (NYS Route 48) just south of the Village of Baldwinsville; aerial imagery shows the site is surrounded on three sides by wooded lands, with a mix of residential and commercial land uses becoming denser towards the Village; aerial imagery also shows Crooked Brook, a tributary of the Seneca River, flowing through the wooded area north of the site; and
- WHEREAS, the submitted survey map dated February 3, 2011 shows the site contains an existing one-story building (Green Ivy Florist and St. Charbel Monuments) and a rear paved parking lot; there is an existing asphalt driveway onto Route 48; ADVISORY NOTE: per the NYS Department of Transportation, the existing driveway on Route 48 must meet Department commercial driveway requirements; and
- WHEREAS, per the submitted letter to the Town dated August 29, 2018, the property received a code violation for displaying monuments in the front yard; the business is seeking approval to allow 7 granite monuments to be displayed on the site; per the letter, the monuments are samples of the various sizes, shapes, and colors available for purchase and will not contain lettering or wording; per the local application, there will be no other changes to the use or the site;
- WHEREAS, the submitted Partial Site Layout dated August 29, 2018 shows the display area (32'-2" wide) to be set back 20' from the road with the "final monument layout by owner"; ADVISORY NOTE: per the NYS Department of Transportation, the proposed monument display will not be permitted in the state right-of-way and must not obstruct sight distance; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the

Baldwinsville-Seneca Knolls Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and

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

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

WHEREAS, the site may contain the bald eagle, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); and

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 26, 2018

OCPB Case # Z-18-290

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Skaneateles Planning Board at the request of Abundant Solar Power, Inc. for the property located at 1676 Old Seneca Turnpike; 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 Old Seneca Turnpike (Route 133), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to develop a 5.9-MW solar photo-voltaic plant on a 72.4-acre Town-owned parcel in a Rural and Farming (RF) zoning district; and
- WHEREAS, the site is located in a rural area in the Town of Skaneateles and abuts multiple vacant, forested parcels, including the Skaneateles Conservation Area; the site and surrounding lands are enrolled in NYS Agricultural District 2; some surrounding lands appear to contain active farmland; and
- WHEREAS, aerial imagery shows the site has frontage on Old Seneca Turnpike, a county road, and contains three existing buildings for the Skaneateles Transfer Station; there is a closed landfill area at the southwest corner of the site and over 17 acres of meadow grasslands at the northeast corner; site access comes from an existing driveway onto Old Seneca Turnpike which serves the buildings and rear, closed landfill area;
ADVISORY NOTE: per the Onondaga County Department of Transportation, the existing driveway on Old Seneca Turnpike must meet Department commercial driveway requirements; and
- WHEREAS, per the submitted letter dated September 6, 2018, the proposed solar farm will cover approximately 25 acres of the 72.4-acre site and include roughly 915 tables with 16-18 solar panels per table (as many as 16,470 solar panels total); the submitted plan dated July 27, 2018 shows the solar panels to be located in two general areas, one covering a portion of the closed landfill at the rear of the site and the other covering the meadow grasslands, and enclosed by a proposed 6' tall chain link fence; other areas of the site are shown to have a slope >15% and therefore be unsuitable for solar; and
- WHEREAS, per the letter, the solar table modules to be installed over the closed landfill will be free-standing structures using a ballast system to avoid penetrating the ground; the portions of the solar farm to be installed in the meadow grasslands will follow the standard H-pile driven foundation system for solar table installation; the proposed solar farm will also include a transformer pad and switch gear pad installed on concrete pads and overhead and underground electrical lines to connect to existing utility lines along Old Seneca Turnpike; and
- WHEREAS, the plan shows a proposed 16' wide unimproved access road that will extend

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- from the existing driveway to serve the northeast portion of the solar farm; and
- WHEREAS, the applicant has requested permission to lease the site from the Town and offered to enter into a power purchase agreement with the Town, which would allow for the Town and a limited number of residents to purchase electricity at a discounted rate; the lease and power purchase agreement require approval from the Town Board; and
- WHEREAS, the Town of Skaneateles Open Space Plan 2016 used criteria, including quality of agricultural land, parcel size, location in Skaneateles Lake watershed, length of lake shoreline, proximity to active recreation lands, percent slope, proximity to sewer or water district or line, length of stream corridor or lake shoreline, length of road frontage, wetlands, historically significant structures or landscapes, viewshed quality and extent, and proximity to protected public lands, to conduct a suitability analysis for open space conservation within the Town; the site is among the properties identified as a low priority for open space conservation; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated August 6, 2018, the maximum extent of ground disturbance will be approximately 1.5 acres and stormwater runoff on the site will be transported through sheet flow; ADVISORY NOTE: any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and
- WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, the site is served by an individual well and septic system; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the EAF, the site or a portion of it is listed in the NYSDEC Spills Incidents database for spill number 0900791 involving a hydraulic oil spill in 2009; the case was closed following completion of the necessary clean up and removal actions; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 26, 2018

OCPB Case # Z-18-291

- 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 Salina Town Board at the request of Unifirst Corporation for the property located at 103 Luther Avenue; 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 7th North Street (Route 45), a county highway, and Route 81, a state highway; and
- WHEREAS, the applicant is proposing a zone change from Planned Commercial (C-3) to Office and Light Industrial Park (O-2) on four parcels as part of a larger industrial development project for Unifirst; and
- WHEREAS, the Board is concurrently reviewing site plan (Z-18-292) and area variance (Z-18-293) referrals as part of the proposed project; and
- WHEREAS, the site consists of 7 parcels situated within a swath of industrial land uses bound by I-81, Ley Creek and a CSX rail line, and 7th North Street, a county road; the site has frontage on Luther Avenue and Old 7th North Street, both local roads, with unrestricted access the length of both frontages; the submitted Site Preparation and Erosion Control Plan dated August 14, 2018 shows the site contains 7 one-story buildings, 2 of which were recently demolished and the remaining 5 are to be demolished as part of the project; the remainder of the site is covered with asphalt, to be removed; and
- WHEREAS, per a phone conversation with the Town, a lot line change to combine the parcels into one lot was approved in 2016; however, the map was never filed; the Town has advised the applicant that the approved single lot will not be legally recognized until the map is filed; and
- WHEREAS, the Town zoning map shows 4 of the 7 parcels are zoned O-2; the remaining 3 parcels, all fronting on Luther Avenue, are zoned C-3 and are intended for the proposed zone change; per the Town zoning ordinance, the intent of the O-2 district is to “provide areas, near or adjacent to highways designed to handle large traffic volumes, where the quality of environment associated with well-planned and –designed office and light industrial parks is encouraged and preserved”; and
- WHEREAS, the submitted Layout and Planting Plan dated August 14, 2018 shows a single, proposed building occupying over an acre at the front of the site; sidewalks are shown along the front (north and east) sides of the building and there is a rear loading area for large trucks with a proposed driveway onto Luther Avenue providing access to the rear of the site; per the plans, there will be a main parking lot at the rear of the building and two rows of parking, one each occurring along the Luther Avenue and Old 7th North Street frontages; both rows of parking will have unrestricted access and appear to partially fall within the rights-of-way; parking on site will provide a total of 110 parking

spaces; and

WHEREAS, per the Town zoning ordinance, a minimum front yard setback of 50' is required in the O-2 district; the local Zoning Board of Appeals Application indicates the new construction requires a 25' setback along Luther Avenue and a 10' setback along Old 7th North Street; the proposed building location is required to provide at least 65' of clearance to allow trailers to access the rear loading bays; and

WHEREAS, the submitted Environmental Assessment Form (EAF) dated August 31, 2018 indicates 3.1 acres of the site will be disturbed by the proposed project; stormwater will be directed to a NYSDEC-approved stormwater detention basin, shown in the Grading and Drainage Plan to be located at the rear of the site; per the local Zoning Board of Appeals Application, runoff from the site to Ley Creek and surrounding neighbors will be limited; ADVISORY NOTES: the applicant and municipality are encouraged to consider the use of green infrastructure, such as permeable pavement and landscape islands, to further reduce stormwater runoff and improve stormwater quality; any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects; the applicant must contact Plumbing Control to ensure appropriate permits are obtained; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

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

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734123, C734118, 734004) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper), including the lower two miles of Ley Creek which are classified as a Code 2 in the State Superfund Program, meaning the disposal of hazardous waste has been confirmed on the site or it has been listed on the Federal National Priorities List (NPL); and

WHEREAS, the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); the site may contain the bald eagle, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

