



Onondaga County Planning Board

September 28, 2022

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

I. ATTENDANCE

MEMBERS PRESENT

Marty Voss
Mike LaFlair
Marty Masterpole
Jim Stelter

STAFF PRESENT

Dan Kwasnowski
Megan Costa
Danielle Salisbury
Robin Coon

GUESTS PRESENT

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on September 28, 2022.

III. MINUTES & OTHER BUSINESS

Minutes from September 7, 2022 were submitted for approval. Marty Masterpole made a motion to accept the minutes. Mike LaFlair seconded the motion. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Jim Stelter - yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-22-55	VSkaPB	No Position With Comment	S-22-56	CSyrPB	No Position With Comment
S-22-57	TClaPB	No Position With Comment	Z-22-256	VEsyPB	Modification
Z-22-258	CSyrZA	No Position	Z-22-259	CSyrPB	No Position
Z-22-260	TClaPB	Modification	Z-22-261	TCicPB	Modification
Z-22-262	TCicPB	Modification	Z-22-263	TCicPB	No Position
Z-22-264	VSkaPB	No Position With Comment	Z-22-265	CSyrPB	No Position With Comment
Z-22-266	CSyrZBA	No Position With Comment	Z-22-267	VSkaPB	Modification
Z-22-268	TClaPB	Modification	Z-22-269	VSkaVB	No Position
Z-22-270	TManPB	Modification	Z-22-271	TManPB	Modification
Z-22-272	TManTB	No Position	Z-22-273	TManTB	No Position With Comment
Z-22-274	TManTB	No Position			

V. ADMINISTRATIVE REVIEWS



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 28, 2022

OCPB Case # S-22-55

- 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 Village of Skaneateles Planning Board at the request of Johan Visser & Michael Williams for the property located at 9 Ashwood Lane; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of East Lake Road (Route 41), a state highway, and the municipal boundary between the Village of Skaneateles and the Town of Skaneateles; and
- WHEREAS, the applicant is proposing to subdivide a 3.3-acre parcel into two new lots, Lot A (1.87 acres) and Lot B (1.44 acres), in a Residential (A-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-22-267) to construct a single-family dwelling and an area variance referral (Z-22-264) to construct a dwelling with a reduced front yard setback as part of the proposed project; and
- WHEREAS, the site is located among residential lakefront properties on the east side of Skaneateles Lake near the municipal border with the Town of Skaneateles; per aerial imagery dated May 2021, the site contains a single-family residence with frontage on Skaneateles Lake and a blacktop driveway on Ashwood Lane, a private road; Ashwood Lane connects to East Lake Road, a state road; the parcel appears to include the entirety of the private road; per the submitted survey dated March 6, 2019, there is a 50' easement over the road leading down to the lake, ending in a "Lake Rights Lot" near the lakeshore; and
- WHEREAS, the Visser and Williams Subdivision dated August 18, 2022 shows proposed Lot A contains the existing house and existing amenities and the large open lawn that extends westward towards the lake; proposed Lot B is east of proposed Lot A, has frontage on Ashwood Lane, and is currently undeveloped; and
- WHEREAS, the Detailed Site Plan dated August 17, 2022 shows a proposed 2,437 sf single-family dwelling with an attached two-car garage and an asphalt driveway on Ashwood Lane on proposed Lot B; per the local application, the house will contain three bedrooms, three and one-half bathrooms, a fireplace, deck, porch, and patio; the applicants are requesting an area variance for a reduced front yard setback of 12.5' where a 30' setback is required; per the local application, shorter front yards are not uncommon in the area and the reduced setback will allow the adjacent house to preserve its existing lake views; and
- WHEREAS, per the referral notice, the site is served by Village drinking water and a new connection is proposed to serve the new residential dwelling; and
- WHEREAS, per the referral notice, the site is served by Village sewers and a new connection is proposed to serve the new residential dwelling; there is a 25'

sewer easement “for Lot 3 only” along the eastern parcel boundary of proposed Lot B; and

WHEREAS, per the Environmental Assessment Form (EAF) dated July 14, 2022, 0.5 acres of the site will be disturbed by the proposed project; per a letter from the applicant’s engineer to the Village dated August 18, 2022, a 4’ wide flat bottom grass lined swale and rip rap outlet are proposed east of the proposed house to help dissipate stormwater and help divert the flow of stormwater around the house; and

WHEREAS, the site is located within the Skaneateles Lake watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; and

WHEREAS, Current FEMA Flood Insurance Rate Maps (FIRM) indicate that a small portion of the site along the lakefront is located within the 100-year floodplain, which may require avoidance or elevation of structures and other mitigation; no development is proposed within this area; 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 municipality must ensure all conditions are met and approvals are obtained from the City of Syracuse Water Department prior to, or as a condition of, approving the proposed application.
2. Existing public utilities, including public sewer and water lines should be reflected on the subdivision plan.

The motion was made by Mike LaFlair and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Jim Stelter - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 28, 2022

OCPB Case # S-22-56

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the City of Syracuse Planning Commission at the request of James Trasher, CHA Consulting for the property located at 1001, 1019 & 1027-1029 E. Genesee, 1014-1016 E. Fayette, & 301-307, 309, 313-323, 325 & 327 S. Cr; 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 SUNY Upstate Medical Center, a state-owned facility; and
- WHEREAS, the applicant is proposing to combine six parcels into one new lot, New Lot 100 (2.00 acres), in a Business, Class A (BA) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-22-265) to demolish all but one existing structures and construct a 6-story residential complex with associated amenities and an area variance referral (Z-22-266) as part of the proposed project; and
- WHEREAS, the site is located in the City's University Hill neighborhood near commercial and residential land uses; specifically, nearby land uses include a student housing center, parking garages and parking lots, apartment complexes, restaurants and cafes, a hotel, and medical centers; and
- WHEREAS, per the submitted survey dated May 5, 2022, the site contains six parcels with five buildings and associated parking areas, all to be demolished except for the Ward Wellington Ward at 1027 East Genesee Street; per the local application, the current uses include office space, apartments, a barber, and parking; the site has frontage and existing driveways on East Genesee Street, South Crouse Avenue, and East Fayette Street, all local roads; per the subdivision plan dated July 20, 2022, the six parcels will be combined into "New Lot 100", a single parcel;
- 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, the Site Layout Plan dated July 18, 2022 shows a six-story building with a proposed outdoor open courtyard space and an underground parking garage for 129 spaces; per a letter to the Syracuse Zoning Administration dated Jul 22, 2022, the building will contain 305 residential apartment units with the main entrance for the apartments, including a canopy, on the corner of South Crouse Avenue and East Genesee Street; the first floor will contain a variety of amenities for the apartments including a lounge, study, and fitness areas, as well as apartment units; and
- WHEREAS, a concrete sidewalk is proposed from the courtyard to East Fayette Street and along the three road frontages; access to the parking garage is shown via a