While the Board offers no position with regards to the requested zone change, the following comments may be considered for the project as a whole:

1. The Onondaga County Department of Transportation has determined that the municipality and applicant must contact the Department to discuss any required traffic data for the proposed project. Any modifications required by the Department must be reflected on the project plans prior to municipal approval.
2. The municipality must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval. Additional stormwater runoff into the county's right-of-way or drainage system will be prohibited.
3. Projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) must submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection for review. Any mitigation as may be determined by the Department must be reflected on project plans prior to municipal approval.
4. The applicant is encouraged to incorporate green infrastructure, such as permeable pavement and landscape islands, into the site planning for the project to help minimize stormwater and mitigate flooding on the site. The applicant is encouraged to contact the Onondaga County "Save the Rain Program" website at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260 for more information.
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 Robert Antonacci and seconded by Lisa Dell. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Robert Antonacci - yes; Lisa Dell - yes; Bill Fisher - yes; David Skeval - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 26, 2018

OCPB Case # Z-18-292

- 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 Unifirst Corporation for the property located 103 Luther Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of 7th North Street (Route 45), a county highway, and Route 81, a state highway; and
- WHEREAS, the applicant is proposing to demolish five existing structures and construct a new building to house operations and office space for Unifirst on 7 parcels totaling 3.1 acres in a proposed Office and Light Industrial Park (O-2) zoning district; and
- WHEREAS, the Board is concurrently reviewing zone change (Z-18-291) and area variance (Z-18-293) referrals as part of the proposed project; and
- WHEREAS, the site consists of 7 parcels situated within a swath of industrial land uses bound by I-81, Ley Creek and a CSX rail line, and 7th North Street, a county road; the site has frontage on Luther Avenue and Old 7th North Street, both local roads, with unrestricted access the length of both frontages; the submitted Site Preparation and Erosion Control Plan dated August 14, 2018 shows the site contains 7 one-story buildings, 2 of which were recently demolished and the remaining 5 are to be demolished as part of the project; the remainder of the site is covered with asphalt, to be removed; and
- WHEREAS, per a phone conversation with the Town, a lot line change to combine the parcels into one lot was approved in 2016; however, the map was never filed; the Town has advised the applicant that the approved single lot will not be legally recognized until the map is filed; and
- WHEREAS, the Town zoning map shows 4 of the 7 parcels are zoned O-2; the remaining 3 parcels, all fronting on Luther Avenue, are zoned C-3 and are intended for the proposed zone change; per the Town zoning ordinance, the intent of the O-2 district is to “provide areas, near or adjacent to highways designed to handle large traffic volumes, where the quality of environment associated with well-planned and –designed office and light industrial parks is encouraged and preserved”; and
- WHEREAS, the submitted Layout and Planting Plan dated August 14, 2018 shows a single, proposed building occupying over an acre at the front of the site; sidewalks are shown along the front (north and east) sides of the building and there is a rear loading area for large trucks with a proposed driveway onto Luther Avenue providing access to the rear of the site; per the plans, there will be a main parking lot at the rear of the building and two rows of parking, one each occurring along the Luther Avenue and Old 7th North Street frontages; both rows of parking will have unrestricted access and appear to partially fall within the rights-of-way; parking on site will provide a total of 110 parking

spaces; and

WHEREAS, per the Town zoning ordinance, a minimum front yard setback of 50' is required in the O-2 district; the local Zoning Board of Appeals Application indicates the new construction requires a 25' setback along Luther Avenue and a 10' setback along Old 7th North Street; the proposed building location is required to provide at least 65' of clearance to allow trailers to access the rear loading bays; and

WHEREAS, the submitted Environmental Assessment Form (EAF) dated August 31, 2018 indicates 3.1 acres of the site will be disturbed by the proposed project; stormwater will be directed to a NYSDEC-approved stormwater detention basin, shown in the Grading and Drainage Plan to be located at the rear of the site; per the local Zoning Board of Appeals Application, runoff from the site to Ley Creek and surrounding neighbors will be limited; ADVISORY NOTES: the applicant and municipality are encouraged to consider the use of green infrastructure, such as permeable pavement and landscape islands, to further reduce stormwater runoff and improve stormwater quality; any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects; the applicant must contact Plumbing Control to ensure appropriate permits are obtained; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

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

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734123, C734118, 734004) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper), including the lower two miles of Ley Creek which are classified as a Code 2 in the State Superfund Program, meaning the disposal of hazardous waste has been confirmed on the site or it has been listed on the Federal National Priorities List (NPL); and

WHEREAS, the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); the site may contain the bald eagle, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

1. The Onondaga County Department of Transportation has determined that the municipality and applicant must contact the Department to discuss any required traffic data for the proposed project. Any modifications required by the Department must be reflected on the project plans prior to municipal approval.
2. The municipality must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval. Additional stormwater runoff into the county's right-of-way or drainage system will be prohibited.
3. Projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) must submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection for review. Any mitigation as may be determined by the Department must be reflected on project plans prior to municipal approval.

The Board also offers the following comment(s):

1. The applicant is encouraged to incorporate green infrastructure, such as permeable pavement and landscape islands, into the site planning for the project to help minimize stormwater and mitigate flooding on the site. The applicant is encouraged to contact the Onondaga County "Save the Rain Program" website at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260 for more information.
2. The municipality is encouraged to minimize exposure to damage from natural hazards and uphold local flood ordinance requirements, as required for good standing in the National Flood Insurance Program, by ensuring that any proposed development would not negatively affect drainage patterns in or near the floodplain.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 26, 2018

OCPB Case # Z-18-293

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Salina Zoning Board of Appeals at the request of Unifirst Corporation for the property located 103 Luther 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 7th North Street (Route 45), a county highway, and Route 81, a state highway; and
- WHEREAS, the applicant is requesting an area variance to reduce front yard setbacks from 50 feet to 25 feet and 10 feet as part of a larger industrial development project for Unifirst on 7 parcels totaling 3.1 acres in a proposed Office and Light Industrial Park (O-2) zoning district:
- WHEREAS, the Board is concurrently reviewing zone change (Z-18-291) and site plan (Z-18-292) referrals as part of the proposed project; and
- WHEREAS, the site consists of 7 parcels situated within a swath of industrial land uses bound by I-81, Ley Creek and a CSX rail line, and 7th North Street, a county road; the site has frontage on Luther Avenue and Old 7th North Street, both local roads, with unrestricted access the length of both frontages; the submitted Site Preparation and Erosion Control Plan dated August 14, 2018 shows the site contains 7 one-story buildings, 2 of which were recently demolished and the remaining 5 are to be demolished as part of the project; the remainder of the site is covered with asphalt, to be removed; and
- WHEREAS, per a phone conversation with the Town, a lot line change to combine the parcels into one lot was approved in 2016; however, the map was never filed; the Town has advised the applicant that the approved single lot will not be legally recognized until the map is filed; and
- WHEREAS, the Town zoning map shows 4 of the 7 parcels are zoned O-2; the remaining 3 parcels, all fronting on Luther Avenue, are zoned C-3 and are intended for the proposed zone change; per the Town zoning ordinance, the intent of the O-2 district is to “provide areas, near or adjacent to highways designed to handle large traffic volumes, where the quality of environment associated with well-planned and –designed office and light industrial parks is encouraged and preserved”; and
- WHEREAS, the submitted Layout and Planting Plan dated August 14, 2018 shows a single, proposed building occupying over an acre at the front of the site; sidewalks are shown along the front (north and east) sides of the building and there is a rear loading area for large trucks with a proposed driveway onto Luther Avenue providing access to the rear of the site; per the plans, there will be a main parking lot at the rear of the building and two rows of parking, one each occurring along the Luther Avenue and Old 7th North Street frontages; both rows of parking will have unrestricted access and appear to partially fall

within the rights-of-way; parking on site will provide a total of 110 parking spaces; and

WHEREAS, per the Town zoning ordinance, a minimum front yard setback of 50' is required in the O-2 district; the local Zoning Board of Appeals Application indicates the new construction requires a 25' setback along Luther Avenue and a 10' setback along Old 7th North Street; the proposed building location is required to provide at least 65' of clearance to allow trailers to access the rear loading bays; and

WHEREAS, the submitted Environmental Assessment Form (EAF) dated August 31, 2018 indicates 3.1 acres of the site will be disturbed by the proposed project; stormwater will be directed to a NYSDEC-approved stormwater detention basin, shown in the Grading and Drainage Plan to be located at the rear of the site; per the local Zoning Board of Appeals Application, runoff from the site to Ley Creek and surrounding neighbors will be limited;