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ramp on East Fayette Street; there is one other proposed driveway for the site on East Genesee Street, presumably to serve the existing building that will remain; several retaining walls are proposed throughout the site; per the Architectural Site Plan dated July 5, 2022 a new service pull-off area is shown along South Crouse Avenue; a pool is shown behind the Ward Wellington Ward House, and landscaping is shown along the East Genesee Street and South Crouse Avenue road frontages; per the letter, the Ward Wellington Ward structure will maintain its exterior façade, and the interior will be renovated to provide additional amenity space for the residential project, including the addition of two rear vestibule areas; per the Environmental Assessment Form (EAF) dated August 24, 2022, the site will have outdoor area lighting and street lighting to be dark sky compliant without trespassing over property lines; and

WHEREAS, the applicant is requesting four area variances for the proposed project and notes that the area variances are consistent with adjacent existing buildings and have been minimized to the most practical extent; a reduction in the front yard setback on South Crouse Avenue is requested from the permitted 10' to 0' to allow for the canopy over the main entrance; a reduction in the density requirement is requested from the permitted minimum 1000 sf lot area per dwelling unit to 287 sf lot area per dwelling unit, which the applicant notes is comparable to adjacent projects; an increase in maximum building coverage is requested from the permitted 40% to 51%, which still allows for the project to provide 40% open space where the minimum is 20%; a reduction in the number of parking spaces required is requested from 305 parking spaces to 129 parking spaces, which the applicant notes allows the project to provide 40% open space area and not have surface parking lots; and

WHEREAS, the site is along Syracuse's Connective Corridor which includes a bike lane along East Genesee Street and nearby University Avenue; as part of the Connective Corridor there are several bus stops nearby, including one on the corner of East Genesee Street and South Crouse Avenue which is shown in the Architectural Site Plan; per the Architectural Site Plan, along with the new service pull-off area, right-of-way treatments are shown along Crouse Avenue as part of the project; and

WHEREAS, per the referral notice, the site is served by City of Syracuse drinking water; per the EAF, the proposed project anticipates a water demand of 40,000 gallons per day; and

WHEREAS, per the referral notice, the site is served by public sewers and is located within the Metropolitan Wastewater Treatment Plant service area, in an area tributary to active combined sewer overflows; per the EAF, the proposed project anticipates generating 40,000 gallons per day of liquid waste; ADVISORY NOTE: Given the new construction, capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html> ; and

WHEREAS, per the EAF, 2.1 acres of the site will be disturbed by the proposed project; the EAF states that stormwater will be collected on-site with a proposed management system and conveyed to the existing City drainage system; per the Site Layout Plan, the proposed stormwater management area is under the ramp to the parking garage;

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, the project is within 2,000 feet of multiple sites (IDs: C734111, B00003, V00502) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site is located near the University United Methodist Church, The Irving Flats, The Aldine, The Wesley, Ignatius Fiesinger house, East Genesee Street Armory; Dr. Jacob Levy Residence, 914 Works, Grace Episcopal Church, and Sylvester Apartment Building 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

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 offers no position on the proposed subdivision, however offers the following in relation to the overall project:

1. The Board encourages the City and applicant to carefully consider project impacts to the multiple historic structures within the vicinity of the project.
2. The applicant is encouraged to incorporate commercial uses along the first floor frontages, particularly at the highly visible corner locations.
3. In an effort to further encourage multimodal transportation, the applicant is encouraged to add exterior bicycle racks and high quality transit accommodations.

The motion was made by Mike LaFlair and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Jim Stelter - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 28, 2022

OCPB Case # S-22-57

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Clay Planning Board at the request of Avrille George & Marc Iqbal for the property located at 8394 Maple Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Maple Road (Route 197), a county highway; and
- WHEREAS, the applicant is proposing to subdivide a 9.96-acre parcel into two new lots, New Lot 8394A (7.645 acres) and New Lot 8394B (2.311 acres), in a Residential Agricultural (RA-100) zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-22-268) to construct a two-family residence as part of the proposed project; and
- WHEREAS, the site is surrounded by a residential subdivision to the north, agricultural lands and residences to the west and south and a railway to the east; the submitted survey dated June 24, 2020 shows the site has a two story residence and barn structure with a driveway on Maple road, a county road and a gravel driveway that encroaches onto the property to the north; per aerial imagery dated May 2021, the remainder of the parcel is mostly farmed with a small forest buffer; and
- WHEREAS, per the IqBal-George Subdivision Preliminary Plan dated August 3, 2022, the house and barn represented on the survey appear to be demolished; a single-family residence, the "main house", with a barn is proposed on New Lot 8394A and a two-family house, the "in-law residence", is proposed on New Lot 8394B; and
- WHEREAS, per the Site Grading Plan dated September 7, 2022, one driveway on Maple Road within the existing driveway apron is proposed with a 30' ingress/egress easement to serve both parcels; it appears as though the original gravel driveway that served the demolished house will be abandoned;
ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on Maple Road must meet Department requirements and any work proposed within the county right-of-way is subject to a work permit from the Onondaga County Department of Transportation; and
- WHEREAS, per the referral notice, the site has no existing drinking water service connection and a new connection to public water is proposed to serve both proposed houses;
ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements,

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and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, per the referral notice, new individual septic systems are proposed to serve the two houses;

ADVISORY NOTE: The Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to Department endorsement of the subdivision; and

WHEREAS, per the Environmental Assessment Form (EAF) dated September 6, 2022, 5.95 acres of the site will be disturbed by the proposed project; per the EAF, a 0.28 acre pond is proposed to be excavated at the existing low point near the center of the site which will collect and retain site runoff; per the Site Grading Plan, a 20' X 6' box culvert is proposed under the driveway to facilitate runoff into the pond;

ADVISORY NOTE: Per the Onondaga County Department of Transportation, additional stormwater runoff into the county's drainage system is prohibited;

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

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 offers no comment on the subdivision request, however offers the following for the overall project:

1. The applicant is required to coordinate Maple Road access plans with the Onondaga County Department of Transportation. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

2. The Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to, or as a condition of, municipal approval of the special permit request. Given the proximity of the sewer system to the north, the applicant is encouraged to investigate the feasibility of connecting to the public sewers instead of the proposed septic systems.

The motion was made by Mike LaFlair and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Jim Stelter - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 28, 2022

OCPB Case # Z-22-256

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Bank of America for the property located at 6791-6801 East 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 East Genesee Street (Route 5), a state highway; and
- WHEREAS, the applicant is proposing to upgrade exterior lighting on a 6.96-acre parcel in a Commercial zoning district; and
- WHEREAS, the site is located along East Genesee Street, a state highway, with surrounding commercial land uses including Wegmans, Hobby Lobby, and Aldi; residential land uses exist just beyond nearby commercial businesses to the east, south, and southwest; and
- WHEREAS, the Existing Conditions Plan dated February 8, 2022, shows an existing one-story building, currently Bank of America, with frontage on East Genesee Street and three drive-thru lanes behind the building; parking spaces are shown on all sides of the building totaling 46 spaces, and sidewalks run along the west, south, and eastern sides of the building; GIS mapping shows the subject parcel extends beyond the Bank of America site to the north to include parking and internal roads within the Wegmans/Hobby Lobby shopping complex; the Bank of America has a full access driveway to an internal road at the northwest corner of the site, and a driveway that appears to be egress only on the east side of the site; the plan shows the westerly edge of a 60' wide easement adjoining the property to the east; and
- WHEREAS, a canopy of varying widths surrounds the entire building; 50 light pole fixtures currently are placed around the circumference of the building, some of which are located under the roof eaves and canopy and drive through area; two additional 25' light poles are shown near the drive-thru lanes; per the Overall Lighting Plan dated February 8, 2022, the existing lights will be replaced with the exception of 17 canopy mounted and flood lights, which will be removed and not replaced; two new 25' pole-mounted light fixtures will be added to the site, one for the northern parking spaces and one for the eastern parking spaces; it does not appear as though the project will create additional light spillage into the State right-of-way;
ADVISORY NOTE: Per the NYS Department of Transportation, light spillage into the State right-of-way is prohibited; and
- WHEREAS, per the referral notice, the site is served by public drinking water and no changes to the existing infrastructure are proposed; per the Existing Conditions Plan there is a 20' right-of-way to the Town of DeWitt for the Lyndon Water District; and
- WHEREAS, per the referral notice, the site is served by public sewers and is located within

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the Meadowbrook Limestone Wastewater Treatment Plant and Lyndon Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow; no changes to the existing infrastructure are proposed; and

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

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

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

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

The motion was made by Marty Masterpole and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Jim Stelter - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 28, 2022

OCPB Case # Z-22-258

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Zoning Administration at the request of Viraj Patel, Radha Krishna Corp. for the property located at 440-446 James Street; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Interstate Routes 81 and 690, both state highways; and

WHEREAS, the applicant is proposing to convert a vacant restaurant space into five apartments in an Office, Class B (OB) zoning district; and

WHEREAS, in 2020 the Board disapproved a project site review referral (Z-20-138) to establish an accessory parking lot for an existing hotel citing traffic safety issues and conflicts with local planning initiatives; in 2013, the Board offered no position with comment for concurrent project site review (Z-13-358) and subdivision (S-13-98) referrals to combine four parcels into one and expand the existing hotel on the site; and

WHEREAS, the site is located in the City's Northside neighborhood with surrounding multi-family residential and commercial land uses; aerial imagery and the submitted Site Plan dated July 22, 2022 show the site has frontage on James Street and Burnet Avenue, both city streets, and contains an existing three-story hotel, Quality Inn, with an attached two-story row building; a portion of the row building was recently demolished leaving a vacant area on the west side of the site; there is an existing 41-space parking lot with a curb cut onto James Street on the east side of the hotel; the site also contains an 11-space parking lot with access to Burnet Avenue at the rear of the row building; and

WHEREAS, per the Site Plan, a new sidewalk is proposed on the side and rear of the building and a new gate will be installed; the First Floor plan dated July 22, 2022 shows the first floor redesigned to fit five apartments from the previous use of a restaurant; per the local application, the second floor is existing residential units; and

WHEREAS, per the referral notice, the site is served by public drinking water; no changes to the existing infrastructure are proposed; and

WHEREAS, per the referral notice, the site is served by public sewers and is located within the Metropolitan Wastewater Treatment Plant service area, in an area tributary to combined sewage overflows; no changes to the existing infrastructure are proposed;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; the Capacity Assurance Form and approval process can now be found online:

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<http://www.ongov.net/wep/CapacityAssuranceReviews.html> ; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: C734111, B00003, C734148, V00502) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

WHEREAS, the site is located near multiple properties 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

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 Marty Masterpole and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Jim Stelter - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 28, 2022