ADVISORY NOTES: the applicant and municipality are encouraged to consider the use of green infrastructure, such as permeable pavement and landscape islands, to further reduce stormwater runoff and improve stormwater quality; any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

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

ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects; the applicant must contact Plumbing Control to ensure appropriate permits are obtained; and

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

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

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

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734123, C734118, 734004) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper), including the lower two miles of Ley Creek which are classified as a Code 2 in the State Superfund Program, meaning the disposal of hazardous waste has been confirmed on the site or it has been listed on the Federal National Priorities

List (NPL); and

WHEREAS, the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); the site may contain the bald eagle, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

While the Board offers no position with regards to the requested area variance, the following comments may be considered for the project as a whole:

1. The Onondaga County Department of Transportation has determined that the municipality and applicant must contact the Department to discuss any required traffic data for the proposed project. Any modifications required by the Department must be reflected on the project plans prior to municipal approval.
2. The municipality must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval. Additional stormwater runoff into the county's right-of-way or drainage system will be prohibited.
3. Projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) must submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection for review. Any mitigation as may be determined by the Department must be reflected on project plans prior to municipal approval.
4. The applicant is encouraged to incorporate green infrastructure, such as permeable pavement and landscape islands, into the site planning for the project to help minimize stormwater and mitigate flooding on the site. The applicant is encouraged to contact the Onondaga County "Save the Rain Program" website at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260 for more information.
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 Robert Antonacci and seconded by Lisa Dell. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Robert Antonacci - yes; Lisa Dell - yes; Bill Fisher - yes; David Skeval - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 26, 2018

OCPB Case # Z-18-294

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Zoning Administration at the request of Alan Byer I Trust for the property located at 1232-1236 West Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Harbor Brook, a county-owned drainage channel; and
- WHEREAS, the applicant is proposing façade renovations and sign alterations at an existing auto dealership (Alan Byer Volvo) in a Commercial, Class A zoning district; and
- WHEREAS, the site is located along a City-owned portion of West Genesee Street in the Westside neighborhood and contains a large existing, one-story building (Alan Byer Volvo); the submitted survey map dated July 15, 2004 shows the building to be situated along the east lot line and surrounded on the three remaining sides by asphalt parking; there is an existing sidewalk and street trees along West Genesee Street and a curb cut that appears to extend onto the adjacent parcel to the west; the rear adjacent parcel contains a one-story building, the Alan Byer Collision Center, and contiguous parking; and
- WHEREAS, per the survey map, there is an Onondaga County (formerly City of Syracuse) permanent right-of-way and an enclosed portion of Harbor Brook, which is listed as a water-quality impaired waterbody (per EAF Mapper), running along the west lot line; and
- WHEREAS, the submitted Site Plan dated August 24, 2018 shows exterior improvements to include re-painting the parking striping along the west side of the building, new directional/informational pavement graphics, a new 20' x 20' concrete pad with recessed lighting at the front of the site, replacing the existing front entry to the building, and new exterior wall finishes; per the local application, interior renovations are intended for the showroom, sales offices, and service reception areas; and
- WHEREAS, per the Site Plan, there is an existing 25' tall pylon sign (5' x 15'-8 1/4") at the front of the site that appears to partially occur in the right-of-way, to remain; the local application indicates signage will be updated to meet Volvo Retail Experience Guidelines and lists signage to include two wall-mounted signs (20" tall and 12" tall); the submitted elevation drawings show two wall-mounted signs (signage by owner) on the front of the building and a wall-mounted sign over the side service entry; no additional information regarding signage was included with the referral; and
- WHEREAS, the submitted Environmental Assessment Form (EAF) dated August 28, 2018 indicates there will be no change to the current drainage patterns on the site, or additional impervious areas; and

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

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

WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse draft zoning map dated March 2018, the proposed zoning for this lot is Commercial (CM), which would act to "provide appropriate areas on or near major roadways that would permit the development and continued use of land for compatible commercial and service uses where access requires good vehicular circulation"; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: V00222, 734039) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); per the EAF, the adjacent property was the subject of remediation, which had a closing date of May 2001; and

WHEREAS, the site may contain the bald eagle, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); and

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 26, 2018

OCPB Case # Z-18-295

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Skaneateles Planning Board at the request of Carl Byrne for the property located at 887 West Elizabeth Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of the municipal boundary between the Town of Skaneateles and the Village of Skaneateles; and
- WHEREAS, the applicant is proposing construction of a 1,326 sf detached three-car garage and expansion of an existing driveway on a 2.4-acre parcel in a Rural Residential (RR) zoning district; and
- WHEREAS, the Board is concurrently reviewing an area variance referral (Z-18-296) as part of the proposed project; in 2014, the Board recommended modification of concurrent site plan (Z-14-299) and area variance (Z-14-300) referrals to construct a detached garage with an accessory apartment and to expand the driveway on the subject site, citing required approvals from the Onondaga County Health Department; the proposed garage does not appear to have been constructed; and
- WHEREAS, the site is located along West Elizabeth Street, a local road, just west of the Village of Skaneateles; the site abuts a large, partially forested lot to the rear and single-family residential lots to the east and west; and
- WHEREAS, per the submitted survey map dated November 17, 2012, the site contains an existing two-story house and two sheds; there is an existing gravel driveway onto West Elizabeth Street; a watercourse is shown to run along the east lot line, intersecting with a small tributary at the rear of the house and sheds; and
- WHEREAS, the submitted Site Plan shows the proposed 3-car garage (1,326 sf) will replace the existing sheds; the existing driveway will be reconfigured into a u-shaped driveway with a proposed second access point onto West Elizabeth Street; and
- WHEREAS, per the Town zoning code, principal or accessory structures larger than 600 sf are not permitted within 100' of a wetland or watercourse; the proposed garage is shown to occur 77'-2" to 79'-7" from the watercourse, requiring an area variance; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated July 7, 2018, 0.12 acres of the site will be disturbed and current drainage and stormwater runoff "will not greatly change the current drainage patterns and direction of flow"; the survey map shows the site has a 5-15' change in elevation with the site generally sloping down towards the watercourse; and
- WHEREAS, the site is served by public drinking water and an individual septic system, with the existing raised bed septic shown at the northwest corner of the

proposed garage; no changes to the existing infrastructure are proposed; and
WHEREAS, the site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper); and
WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and
WHEREAS, ADVISORY NOTE: per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

The applicant must contact the Onondaga County Health Department's Bureau of Public Health Engineering to confirm the location of the existing sewage disposal system to ensure it will not be impacted by the proposed garage and driveway expansion.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 26, 2018

OCPB Case # Z-18-296

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Skaneateles ZBA at the request of Carl Byrne for the property located at 887 West Elizabeth 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 the municipal boundary between the Town of Skaneateles and the Village of Skaneateles; and
- WHEREAS, the applicant is requesting an area variance to allow construction of a 1,326 sf detached three-car garage in the required 100' watercourse setback on a 2.4-acre parcel in a Rural Residential (RR) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-18-295) as part of the proposed project; in 2014, the Board recommended modification of concurrent site plan (Z-14-299) and area variance (Z-14-300) referrals to construct a detached garage with an accessory apartment and to expand the driveway on the subject site, citing required approvals from the Onondaga County Health Department; the proposed garage does not appear to have been constructed; and
- WHEREAS, the site is located along West Elizabeth Street, a local road, just west of the Village of Skaneateles; the site abuts a large, partially forested lot to the rear and single-family residential lots to the east and west; and
- WHEREAS, per the submitted survey map dated November 17, 2012, the site contains an existing two-story house and two sheds; there is an existing gravel driveway onto West Elizabeth Street; a watercourse is shown to run along the east lot line, intersecting with a small tributary at the rear of the house and sheds; and
- WHEREAS, the submitted Site Plan shows the proposed 3-car garage (1,326 sf) will replace the existing sheds; the existing driveway will be reconfigured into a u-shaped driveway with a proposed second access point onto West Elizabeth Street; and
- WHEREAS, per the Town zoning code, principal or accessory structures larger than 600 sf are not permitted within 100' of a wetland or watercourse; the proposed garage is shown to occur 77'-2" to 79'-7" from the watercourse, requiring an area variance; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated July 7, 2018, 0.12 acres of the site will be disturbed and current drainage and stormwater runoff "will not greatly change the current drainage patterns and direction of flow"; the survey map shows the site has a 5-15' change in elevation with the site generally sloping down towards the watercourse; and
- WHEREAS, the site is served by public drinking water and an individual septic system, with the existing raised bed septic shown at the northwest corner of the

proposed garage; no changes to the existing infrastructure are proposed; and
WHEREAS, the site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper); and