OCPB Case # Z-22-259

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Planning Commission at the request of Cashe, LLC for the property located at 400 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 Interstate Routes 81 and 690, both state highways; and
- WHEREAS, the applicant is proposing to establish an antique store in a 10,862 sf portion of the existing commercial building and make the appropriate renovations on a 1.23-acre parcel in an Industrial, Class A (IA) zoning district; and
- WHEREAS, in 2008 the Board offered no position with comment on an area variance referral (Z-08-270) to install two wall signs measuring 3 feet x 18 feet and 10 feet x 11 feet; and
- WHEREAS, the site is located in the City's Hawley Green neighborhood with nearby commercial and residential land uses; the property abuts Interstate 690 West and the Townsend Street exit and has frontage on Catherine Street and Burnet Avenue, both local roads; and
- WHEREAS, the site survey dated July 13, 1971 and recertified on August 21, 2020 shows four adjacent brick buildings, a former railroad platform, coal hopper, chimney, and two areas of concrete; a tarvia area with a curb cut on Burnet Avenue exists in the middle of the site; and
- WHEREAS, per the Proposed Site Plan dated May 5, 2022, a new commercial tenant, Antiques at Railway Commons, will occupy the three-story building (10,862 sf) along the Catherine Street frontage and the remaining buildings have no new work proposed; per the local application, the first floor of the space is proposed to change from storage to mercantile use and the second and third floors would remain a storage use; the tarvia area will be repaved and striped for 9 parking spaces; a new 5' wide concrete sidewalk within the Burnet Avenue right-of-way is proposed and a new asphalt pavement strip is proposed between the buildings to the west of the parking area and the sidewalk; windows and doors will be restored and there will be interior and exterior painting to the building; and
- WHEREAS, per the referral notice, the site is served by public drinking water and no changes to the existing infrastructure are proposed; and
- WHEREAS, per the referral notice, the site is served by public sewers and is located within the Metropolitan Wastewater Treatment Plant service area, in an area tributary to active combined sewer overflows; no changes to the existing infrastructure are proposed;

ADVISORY NOTE: Given the change in use, capacity assurance approval from the Onondaga County Department of Water Environment Protection

(OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html> ; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: C734111, B00003, C734148, V00502) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

WHEREAS, the site contains the New York Central Railroad Passenger & Freight Station, and is near the Hawley-Green Street Historic District 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

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 Marty Masterpole and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Jim Stelter - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 28, 2022

OCPB Case # Z-22-260

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of Saverio "Sam" Scro / Auburn Community Federal Credit Union for the property located at 7538 Oswego Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Oswego Road (Route 91 / Old Route 57), a county highway; and
- WHEREAS, the applicant is proposing to establish a credit union branch in a vacant bank building on a 1.58-acre parcel in a Neighborhood Commercial (NC-1) zoning district; and
- WHEREAS, the site is located along Oswego Road, a county road, with surrounding commercial land uses including a laundromat immediately adjacent to the northwest and a Wegmans across the street; residential dwellings in Kalview Park abut the property to the northeast and southeast; and
- WHEREAS, the submitted survey dated October 28, 2021 shows a one-story building, formerly M&T Bank, with 29 parking spaces, drive-thru bank teller lanes behind the building, and a concrete sidewalk in front of the building; the site has two driveways on Oswego Road, one of which is at a signalized intersection to serve the Wegmans and other commercial businesses across the street; three signs are on the property, one of which is shown near the road frontage and is partially within a right-of-way and easement to be conveyed to the Town of Clay; the survey also shows a right-of-way and easement along the Oswego Road frontage that is conveyed to Farm Family Life Insurance Company; street lights are shown around the edge of the parking lot pavement; and
- WHEREAS, per the Site Plan dated August 17, 2022, the applicant is proposing a covered entry roof over the existing entry canopy with proposed gable signage and a roof canopy addition on the rear of the site to align with the existing drive-thru canopy; existing parking will remain and be re-striped and existing lighting will remain; new signage will be provided for the existing sign locations; minor interior renovations are proposed; landscaping is proposed in the front and sides of the building and around the sign near the road and appears to encroach upon the County right-of-way;
ADVISORY NOTE: Per the Onondaga County Department of Transportation, light spillage into the county right-of-way is prohibited and any work within the County right-of-way is subject to a work permit from the Department; and
- WHEREAS, per the referral notice, the site is served by public drinking water and no changes to the existing infrastructure are proposed; and
- WHEREAS, per the referral notice, the site is served by public sewers and is located within the Wetzel Road Wastewater Treatment Plant service area; no changes to the

existing infrastructure are proposed; a 30' sanitary sewer easement cuts through the rear of the property; and

WHEREAS, per the Environmental Assessment Form (EAF) dated August 23, 2022, 0.25 acres of the site will be disturbed by the proposed project; a drainage line crosses the property and connects to a County storm sewer; and

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

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

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

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

The Onondaga County Department of Transportation has determined that the western driveway must be changed to a right-out only driveway. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board offers the following comments:

1. In an effort to promote traffic safety and mobility along the congested and high traffic Oswego Road corridor, the Town is encouraged to consider and require access management changes for this site and adjacent parcels, as redevelopment occurs. Given the parcel's location at a primary signalized intersection, as well as its undeveloped side yard lands, the applicant and Town should explore easements and site circulation design to allow for other parcels to utilize a shared driveway at the signalized driveway, as has been done at other locations on the corridor.

2. Every municipal review provides the opportunity to improve community appearance and the applicant and the municipality are encouraged to improve site design and reinforce walkability by incorporating sidewalks along the Oswego Road frontage.

The motion was made by Marty Masterpole and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Jim Stelter - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 28, 2022

OCPB Case # Z-22-261

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Meyers RV Superstores (MDM Mac Properties) for the property located at 8575 Brewerton Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Brewerton Road (Route 11), a state highway, and the municipal boundary between the Town of Cicero and the Town of Clay; and
- WHEREAS, the applicant is proposing to demolish an existing building, construct a new building and improve the facility infrastructure on a 71.7-acre parcel in a General Commercial zoning district; and
- WHEREAS, in 2017, the Board recommended modification of a site plan referral (Z-17-371) to demolish an existing building and construct a 36,000 sf building for RV sales and service; it appears as though the project was not completed; and
- WHEREAS, the site is located in the Town of Cicero west of I-81 with surrounding land uses that include mostly vacant parcels and commercial sales operations; the site abuts the municipal boundary between the Town of Cicero and the Town of Clay to the west and is adjacent to undeveloped, forested lands; and
- WHEREAS, the Existing Features/ Demolition Plan dated August 24th 2022 shows the site, Meyer's RV of Syracuse, consists of an existing one-story building (to be razed) set back 139-159' from the front of the parcel near the southern boundary of the site, an asphalt parking area at the front of the building (to be removed), two asphalt driveways onto Brewerton Road, a state road, on either end of the parking area, a sign with landscaping along Brewerton Road, another sign with landscaping north of the building, an existing one-story metal frame building set approximately 188' behind the front building, and gravel and dirt areas surrounding the two buildings, some of which will be removed; there is an above ground tank and utility cabinet near the northwestern corner of the rear building;
- 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 Site Plan dated August 24, 2022, the applicant is proposing a 25,730 sf building addition to the existing one-story metal frame building on site to serve as the showroom and sales building; in front of the proposed addition is a one-way, paved RV drive-thru service area and a separate customer/passenger vehicle parking area with 46 parking spaces and a proposed patio area with a flag pole; two RV parking display areas totaling 77 parking spaces are proposed in front of and to the side of the proposed

customer parking area; sidewalks and crosswalks are proposed throughout the site to connect the different parking and display areas; a proposed customer propane station and sanitary dump station are shown in the parking lot north of the proposed addition; a 6' high chain-link fence is proposed to extend from the building addition and separate the front of the lot from the rear where the service and inventory area currently exists; and

WHEREAS, two driveways are proposed in the same locations as the existing driveways; the northern driveway is proposed as a paved, 30' wide (previously 50' wide), full-access driveway; the southern driveway is proposed to be an egress- only paved driveway;

ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on Brewerton Road must meet Department requirements and any work within the state right-of-way is subject to a work permit from the NYS Department of Transportation; and

WHEREAS, per the Landscape Plan dated August 24, 2022, landscaping is proposed along the front and sides of the proposed building addition and in front of the sign along Brewerton Road; per the Lighting Plan of the same date, 20 lighting fixtures will be placed throughout the site, which appear to cause light spillage into the State right-of-way;

ADVISORY NOTE: Per the NYS Department of Transportation, light spillage into the State right-of-way is prohibited; and

WHEREAS, per the referral notice, the site is served by public drinking water and no changes to the existing infrastructure are proposed;

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

WHEREAS, per the referral notice, the site is served by public sewers and is located within the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow; no changes to the existing infrastructure are proposed;

ADVISORY NOTE: Given the expansion, capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; the Capacity Assurance Form and approval process can now be found online <http://www.ongov.net/wep/CapacityAssuranceReviews.html> ; and

WHEREAS, per the Environmental Assessment Form (EAF) dated August 24, 2022, 3.5 acres of the site will be disturbed by the proposed project; the Utility Plan dated August 24, 2022 shows three bio-retention areas connecting to existing drainage sewers, including a system of three rows of H.D.P.E. pipes;

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

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, GIS mapping shows a portion of the site may contain federal wetlands, which appears to include the southern proposed RV parking area; federal wetlands are delineated on the Site Plan north of the building and proposed addition, however there are no specifications as to who delineated the wetland and when the delineation was completed;

ADVISORY NOTE: The applicant is advised to conduct a formal wetland delineation to determine the presence and location of any federal wetlands on the site; any delineated wetlands must be confirmed by the U.S. Army Corps of Engineers and shown on the plans for the site; the applicant is also advised to obtain any necessary permits from the Corps for any proposed development or placement of fill in a federal wetland, or drainage of federal wetlands on site; and

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

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

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

The applicant is required to coordinate Brewerton Road access plans with the New York State Department of Transportation. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP), traffic data, and lighting plan to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board offers the following comments:

1. The Board recommends relocating the propane tank from the edge of the wetland boundary to ensure an appropriate buffer for the wetland area. Aboveground storage tanks are subject to New York State Department of Environmental Conservation (NYS DEC) regulations. The applicant is advised to contact the NYS DEC Environmental Permits office at 315-426-7438 to ensure that all bulk storage requirements are met and applicable permits are obtained.

2. The applicant is encouraged to consider appropriate lighting for the site that limits the hours of usage and intensity in order to minimize energy usage and any negative effects on nearby animal habitats.

The motion was made by Marty Masterpole and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Jim Stelter - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 28, 2022

OCPB Case # Z-22-262

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Hines Family Ventures, LLC for the property located at 8341 Brewerton Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Brewerton Road (Route 11) and Route 31, both state highways; and
- WHEREAS, the applicant is proposing to establish a day-care facility, Tic Tac Toes Daycare, in an existing commercial building on a 0.56-acre parcel in a General Commercial (GC) zoning district; and
- WHEREAS, the site is located at the intersection of Brewerton Road, a state road, and Crabtree Lane, a local road, just south of the Route 31 intersection; the site is surrounded by commercial land uses along Brewerton Road and is adjacent to residential dwellings to the west; and
- WHEREAS, the survey dated September 1, 2022 shows the site contains a one-story building with 14 parking spaces in front of the building; the area behind the building consists of lawn and trees; there is a sidewalk along both road frontages within the respective right-of-ways; the site is served by one driveway on Brewerton Road that is over 50' wide, and one driveway on Crabtree Lane;
- ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on Brewerton Road must meet Department requirements and no parking, loading, or servicing of vehicles in the right-of-way, or backing of vehicles into the right-of-way, is permitted; and
- WHEREAS, the survey shows a portion of the parking spaces will be allocated to drop off/pick up parking to serve the daycare, and the remaining parking spaces will be for employees; the applicant is proposing to fence in a portion of the yard, however no details about fence height or material were included with referral materials; the referral notice includes the description that façade improvements, signage, and interior building modifications will occur as part of the project, however no information regarding those details were submitted with the referral materials; and
- WHEREAS, per the local application, the daycare will run Monday through Friday 7am-5:30pm and have up to eight employees; per the Environmental Assessment Form (EAF) dated September 7, 2022, the business will provide care for 25-30 children; and
- WHEREAS, per the referral notice, the site is served by public drinking water and no changes to the existing infrastructure are proposed;
- ADVISORY NOTE: Given the change in use, the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and

service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, per the referral notice, the site is served by public sewers and is located within the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service area, an area designated as flow constrained and impacted by excessive wet weather flow; no changes to the existing infrastructure are proposed;