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

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

The applicant must contact the Onondaga County Health Department's Bureau of Public Health Engineering to confirm the location of the existing sewage disposal system to ensure it will not be impacted by the proposed garage and driveway expansion.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 26, 2018

OCPB Case # Z-18-297

- 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 Tocco Villaggio, LLC for the property located at 5533 State Route 31; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of New York State Route 31, a state highway, and the municipal boundary between the Town of Cicero and the Town of Clay; and
- WHEREAS, the applicant is proposing construction of a 4,200 sf car wash facility and necessary site infrastructure on an 8.36-acre portion of a 26.2-acre parcel in a General Commercial (GC) zoning district; and
- WHEREAS, the Board recently offered no position with comment for a site plan referral (Z-18-223) to construct a 4,320 sf car wash facility on the subject site; the site plan referral currently under review is a modification of the previous referral; and
- WHEREAS, in 2017, the Board offered no position with comment for a final subdivision referral (S-17-6) to construct two apartment buildings on two lots of a 10-lot, 69-acre planning unit development project (Tocco Villaggio); the Board previously recommended disapproval of a subdivision referral (S-12-95) and related referrals from the Towns of Cicero and Clay regarding the Tocco Villaggio planned development project; the Board noted concerns about the development's impact on local transportation networks and recommended a comprehensive transportation and infrastructure analysis prior to consideration of the proposal; at the time of the 2012 referral, the Tocco Villaggio development was intended to include 88,000 square feet of commercial/office space, 386 apartments, 48 townhouses, 808 surface parking spaces and 275 garage spaces, located on a total of 69 acres just north of New York State Route 31 in the Towns of Clay and Cicero; and
- WHEREAS, the site is located on the fringe of the Syracuse Urbanized Area as defined by the Census 2010; area character is primarily rural with surrounding shrub and forested lands, and residential subdivisions; and
- WHEREAS, the submitted Overall Site Location Plan dated April 16, 2018 (revised August 27, 2018) shows the Tocco Villaggio development in its entirety with half of the development falling in the Town of Clay and the remainder occurring in Cicero; the Clay portion is shown to include 12 four-unit townhouse buildings (48 units total), 8 three-story, 26-unit apartment buildings (208 units total), 2 six-unit apartment buildings (12 units total), 1 four-unit apartment building, 3 commercial buildings (8,000 sf each), and a one-story club house with a pool, all generally occurring around a proposed local road network, including an enclosed loop (Pareti Place) and two parallel cul-de-sacs (Veduta Drive and Bellini Boulevard), and ultimately connecting to Route 31 at a right-in, right-

out driveway aligning with a right-in, right-out driveway for the Lawton Valley housing development across Route 31; the Cicero portion is shown to include a North Block and Apartment Block, with 3 recently constructed three-story apartment buildings, and a Commercial Block situated between Route 31 and Legionnaire Drive, a local road; and

WHEREAS, per the submitted Site Layout Plan dated April 16, 2018 (revised August 27, 2018), the project area will front on Legionnaire Drive; the plan shows a proposed 6-bay car wash facility, reduced from 4,320 sf to 4,200 sf, surrounded on all four sides by asphalt pavement, concrete pavement at the front and rear of the building where vehicle entrance and exit is indicated by arrows on the pavement, and a row of six vacuum stations near the Legionnaire Drive frontage, with three each occurring on either side of a coin exchange station; and

WHEREAS, per the Site Layout Plan, site access will come from a proposed 30' wide driveway on Legionnaire Drive, to align with an existing driveway serving the recently constructed apartment buildings to the north, and a proposed 24' wide driveway on Pareti Place located on the Clay portion of the Tocco Villaggio development; Legionnaire Drive intersects with Route 31 to the east at a signalized intersection with Lawton Road; and

WHEREAS, the proposed site layout does not appear to differ from the previously proposed facility, though the current referral now shows plans for landscaping, lighting, signage, and additional stormwater management facilities on the site which were not previously included; per the submitted Site Layout Plan and Landscape Plan (not included in the previous referral), there are two proposed freestanding signs (22' max height, 12' wide) to be located in landscape beds at each driveway entrance, and to include provisions for future commercial tenants; there are also two proposed building signs (75 sf max) as part of the proposed project; additional landscaping includes trees around the perimeter of the paved project area; per the submitted Photometric Plan (not included in the previous referral), there are 6 proposed pole-mounted light fixtures, to be located along the proposed driveways and paved project area, and 10 building-mounted light fixtures; and

WHEREAS, the submitted Environmental Assessment Form (EAF) dated April 10, 2018, included with the previous site plan referral (Z-18-223), indicates 2.8 acres of the site will be disturbed by the proposed project; stormwater will be collected and conveyed via catch basins and underground piping to an existing stormwater pond, shown in the Site Layout Plan to occur on the east side of the car wash facility and include "modified limits" to accommodate additional flows; in addition, two proposed bioretention areas are shown on the north and south sides of the paved project area, neither of which was previously included;

ADVISORY NOTES: per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; the applicant and municipality are encouraged to consider the use of green infrastructure and reducing impermeable surfaces as much as possible to further reduce stormwater runoff and improve stormwater quality; and

WHEREAS, the site is served by public drinking water and sewers and is located in the

Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; new connections to drinking water and wastewater services are proposed, with the sewer connection shown in the Utility Plan to include an oil-water separator; per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO);

ADVISORY NOTES: the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity and the Plumbing Control office for any applicable commercial drain permitting requirements; per the Onondaga County Department of Water Environment Protection, the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; and

WHEREAS, a Coordinated Review (CR-12-1) for the NYS Route 31 corridor between Euclid and Cicero was held February 23, 2012; discussions included: 1) an overview of the proposed Eaglewood Subdivision and a review of other area developments including Tocco Villaggio; 2) the status of Eaglewood traffic and drainage studies; 3) the extent of open lands within the area that could ultimately be developed; 4) the timing of traffic studies and required mitigation, and projected traffic assumptions; 5) cumulative traffic impacts; 6) Oak Orchard Sewage Treatment Plant wet weather infiltration and capacity issues; 7) the long-term operation, maintenance, and financial issues incurred by the Town and users as a result of using individual development pump stations in lieu of trunk sewers; 8) the difficulty of coordinating pump stations between individual developments; and 9) the need to prepare and follow an area sewage infrastructure plan, similar to the northern land use plan (not yet adopted by the Town) and the Clay-Cicero Route 31 Transportation Study; and

WHEREAS, a Clay-Cicero Route 31 Transportation Study, conducted by the Syracuse Metropolitan Transportation Council and completed in 2009, forecasted a 40 percent increase over 20 years in vehicle miles traveled along the NYS Route 31 corridor, assuming buildout projections and planned road networks provided by the Towns; recommendations include lowering community vehicle miles traveled through the orderly development of nodal, mixed use communities with bicycle and pedestrian access and a density that can support enhanced transit; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO) in 2012, only the eastern-most border of this site is within $\frac{3}{4}$ mile of the regularly scheduled #88 bus route and the majority of residents would not be eligible for Call-A-Bus service; 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 reiterates its comments from the previous review of the project:

1. The Board encourages the Town to examine opportunities for vehicle and pedestrian connections between the proposed and future commercial developments, and for shared parking and stormwater management facilities.

2. The Town and applicant may wish to consider reducing the scale of the

disturbed area to minimize impervious surface coverage and allow for future development on remaining lands. Landscaping is also encouraged as part of the proposed project to improve in stormwater management on the site and provide buffering for nearby residential uses.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 26, 2018

OCPB Case # Z-18-298

- 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 CWI, Inc. for the property located at Pasubio Terrace & 5864 Carmenica 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 Pardee Road (Route 253), a county road, but also part of the interstate ramp system which is controlled by New York State, and Route 81 and NYS Route 31, both state highways; and
- WHEREAS, the applicant is proposing to construct a 16,000 sf (14 bay) RV service building, 249 RV display parking spaces and associated site improvements on three parcels totaling 9.65 acres in a General Commercial zoning district; and
- WHEREAS, the Board is concurrently reviewing an area variance referral (Z-18-299) as part of the proposed project; in 2014, the Board recommended modification of a zone change referral (Z-14-55) to change the zoning of 105 acres, including two of the subject parcels, to General Commercial Plus; the zone change application was ultimately withdrawn by the applicant; the Board reviewed a similar zone change referral (Z-17-185) again in 2017, noting infrastructure constraints in the area and advising consultation with appropriate agencies on infrastructure planning and a more comprehensive approach to large-scale zoning actions; and
- WHEREAS, the site consists of three parcels, two vacant and one containing the recently opened and rebranded Gander Outdoors, formerly known as Gander Mountain; the site is generally included within the Carmel Runne commercial subdivision created in the early 2000s with new road and sewer infrastructure; surrounding land uses include other undeveloped lands and retail, apartments, and hotel properties within and adjacent to the Carmel Runne development; and
- WHEREAS, the site has frontage on Pardee Road, a county road to the west, and Carmenica Drive and Pasubio Terrace, both local roads; the submitted survey maps dated June 15, 2017 show the two vacant parcels to be partially-forested, with wooded areas to be removed, per the submitted Existing Features/Demolition Plan; per aerial imagery, the Gander Outdoors parcel contains a large existing building set towards the rear of the site, with front and south side parking areas and four existing driveways, two each on Carmenica Drive to the north and Pasubio Terrace to the east; and
- WHEREAS, the submitted Site Plan dated September 5, 2018 shows the proposed 16,000 sf RV service building (Camping World) and a large gravel parking lot (249 RV display parking spaces) to cover more than 7 acres of undeveloped lands and be enclosed by a security and chain link fence; the service building will include 14 bays, 7 occurring on the north and south sides of the building with

a concrete pad on either side; overhead canopies are shown on the north and west sides of the building; and

WHEREAS, per the Site Plan, proposed improvements to the Gander Outdoors parcel include replacing the existing parking on the south side of the existing building with a row of golf cart parking (11 spaces) and two curbed landscape islands; access to the RV service building and parking is shown to come from a gated asphalt driveway connection to the Gander Outdoors parcel, and ultimately the existing, southerly driveway onto Pasubio Terrace, to be widened; and

WHEREAS, the Site Plan shows the proposed service building will be located 43.6' from Pasubio Terrace, requiring a variance from the district's 50' front yard setback requirement; the site is encumbered by a 99' Onondaga County Water Authority Easement which runs diagonally across the site; per the local application, the building's location in the front yard setback is intended to prevent encroachment into the easement; and

WHEREAS, the submitted Landscaping Plan dated September 5, 2018 shows 5 proposed trees along Pasubio Terrace and additional landscaping along the west lot line adjacent to a lot containing an existing restaurant (Cracker Barrel); a lighting plan was also included with the referral materials, showing 27 pole-mounted light fixtures situated throughout the parking area and 7 wall-mounted fixtures spaced around the building; and

WHEREAS, the submitted signage drawings show proposed signage to include a wall-mounted, internally-illuminated channel letter sign (38'-6 1/4" x 2'-7") to be mounted over the service drop-off canopy on the west side of the proposed building and a wall-mounted internally-illuminated channel letter sign (20'-7 1/2" x 2'-11 1/2") to be mounted on the front of the Gander Outdoors building; and

WHEREAS, per the local application, proposed hours of operation will be Monday through Saturday 9am to 9pm and Sunday 9am to 7pm; the maximum number of employees on site will be 90; and

WHEREAS, per the Environmental Assessment Form (EAF) dated August 31, 2018, 9.66 acres of the site will be disturbed by the proposed project and stormwater discharges will be conveyed to the existing stormwater management facility on the site; three proposed bioretention areas are shown in the Site Plan, with one occurring on the Gander Outdoors parcel and the other two occurring along the west and south sides of the gravel RV parking; the survey maps also show a 20' wide drainage easement along the west lot line, a 30' drainage easement along the south lot line, and a triangular-shaped drainage easement with an existing detention basin area at the southwest corner of the site; ADVISORY NOTES: any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; the applicant and municipality are encouraged to consider the use of green infrastructure to further reduce stormwater runoff and improve stormwater quality; and

WHEREAS, the existing building is served by public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station services areas; additional connections to the drinking water and sewer infrastructure are proposed for the new building;

ADVISORY NOTES: the applicant is advised to contact OCWA's Engineering Department 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 Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; and

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

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

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

1. The Onondaga County Department of Transportation has determined that the municipality and applicant must contact the Department to discuss any required traffic data for the proposed project. Any modifications required by the Department must be reflected on the project plans prior to municipal approval.
2. The municipality must submit copies of the Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County and New York State Departments of Transportation. Any mitigation as may be determined by the Departments must be reflected on the project plans prior to municipal approval. Additional stormwater runoff into the county's and/or state's right-of-way or drainage system will be prohibited.
3. The applicant must submit a lighting plan to the Onondaga County Department of Transportation and reflect any mitigation as may be determined by the Department on the project plans prior to municipal approval. No glare or spillover onto adjacent properties or the county right-of-way will be permitted.

The Board also offers the following comment(s):

1. The New York State Department of Transportation requests a copy of any traffic data provided to the Onondaga County Department of Transportation.
2. The Board encourages the applicant to consider additional landscaping to provide screening of large parking areas and drainage facilities and aid in stormwater management for the large parking areas.
3. Coordination with the Onondaga County Water Authority is advised to ensure any permissions or approvals as may be necessary are obtained for any proposed development within the easement.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 26, 2018

OCPB Case # Z-18-299

- 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 CWI, Inc. (Melissa Nance) for the property located at Pasubio Terrace; 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 Pardee Road (Route 253), a county road, but also part of the interstate ramp system which is controlled by New York State, and Route 81 and NYS Route 31, both state highways; and
- WHEREAS, the applicant is requesting an area variance to reduce the front yard setback from 50' to 43.6' as part of a proposed project to construct a 16,000 sf (14 bay) RV service building, 249 RV display parking spaces and associated site improvements on three parcels totaling 9.65 acres in a General Commercial zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-18-298) as part of the proposed project; in 2014, the Board recommended modification of a zone change referral (Z-14-55) to change the zoning of 105 acres, including two of the subject parcels, to General Commercial Plus; the zone change application was ultimately withdrawn by the applicant; the Board reviewed a similar zone change referral (Z-17-185) again in 2017, noting infrastructure constraints in the area and advising consultation with appropriate agencies on infrastructure planning and a more comprehensive approach to large-scale zoning actions; and
- WHEREAS, the site consists of three parcels, two vacant and one containing the recently opened and rebranded Gander Outdoors, formerly known as Gander Mountain; the site is generally included within the Carmel Runne commercial subdivision created in the early 2000s with new road and sewer infrastructure; surrounding land uses include other undeveloped lands and retail, apartments, and hotel properties within and adjacent to the Carmel Runne development; and
- WHEREAS, the site has frontage on Pardee Road, a county road to the west, and Carmenica Drive and Pasubio Terrace, both local roads; the submitted survey maps dated June 15, 2017 show the two vacant parcels to be partially-forested, with wooded areas to be removed, per the submitted Existing Features/Demolition Plan; per aerial imagery, the Gander Outdoors parcel contains a large existing building set towards the rear of the site, with front and south side parking areas and four existing driveways, two each on Carmenica Drive to the north and Pasubio Terrace to the east; and
- WHEREAS, the submitted Site Plan dated September 5, 2018 shows the proposed 16,000 sf RV service building (Camping World) and a large gravel parking lot (249 RV display parking spaces) to cover more than 7 acres of undeveloped lands and

be enclosed by a security and chain link fence; the service building will include 14 bays, 7 occurring on the north and south sides of the building with a concrete pad on either side; overhead canopies are shown on the north and west sides of the building; and

WHEREAS, per the Site Plan, proposed improvements to the Gander Outdoors parcel include replacing the existing parking on the south side of the existing building with a row of golf cart parking (11 spaces) and two curbed landscape islands; access to the RV service building and parking is shown to come from a gated asphalt driveway connection to the Gander Outdoors parcel, and ultimately the existing, southerly driveway onto Pasubio Terrace, to be widened; and

WHEREAS, the Site Plan shows the proposed service building will be located 43.6' from Pasubio Terrace, requiring an area variance from the district's 50' front yard setback requirement; the site is encumbered by a 99' Onondaga County Water Authority Easement which runs diagonally across the site; per the local application, the building's location in the front yard setback is intended to prevent encroachment into the easement; and