ADVISORY NOTE: Given the change in use, capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html> ; and

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

The applicant is required to coordinate Brewerton Road access plans with the New York State Department of Transportation. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board offers the following comment:

Every municipal review provides the opportunity to improve community appearance and the applicant and the Town are encouraged to improve front yard landscaping.

The motion was made by Marty Masterpole and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Jim Stelter - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 28, 2022

OCPB Case # Z-22-263

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Richard & Amy Virginia for the property located at 6458 East Taft Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Taft Road (Route 19), a county highway; and
- WHEREAS, the applicant is proposing to convert an existing residence to office space and construct a 40' X 80' pole barn for use as a lawn care business on three parcels totaling 1.02 acres in an Industrial zoning district; and
- WHEREAS, the site is located in an industrialized area along East Taft Road, a county road; industrial land uses such as a sand and gravel supplier, a distribution center, a construction company, and a tree service company include some of the industrial uses to the west, south, and east of the site; residential dwellings and vacant wooded land exist to the north of the site; and
- WHEREAS, the submitted survey dated December 21, 2021 and aerial imagery dated May 2021 show the westernmost parcel is undeveloped forested land, the middle parcel contains a house with an asphalt driveway on East Taft Road, and the easternmost parcel contains primarily lawn with trees along the East Taft Road frontage;
- ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on East Taft Road must meet Department requirements; and
- WHEREAS, per the Site Plan dated June 17, 2022, a 40' X 80' pole barn structure is proposed on the easternmost parcel 42.2' from the rear property boundary and 60.3' from the eastern property line; a gravel parking lot is proposed around the pole barn, behind the house, and connecting to the asphalt driveway on the adjacent parcel to the west; it appears that access to the pole barn will come from the asphalt driveway on the adjacent parcel; per the referral notice, the applicant intends to convert the residence to an office and use the proposed pole barn as a storage building for a lawn care business; and
- WHEREAS, per the referral notice, the site is served by public drinking water and no changes to the existing infrastructure are proposed;
- ADVISORY NOTE: Given the change in use, the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and
- WHEREAS, per the referral notice, the site is served by public sewers and is located within the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station

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service area, an area designated as flow constrained and impacted by excessive wet weather flow;

ADVISORY NOTE: Given the change in use, capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html> ; and

WHEREAS, per the Environmental Assessment Form (EAF) dated August 17, 2022, 0.294 acres of the site will be disturbed by the proposed project; the Site Plan shows the drainage flow line for stormwater which appears to flow away from East Taft Road;

ADVISORY NOTE: Per the Onondaga County Department of Transportation, additional stormwater runoff into the county's drainage system is prohibited; 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 Marty Masterpole and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Jim Stelter - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 28, 2022

OCPB Case # Z-22-264

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Village of Skaneateles Planning Board at the request of Johan Visser & Michael Williams for the property located at 9 Ashwood Lane; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of East Lake Road (Route 41), a state highway, and the municipal boundary between the Village of Skaneateles and the Town of Skaneateles; and
- WHEREAS, the applicant is requesting an area variance to construct a dwelling with a reduced front yard setback of 12.5 feet where 30 feet is required on a proposed 1.44-acre parcel in a Residential (A-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-22-267) to construct a single-family dwelling and a preliminary subdivision referral (S-22-55) to subdivide a 3.3-acre parcel into two new lots as part of the proposed project; and
- WHEREAS, the site is located among residential lakefront properties on the east side of Skaneateles Lake near the municipal border with the Town of Skaneateles; per aerial imagery dated May 2021, the site contains a single-family residence with frontage on Skaneateles Lake and a blacktop driveway on Ashwood Lane, a private road; Ashwood Lane connects to East Lake Road, a state road; the parcel appears to include the entirety of the private road; per the submitted survey dated March 6, 2019, there is a 50' easement over the road leading down to the lake, ending in a "Lake Rights Lot" near the lakeshore; and
- WHEREAS, the Visser and Williams Subdivision dated August 18, 2022 shows proposed Lot A contains the existing house and existing amenities and the large open lawn that extends westward towards the lake; proposed Lot B is east of proposed Lot A, has frontage on Ashwood Lane, and is currently undeveloped; and
- WHEREAS, the Detailed Site Plan dated August 17, 2022 shows a proposed 2,437 sf single-family dwelling with an attached two-car garage and an asphalt driveway on Ashwood Lane on proposed Lot B; per the local application, the house will contain three bedrooms, three and one-half bathrooms, a fireplace, deck, porch, and patio; the applicants are requesting an area variance for a reduced front yard setback of 12.5' where a 30' setback is required; per the local application, shorter front yards are not uncommon in the area and the reduced setback will allow the adjacent house to preserve its existing lake views; and
- WHEREAS, per the referral notice, the site is served by Village drinking water and a new connection is proposed to serve the new residential dwelling; and

WHEREAS, per the referral notice, the site is served by Village sewers and a new connection is proposed to serve the new residential dwelling; there is a 25' sewer easement "for Lot 3 only" along the eastern parcel boundary of proposed Lot B; and

WHEREAS, per the Environmental Assessment Form (EAF) dated July 14, 2022, 0.5 acres of the site will be disturbed by the proposed project; per a letter from the applicant's engineer to the Village dated August 18, 2022, a 4' wide flat bottom grass lined swale and rip rap outlet are proposed east of the proposed house to help dissipate stormwater and help divert the flow of stormwater around the house; and

WHEREAS, the site is located within the Skaneateles Lake watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; and

WHEREAS, Current FEMA Flood Insurance Rate Maps (FIRM) indicate that a small portion of the site along the lakefront is located within the 100-year floodplain, which may require avoidance or elevation of structures and other mitigation; no development is proposed within this area; 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 municipality must ensure all conditions are met and approvals are obtained from the City of Syracuse Water Department prior to, or as a condition of, approving the proposed application.
2. Existing public utilities, including public sewer and water lines, should be reflected on the site plan.