WHEREAS, the submitted Landscaping Plan dated September 5, 2018 shows 5 proposed trees along Pasubio Terrace and additional landscaping along the west lot line adjacent to a lot containing an existing restaurant (Cracker Barrel); a lighting plan was also included with the referral materials, showing 27 pole-mounted light fixtures situated throughout the parking area and 7 wall-mounted fixtures spaced around the building; and

WHEREAS, the submitted signage drawings show proposed signage to include a wall-mounted, internally-illuminated channel letter sign (38'-6 1/4" x 2'-7") to be mounted over the service drop-off canopy on the west side of the proposed building and a wall-mounted internally-illuminated channel letter sign (20'-7 1/2" x 2'-11 1/2") to be mounted on the front of the Gander Outdoors building; and

WHEREAS, per the local application, proposed hours of operation will be Monday through Saturday 9am to 9pm and Sunday 9am to 7pm; the maximum number of employees on site will be 90; and

WHEREAS, per the Environmental Assessment Form (EAF) dated August 31, 2018, 9.66 acres of the site will be disturbed by the proposed project and stormwater discharges will be conveyed to the existing stormwater management facility on the site; three proposed bioretention areas are shown in the Site Plan, with one occurring on the Gander Outdoors parcel and the other two occurring along the west and south sides of the gravel RV parking; the survey maps also show a 20' wide drainage easement along the west lot line, a 30' drainage easement along the south lot line, and a triangular-shaped drainage easement with an existing detention basin area at the southwest corner of the site; ADVISORY NOTES: any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; the applicant and municipality are encouraged to consider the use of green infrastructure to further reduce stormwater runoff and improve stormwater quality; and

WHEREAS, the existing building is served by public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road

Pump Station services areas; additional connections to the drinking water and sewer infrastructure are proposed for the new building;

ADVISORY NOTES: the applicant is advised to contact OCWA's Engineering Department 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 Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; and

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

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

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

While the Board offers no position with regards to the requested area variance, the following comments are intended for the project as a whole:

1. The Onondaga County Department of Transportation has determined that the municipality and applicant must contact the Department to discuss any required traffic data for the proposed project. Any modifications required by the Department must be reflected on the project plans prior to municipal approval.
2. The municipality must submit copies of the Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County and New York State Departments of Transportation. Any mitigation as may be determined by the Departments must be reflected on the project plans prior to municipal approval. Additional stormwater runoff into the county's and/or state's right-of-way or drainage system will be prohibited.
3. The applicant must submit a lighting plan to the Onondaga County Department of Transportation and reflect any mitigation as may be determined by the Department on the project plans prior to municipal approval. No glare or spillover onto adjacent properties or the county right-of-way will be permitted.
4. The New York State Department of Transportation requests a copy of any traffic data provided to the Onondaga County Department of Transportation.
5. The Board encourages the applicant to consider additional landscaping to provide screening of large parking areas and drainage facilities and aid in stormwater management for the large parking areas.
6. Coordination with the Onondaga County Water Authority is advised to

ensure any permissions or approvals as may be necessary are obtained for any proposed development within the easement.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 26, 2018

OCPB Case # Z-18-300

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of East Syracuse Planning Board at the request of Bristol Myers Squibb for the property located at 3551 Burnet Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Ley Creek, a county-owned drainage channel, and the municipal boundary between the Village of East Syracuse and the Town of Dewitt; and
- WHEREAS, the applicant is proposing to replace existing fencing, install a new sidewalk and demolish an existing security guard shack on two parcels totaling 1.36 acres in an Industrial zoning district; and
- WHEREAS, in 2005, the Board offered no position for a site plan referral (Z-05-281) to construct a new security building and reconfigure the internal traffic pattern on the subject site; and
- WHEREAS, the site has frontage on Burnet Avenue, a local road, and contains a portion of the Bristol-Myers Squibb manufacturing facility, which occupies multiple parcels and roughly 90 acres total in the Village and adjacent Town of DeWitt; the submitted Site Plan dated June 2018 shows the site contains an existing two-story security building and an existing asphalt parking lot separated by a signalized internal drive, BMS Drive, onto Burnet Avenue; and
- WHEREAS, per the Site Plan, BMS Drive has dual-entrance and dual-exit lanes, each with barrier gates; there is an existing security guard shack, to be removed, in the median between the two entrance lanes; and
- WHEREAS, per the Site Plan, the existing fencing along BMS Drive will be replaced with an 8' tall decorative fence along the west side of the drive and a 7' tall chain link security fence along the east side; both proposed fences will match the existing fencing along Burnet Avenue; the Site Plan also shows new 24' wide stop bars at the Burnet Avenue/BMS Drive intersection and two pressure sensing loops for street light control at the BMS Drive dual-exit lanes; and
- WHEREAS, the Site Plan shows the proposed project will also include two 5' wide concrete sidewalks, with one sidewalk to occur along the east side of BMS Drive and the other along Burnet Avenue from BMS Drive to Thompson Road, a county road more than 700' to the west; an 8' wide mow strip is shown to separate the proposed sidewalk from the curb along Burnet Avenue; ADA ramps and crosswalks are shown at the driveways to the site, including BMS Drive; there will be an additional crosswalk from the proposed sidewalk at the BMS Drive entrance to the other side of Burnet Avenue; and
- WHEREAS, the proposed sidewalk along Burnet Avenue is shown to extend beyond the boundaries of the site, and ultimately appears to fall within the Burnet Avenue right-of-way owned by the Town of DeWitt; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and

WHEREAS, GIS mapping shows South Branch Ley Creek runs along the eastern side of the Bristol-Myers Squibb facility; and

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

WHEREAS, the project is within 2,000 feet of multiple sites (IDs:V00057, C734138, 734056, 734001) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper), including portions of the Bristol-Myers Squibb facility to the north of the project area; and

WHEREAS, the site may contain the Northern long-eared bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); 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 Village is advised to ensure that the project is also reviewed by the Town of DeWitt as a portion of the proposed sidewalk is intended for the Town's right-of-way. The project has been reviewed as a whole by the County Planning Board with this GML 239 referral and will not require additional referral from the Town of DeWitt.

2. Per the New York State Department of Transportation, the applicant is advised to continue to coordinate on permitting requirements for any work with the state right-of-way along Thompson Road.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 26, 2018

OCPB Case # Z-18-301

- 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 Elbridge Town Board at the request of Town of Elbridge 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 to amend Section 30.35B of the Zoning Law of the Town of Elbridge to allow single-family residential uses in the Business (B-1) zoning district under certain circumstances; and
- WHEREAS, per the Town zoning code, the B-1 district is intended for those areas where it is appropriate and suitable to locate retail stores and personal service establishments; and
- WHEREAS, per the Town zoning code, buildings and uses currently permitted in the B-1 district include indoor sales, indoor commercial entertainment, restaurants and taverns, indoor institutional, and personal and professional services; special use permits may also be granted for outdoor sales and public service and utility uses; and
- WHEREAS, the proposed local law will add single-family dwellings to the list of permitted uses; per the local law filing, single-family dwellings in the B-1 district will be subject to site plan approval by the Planning Board; and
- WHEREAS, per the local law filing, site plan approval of proposed single-family dwellings in the B-1 district will be conditioned upon the following: a) the lot upon which the single-family dwelling is being proposed contain a minimum of one acre of land, and b) the total acreage of the particular B-1 District in which the single-family dwelling is proposed is not, at the time of the application for Site Plan approval, developed with commercial enterprises totaling more than 25% thereof; the “particular B-1 district” presumably refers to the portion of a lot zoned B-1; and
- WHEREAS, per a phone conversation with the Town, the intent of the proposed local law is to allow for single-family dwellings in the B-1 district, and in particular, on lots that are vacant; and
- WHEREAS, Elbridge is a rural town, predominantly zoned Agricultural, Rural Residential, or Residential R-1 per the Town’s latest zoning map dated December 19, 2016; areas currently zoned B-1 generally occur along the NYS Route 5 corridor with additional nodes in the Jack’s Reef area and north of I-90 along NYS Route 31; per a phone conversation with the Town, the zoning map requires minor revisions; and
- WHEREAS, aerial imagery shows the existing B-1 district to contain a mix of existing single-family dwellings and low density commercial uses; there appear to be 16 vacant parcels currently zoned B-1; and

WHEREAS, the Town has limited access to public drinking water with service primarily available along major roadways (NYS Routes 5 and 317) and in close proximity to the Village of Elbridge; the entirety of the Town is outside the Village of Jordan Sewer District and/or Onondaga County Sanitary District and does not have access to public sewers; and