The motion was made by Mike LaFlair and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Jim Stelter - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 28, 2022

OCPB Case # Z-22-265

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Planning Commission at the request of James Trasher, CHA Consulting for the property located at 1001, 1019 & 1027-1029 E. Genesee, 1014-1016 E. Fayette, & 301-307, 309, 313-323, 325 & 327 S. Cr; 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 SUNY Upstate Medical Center, a state-owned facility; and
- WHEREAS, the applicant is proposing to demolish all but one existing structures and construct a 6-story residential complex with associated amenities on a proposed 2.00-acre parcel in a Business, Class A (BA) zoning district; and
- WHEREAS, the Board is concurrently reviewing an area variance referral (Z-22-266) and preliminary subdivision referral (S-22-56) to combine six lots into one lot as part of the proposed project; and
- WHEREAS, the site is located in the City's University Hill neighborhood near commercial and residential land uses; specifically, nearby land uses include a student housing center, parking garages and parking lots, apartment complexes, restaurants and cafes, a hotel, and medical centers; and
- WHEREAS, per the submitted survey dated May 5, 2022, the site contains six parcels with five buildings and associated parking areas, all to be demolished except for the Ward Wellington Ward at 1027 East Genesee Street; per the local application, the current uses include office space, apartments, a barber, and parking; the site has frontage and existing driveways on East Genesee Street, South Crouse Avenue, and East Fayette Street, all local roads; per the subdivision plan dated July 20, 2022, the six parcels will be combined into "New Lot 100", a single parcel;
- 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, the Site Layout Plan dated July 18, 2022 shows a six-story building with a proposed outdoor open courtyard space and an underground parking garage for 129 spaces; per a letter to the Syracuse Zoning Administration dated Jul 22, 2022, the building will contain 305 residential apartment units with the main entrance for the apartments, including a canopy, on the corner of South Crouse Avenue and East Genesee Street; the first floor will contain a variety of amenities for the apartments including a lounge, study, and fitness areas, as well as apartment units; and
- WHEREAS, a concrete sidewalk is proposed from the courtyard to East Fayette Street and along the three road frontages; access to the parking garage is shown via a

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ramp on East Fayette Street; there is one other proposed driveway for the site on East Genesee Street, presumably to serve the existing building that will remain; several retaining walls are proposed throughout the site; per the Architectural Site Plan dated July 5, 2022 a new service pull-off area is shown along South Crouse Avenue; a pool is shown behind the Ward Wellington Ward House, and landscaping is shown along the East Genesee Street and South Crouse Avenue road frontages; per the letter, the Ward Wellington Ward structure will maintain its exterior façade, and the interior will be renovated to provide additional amenity space for the residential project, including the addition of two rear vestibule areas; per the Environmental Assessment Form (EAF) dated August 24, 2022, the site will have outdoor area lighting and street lighting to be dark sky compliant without trespassing over property lines; and

WHEREAS, the applicant is requesting four area variances for the proposed project and notes that the area variances are consistent with adjacent existing buildings and have been minimized to the most practical extent; a reduction in the front yard setback on South Crouse Avenue is requested from the permitted 10' to 0' to allow for the canopy over the main entrance; a reduction in the density requirement is requested from the permitted minimum 1000 sf lot area per dwelling unit to 287 sf lot area per dwelling unit, which the applicant notes is comparable to adjacent projects; an increase in maximum building coverage is requested from the permitted 40% to 51%, which still allows for the project to provide 40% open space where the minimum is 20%; a reduction in the number of parking spaces required is requested from 305 parking spaces to 129 parking spaces, which the applicant notes allows the project to provide 40% open space area and not have surface parking lots; and

WHEREAS, the site is along Syracuse's Connective Corridor which includes a bike lane along East Genesee Street and nearby University Avenue; as part of the Connective Corridor there are several bus stops nearby, including one on the corner of East Genesee Street and South Crouse Avenue which is shown in the Architectural Site Plan; per the Architectural Site Plan, along with the new service pull-off area, right-of-way treatments are shown along Crouse Avenue as part of the project; and

WHEREAS, per the referral notice, the site is served by City of Syracuse drinking water; per the EAF, the proposed project anticipates a water demand of 40,000 gallons per day; and

WHEREAS, per the referral notice, the site is served by public sewers and is located within the Metropolitan Wastewater Treatment Plant service area, in an area tributary to active combined sewer overflows; per the EAF, the proposed project anticipates generating 40,000 gallons per day of liquid waste; ADVISORY NOTE: Given the new construction, capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html> ; and

WHEREAS, per the EAF, 2.1 acres of the site will be disturbed by the proposed project; the EAF states that stormwater will be collected on-site with a proposed management system and conveyed to the existing City drainage system; per the Site Layout Plan, the proposed stormwater management area is under the ramp to the parking garage;

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, the project is within 2,000 feet of multiple sites (IDs: C734111, B00003, V00502) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site is located near the University United Methodist Church, The Irving Flats, The Aldine, The Wesley, Ignatius Fiesinger house, East Genesee Street Armory; Dr. Jacob Levy Residence, 914 Works, Grace Episcopal Church, and Sylvester Apartment Building 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

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 City and applicant to carefully consider project impacts to the multiple historic structures within the vicinity of the project.
2. The applicant is encouraged to incorporate commercial uses along the first floor frontages, particularly at the highly visible corner locations.
3. In an effort to further encourage multimodal transportation, the applicant is encouraged to add exterior bicycle racks and high quality transit accommodations.