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

1. The Town is encouraged to consider allowances for mixed uses within buildings in the B-1 district to maximize flexibility and use of buildings and land and potentially create community centers that could support neighborhood retail uses in identified nodes.
2. The Board encourages conditional allowances for single-family dwellings to occur on lots less than an acre in size, providing that on-site drinking water, as necessary, and sewage disposal is first coordinated with and approved by the Onondaga County Health Department.
3. The Town may wish to clarify condition b, and specifically edit “the particular B-1 district” language to more clearly convey its intent.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 26, 2018

OCPB Case # Z-18-302

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Planning Commission at the request of Ambergate Holdings, LLC for the property located at 701-703 North Salina Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Route 81, a state highway; and
- WHEREAS, the applicant is proposing façade and interior renovations, and a waiver of parking for an existing vacant building in a Commercial, Class A zoning district; and
- WHEREAS, the site is located along North Salina Street, a city street, in the City's Northside neighborhood just east of I-81; this stretch of North Salina Street features similar two to three-story mixed use buildings with primarily residential, commercial, and office uses; the site is also located in the North Salina Street Historic District, which is listed on the National Register of Historic Places; and
- WHEREAS, the submitted survey map dated August 8, 2014 shows the site is a corner lot with frontage and sidewalks on North Salina Street and East Division Street and rear frontage on Lock Alley, all city streets; the site contains an existing three-story row building occupying the front half of the site; there are concrete steps and an asphalt area at the rear of the building; the remainder of the site is covered by gravel; and
- WHEREAS, per the local application, the building has been vacant for over ten years and is in poor condition; the proposed renovations are intended to restore the exterior of the building and create 2,000 sf of first floor commercial space and three apartments on the upper two floors; and
- WHEREAS, the submitted Site Plan shows proposed updates to the rear half of the site to include a new concrete sidewalk and new galvanized steel stairs for the rear entrance to the building, a rear, curbed parking area with 6 spaces, a 5' wide sidewalk along Lock Alley, a grass area around the parking lot, and two new trees; the Site Plan also shows the existing bollards along East Division Street, to be removed, and the existing asphalt between the sidewalk and East Division Street, to be replaced with grass and two street trees; the existing curb cut on East Division Street will be narrowed to 24' to provide access to the parking area; and
- WHEREAS, the submitted elevation drawings show exterior improvements to the building to include new clad wood windows, a new penthouse with cement board panel system for third floor mezzanine, and a new wood storefront; the existing brick masonry will be cleaned and repainted and sheet metal ornament will be repaired; per the elevation drawings, a wall-mounted wood sign band will be

provided above the storefront with signage to be determined; and

WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse draft zoning map dated March 2018, the proposed zoning for this lot is Mixed Use Urban Core (MX-4), which would act to “provide for pedestrian-friendly areas of higher-density residential development and a well-integrated mix of nonresidential uses”; and

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

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

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

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: C734089, V00588, C734143, E734109) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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

The Board commends the applicant on the proposed renovation for its preservation of original architectural elements, good context-sensitive façade treatments, and attention to historic scale and character, particularly given the building’s location in the North Salina Street Historic District.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 26, 2018

OCPB Case # Z-18-303

- 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 Geddes Zoning Board of Appeals at the request of Michael Kempisty for the property located at State Fair Boulevard; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Interstate Route 690, a state highway, and State Fair Boulevard, a county highway; and
- WHEREAS, the applicant is requesting a 100' area variance to construct a billboard within the 1,000-foot minimum distance required between billboards in a Commercial C / Billboard Overlay zoning district; and
- WHEREAS, in 2015, the Board reviewed a local law (Z-15-420) referral proposing to create an I-690 Billboard Overlay District in order to permit the limited construction of billboards on select properties contiguous to I-690 in the Town of Geddes; the referral was determined to be incomplete and comments from the New York State Department of Transportation and Syracuse-Onondaga County Planning Agency staff were transmitted to the Town Board under a separate cover; the proposal was not referred to the Board a second time; the local law was approved by the town and §240-19.2 of the Town of Geddes zoning ordinance was added in January 2016; and
- WHEREAS, in 2017, the Board offered no position with comment for a text amendment referral (Z-17-472) to amend §240-19.2: I-690 Billboard Overlay District of the Town zoning ordinance, and encouraged the Town to consider the use of occupied dwelling units as the determination for a buffer distance, as occupancy status is easily changed and difficult to monitor; the proposed text amendment was modified to address the received comments and reviewed by the Board again in 2018 (Z-18-17); and
- WHEREAS, the site is located on State Fair Boulevard, a county road, in the Town of Geddes, and just south of I-690 near the northern end of Onondaga Lake; surrounding land uses are primarily industrial; and
- WHEREAS, per the Town of Geddes zoning ordinance, the minimum distance between billboards in the I-690 Billboard Overlay district is 1,000 feet determined as the linear measurement parallel to the centerline of I-690; the local application indicates the requested variance is intended to allow for construction of a static billboard by lessee TDK; aerial imagery shows there is an existing billboard less than 1,000' from the site; and
- WHEREAS, the submitted sketch plan dated August 2, 2018 shows the proposed billboard (48' x 8') to partially occur on an adjacent parcel to the east, and situated 3' from the west lot line of the site and 3' from the north lot line of the adjacent parcel; aerial imagery shows the parcels to be vacant except for an existing shed and a gravel parking area with access to State Fair Boulevard; and

WHEREAS, off-premises signs located within 660 feet of the edge of the state right-of-way or are otherwise intended to be visible from the highway must be registered with the NYS Department of Transportation, in compliance with the Federal 1965 Highway Beautification Act and Part 150 of the Official Compilation of Codes, Rules and Regulations of the State of New York; per the New York State Department of Transportation, state and federal regulations both require a minimum of 500' between signs;

ADVISORY NOTE: the applicant and municipality are advised to ensure the appropriate approvals and permits are obtained from the NYS Department of Transportation for the proposed signage; and

WHEREAS, the site has access to public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no new municipal connections are proposed; and

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

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

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 26, 2018

OCPB Case # Z-18-304

- 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 Salina Town Board at the request of Salvatore Terrintoni for the property located at 120 Arterial 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 Arterial Road and Court Street (Route 298), both state highways, and Teall Avenue, a county highway; and
- WHEREAS, the applicant is proposing a zone change for a 0.357-acre parcel from Office and Light Industrial Park (O-2) to Highway Commercial (C-2) to allow for retail sales of used motor vehicles; and
- WHEREAS, the site is located at the intersection of Arterial Road, a state road, and Schaffer Avenue, a local road; in a transitional area of office and commercial uses situated between residential land uses to the south and industrial uses to the north; and
- WHEREAS, per the local application, the proposed use of the subject site, if the zone change is granted, is for offices and retail car sales; the site has recently been used for retail car sales and the requested zone change would bring the use into conformance; and
- WHEREAS, per the Town zoning code, the intent of the proposed C-2 district is to “provide areas, on highways designed to handle large traffic volumes, for commercial uses which primarily serve the motoring public and which function rather independently of each other” and allows for retail sales and service, day-care centers, and office uses; and
- WHEREAS, the submitted zone change map shows the site to contain an existing one-story building (4,117 sf) surrounded on both sides and the front by asphalt; an existing post and rail fence is shown between the asphalt parking area and strip of lawn along Schaffer Avenue; there is an existing curb cut and concrete sidewalk along Arterial Road; aerial imagery shows the curb cut and large front parking area are contiguous with the adjacent parcel to the west; ADVISORY NOTE: per the New York State Department of Transportation, all existing or proposed driveways on Arterial Road must meet Department requirements; and
- WHEREAS, per the zone change map, the existing building does not meet the C-2 district’s minimum front yard, side yard, or rear yard setbacks; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or

impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO);

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

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734029, 734057) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

Should the Town approve the proposed zone change, the Board offers the following comment(s) for the next phase of development:

1. The applicant is encouraged to consider installing landscape screening along Arterial Road, such as street trees or a low hedge between the existing sidewalk and front yard parking area, to improve the pedestrian environment and aesthetics of the parking lot.
2. Per the New York State Department of Transportation, the municipality is advised to ensure appropriate access agreements and easements are in place for any shared driveways or parking on the site and adjacent parcel.
3. The New York State Department of Transportation encourages any future development of the site or adjacent parcel to include reducing the width of the existing driveway on Arterial Road or delineating two separate driveways, in order to meet the Department's current commercial driveway standards.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 26, 2018

OCPB Case # Z-18-305

- 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 Salina Town Board at the request of Gulf & Western Aero Development, LLC for the property located South Bay 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 South Bay Road (Route 208) and Col. Eileen Collins Boulevard (Route 78), both county highways, Brewerton Road (Route 11), a state highway, and the municipal boundary between the Town of Salina and the Town of Clay; and
- WHEREAS, the applicant is proposing a zone change for a 1.209-acre parcel from Planned Commercial (C-3) to Office and Light Industrial Park (O-2) to allow for construction of a self-storage facility (Cube Smart); and
- WHEREAS, the site is located in a commercial area west of I-81 and the Syracuse Hancock International Airport; aerial imagery shows the parcel has frontage on South Bay Road, a county road, and is part of the GW Aero Center, which includes two hotels, Candlewood Suites and Holiday Inn Express, located at the rear of the parcel; and
- WHEREAS, per the submitted survey map, the site is located along an existing asphalt drive onto South Bay Road that serves the rear hotels; the site is vacant except for a large gravel area with unlimited access to the hotel drive; there are several easements on the site, including a 20' drainage easement along the north lot line, a 20' sanitary sewer easement at the rear of the parcel, and a 10' Niagara Mohawk Power Corp. and Verizon easement along the south lot line; the adjacent hotel drive includes an ingress and egress easement; and
- WHEREAS, per the local application, the proposed use of the subject site, if the zone change is granted, is a state of the art three-story, climate-controlled, fully-securitized self-storage facility; the submitted Environmental Assessment Form (EAF) dated August 3, 2018 indicates the proposed Cube Smart Sales and Service Self Storage Facility will have 55,000 sf of rentable space; no additional plans for the proposed storage facility were included with the referral materials; and
- WHEREAS, per the Town zoning code, the intent of the proposed O-2 district is to "provide areas, near or adjacent to highways designed to handle large traffic volumes, where the quality of environment associated with well-planned and -designed office and light industrial parks is encouraged and preserved" and allows for office, research and testing center, data-processing center, light manufacturing and processing, warehousing facilities, wholesale distribution centers, utility facilities, municipal, state and federal airports, and day-care center uses; and
- WHEREAS, per the EAF, the proposed project will disturb 1.2 acres of the site; stormwater

runoff will be collected and directed to on-site stormwater management facilities for water quality and quantity treatment, then discharged to a storm pipe controlled by the Town of Salina; no additional information regarding stormwater management were included;

ADVISORY NOTES: for the next phase of development, the applicant and municipality are encouraged to consider minimizing impermeable surfaces and using green infrastructure, such as permeable pavement, rain gardens, and landscape islands, to reduce stormwater runoff and improve stormwater quality; any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval of the site plan; and

WHEREAS, the site has access to public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; per the EAF, the proposed project will connect to the public drinking water supply and wastewater utilities;

ADVISORY NOTES: prior to the next phase of development, the applicant is advised to contact OCWA's Engineering Department 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 Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity early in the planning process; and

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

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

WHEREAS, the site may contain the Northern harrier, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); and

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

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 proposed zone change, the Board offers the following comment(s) for the next phase of development:

1. Per the Onondaga County Department of Transportation, all access to the site must be delineated and come from the existing hotel drive. No access to South Bay Road will be permitted.

2. The Onondaga County Department of Transportation has determined that the municipality and applicant must contact the Department to discuss any required traffic data for the proposed project. Any modifications required by

the Department must be reflected on the project plans prior to municipal approval.

3. The municipality must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval. Additional stormwater runoff into the county's right-of-way or drainage system will be prohibited.

4. The applicant is encouraged to consider site planning that minimizes impervious surfaces, situates the proposed storage facility at the front of the site with any parking areas located behind the building, and incorporates landscape screening for any parking areas.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 26, 2018

OCPB Case # Z-18-306

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a OTHER AUTHORIZATION from the City of Syracuse Planning Commission at the request of Syracuse University for the property located at 100 University Place (aka 902-925 Irving Avenue); and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law the site is located within 500 feet of SUNY-ESF, a state-owned parcel on which a public institution is situated; and
- WHEREAS, the applicant is proposing to install a new roof structure on the Carrier Dome, located on a 9.6-acre parcel in a Planned Institutional District (PID); and
- WHEREAS, the site contains the Syracuse University sports stadium, the Carrier Dome, and is one the parcels contributing to the college's main campus; the site is located in the University Hill neighborhood between I-81 to the west and Thorden Park, a city park to the east, and is adjacent to the SUNY-ESF campus; and
- WHEREAS, aerial imagery shows the site has frontage on Irving Avenue, a city street, and Forestry Drive, a private road primarily serving the SUNY-ESF campus; and
- WHEREAS, a letter to the City dated August 31, 2018 indicates the stadium is located in Subdistrict 3 of the University Main Campus Planned Institutional District ("PID-3"); original project approval for the stadium was granted in 1979, at which time the stadium met the use, bulk/area and other requirements of the PID-3 District Plan and City zoning law; the proposed project will not change those features and will continue to comply with the PID-3 District Plan requirements; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse draft zoning map dated March 2018, the proposed zoning for this lot will remain PID; and
- WHEREAS, per the letter, the proposed roof replacement will be a combination rigid panel and tension membrane roof assembly supported by a steel crown-truss structure constructed atop the existing stadium concrete ring wall; per the submitted project narrative, the highest point of the stadium will increase from 159' to 188' and the mean height will increase from 133' to 139'; no height limitation is indicated in the PID-3 District Plan; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer

Overflow (CSO); and

WHEREAS, the Syracuse University campus contains several nationally-registered historic buildings and districts, including Crouse College, the Hall of Languages, and the Syracuse University-Comstock Tract Buildings the site is also located near the Pi Chapter House of Psi Upsilon Fraternity, Oakwood Cemetery, Berkeley Park Subdivision Historic District, Thorden Park, Walnut Park Historic District, and Estabrook House, all of which are listed on, or have been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

WHEREAS, the project is within 2,000 feet of a site (ID: E734086) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site may contain the Northern long-eared bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); 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 Marty Voss. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Lisa Dell - yes; Bill Fisher - yes; David Skeval - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 26, 2018

OCPB Case # Z-18-307

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Village of Fayetteville Planning Board at the request of Avicolti's Restaurant for the property located at 100 Limestone Plaza; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of East Genesee Street (Route 5), a state highway; and
- WHEREAS, the applicant is requesting a special permit to allow operation of a restaurant (Avicolti's Restaurant) in an existing building located on a 0.23-acre parcel in a Limestone Plaza (L) zoning district; and
- WHEREAS, in 2011, the Board offered no position for site plan referrals (Z-11-405, Z-11-432) to install signage on the subject parcel; and
- WHEREAS, the site is located in the Village's Genesee Street Hill-Limestone Plaza Historic District, which has been listed on the National Register of Historic Places; aerial imagery shows the site has frontage and concrete sidewalks on Limestone Plaza and Brooklea Drive, both local roads, and contains an existing three-story building; there is an existing outdoor seating area at the rear of the building along the Brooklea Drive frontage; and
- WHEREAS, the proposed restaurant (Avicolti's) will occupy the first floor of the building, which was formerly used for a restaurant; the upper floors appear to have residential uses; per the Village zoning code, the L district is "intended to promote and encourage the continued use of the nineteenth century commercial core of the Village and to ensure that redevelopment activities are compatible to the existing building patterns" and allows for restaurant uses upon issuance of a special permit; and
- WHEREAS, submitted elevation drawings and a letter to the Village Planning Board dated September 10, 2018 indicate the scope of the work will include new awnings at the front of the building, painting the building, a new wood pergola over the outdoor seating area, and a new chimney for a new indoor pizza oven; proposed interior work includes improvements to the dining area and kitchen and new paint; and
- WHEREAS, per the local application, proposed hours of operation will be Sunday through Wednesday 11am to 10pm and Thursday through Saturday 11am to 10pm with expected peak hours between 11am and 1pm and 5pm and 9pm; and
- WHEREAS, per the local application, there is no parking available on-site; parking for the restaurant will be provided by municipal parking which appears to include on-street parking along Limestone Plaza and Brooklea Drive and a municipal parking lot less than 200' to the north; and
- WHEREAS, the local application indicates proposed signage (42" x 12") will be located on

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

E-mail Address: countyplanning@ongov.net

the proposed awnings at the front of the building; and

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

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

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

WHEREAS, the project is within 2,000 feet of a site (ID: C734110) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site may contain the Indiana bat or Northern long-eared bat, or their associated habitats, which have been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); and

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

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