The motion was made by Mike LaFlair and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Jim Stelter - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 28, 2022

OCPB Case # Z-22-266

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the City of Syracuse Board of Zoning Appeals at the request of James Trasher, CHA Consulting for the property located at 1001, 1019 & 1027-1029 E. Genesee, 1014-1016 E. Fayette, & 301-307, 309, 313-323, 325 & 327 S. Cr; 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 SUNY Upstate Medical Center, a state-owned facility; and
- WHEREAS, the applicant is requesting several area variances related to the construction of a 6-story residential complex with associated amenities on a proposed 2.00-acre parcel in a Business, Class A (BA) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-22-265) to demolish all but one existing structures and construct a 6-story residential complex with associated amenities and preliminary subdivision referral (S-22-56) to combine six lots into one as part of the proposed project; and
- WHEREAS, the site is located in the City's University Hill neighborhood near commercial and residential land uses; specifically, nearby land uses include a student housing center, parking garages and parking lots, apartment complexes, restaurants and cafes, a hotel, and medical centers; and
- WHEREAS, per the submitted survey dated May 5, 2022, the site contains six parcels with five buildings and associated parking areas, all to be demolished except for the Ward Wellington Ward at 1027 East Genesee Street; per the local application, the current uses include office space, apartments, a barber, and parking; the site has frontage and existing driveways on East Genesee Street, South Crouse Avenue, and East Fayette Street, all local roads; per the subdivision plan dated July 20, 2022, the six parcels will be combined into "New Lot 100", a single parcel;
- 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, the Site Layout Plan dated July 18, 2022 shows a six-story building with a proposed outdoor open courtyard space and an underground parking garage for 129 spaces; per a letter to the Syracuse Zoning Administration dated Jul 22, 2022, the building will contain 305 residential apartment units with the main entrance for the apartments, including a canopy, on the corner of South Crouse Avenue and East Genesee Street; the first floor will contain a variety of amenities for the apartments including a lounge, study, and fitness areas, as well as apartment units; and
- WHEREAS, a concrete sidewalk is proposed from the courtyard to East Fayette Street and

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along the three road frontages; access to the parking garage is shown via a ramp on East Fayette Street; there is one other proposed driveway for the site on East Genesee Street, presumably to serve the existing building that will remain; several retaining walls are proposed throughout the site; per the Architectural Site Plan dated July 5, 2022 a new service pull-off area is shown along South Crouse Avenue; a pool is shown behind the Ward Wellington Ward House, and landscaping is shown along the East Genesee Street and South Crouse Avenue road frontages; per the letter, the Ward Wellington Ward structure will maintain its exterior façade, and the interior will be renovated to provide additional amenity space for the residential project, including the addition of two rear vestibule areas; per the Environmental Assessment Form (EAF) dated August 24, 2022, the site will have outdoor area lighting and street lighting to be dark sky compliant without trespassing over property lines; and

WHEREAS, the applicant is requesting four area variances for the proposed project and notes that the area variances are consistent with adjacent existing buildings and have been minimized to the most practical extent; a reduction in the front yard setback on South Crouse Avenue is requested from the permitted 10' to 0' to allow for the canopy over the main entrance; a reduction in the density requirement is requested from the permitted minimum 1000 sf lot area per dwelling unit to 287 sf lot area per dwelling unit, which the applicant notes is comparable to adjacent projects; an increase in maximum building coverage is requested from the permitted 40% to 51%, which still allows for the project to provide 40% open space where the minimum is 20%; a reduction in the number of parking spaces required is requested from 305 parking spaces to 129 parking spaces, which the applicant notes allows the project to provide 40% open space area and not have surface parking lots; and

WHEREAS, the site is along Syracuse's Connective Corridor which includes a bike lane along East Genesee Street and nearby University Avenue; as part of the Connective Corridor there are several bus stops nearby, including one on the corner of East Genesee Street and South Crouse Avenue which is shown in the Architectural Site Plan; per the Architectural Site Plan, along with the new service pull-off area, right-of-way treatments are shown along Crouse Avenue as part of the project; and

WHEREAS, per the referral notice, the site is served by City of Syracuse drinking water; per the EAF, the proposed project anticipates a water demand of 40,000 gallons per day; and

WHEREAS, per the referral notice, the site is served by public sewers and is located within the Metropolitan Wastewater Treatment Plant service area, in an area tributary to active combined sewer overflows; per the EAF, the proposed project anticipates generating 40,000 gallons per day of liquid waste; ADVISORY NOTE: Given the new construction, capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html> ; and

WHEREAS, per the EAF, 2.1 acres of the site will be disturbed by the proposed project; the EAF states that stormwater will be collected on-site with a proposed management system and conveyed to the existing City drainage system; per the Site Layout Plan, the proposed stormwater management area is under the

ramp to the parking garage;

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, the project is within 2,000 feet of multiple sites (IDs: C734111, B00003, V00502) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site is located near the University United Methodist Church, The Irving Flats, The Aldine, The Wesley, Ignatius Fiesinger house, East Genesee Street Armory; Dr. Jacob Levy Residence, 914 Works, Grace Episcopal Church, and Sylvester Apartment Building 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

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 City and applicant to carefully consider project impacts to the multiple historic structures within the vicinity of the project.
2. The applicant is encouraged to incorporate commercial uses along the first floor frontages, particularly at the highly visible corner locations.
3. In an effort to further encourage multimodal transportation, the applicant is encouraged to add exterior bicycle racks and high quality transit accommodations.

The motion was made by Mike LaFlair and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Jim Stelter - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 28, 2022

OCPB Case # Z-22-267

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Skaneateles Planning Board at the request of Johan Visser & Michael Williams for the property located at 9 Ashwood Lane; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Lake Road (Route 41), a state highway, and the municipal boundary between the Village of Skaneateles and the Town of Skaneateles; and
- WHEREAS, the applicant is proposing construction of a one-family dwelling on a proposed 1.44-acre parcel in a Residential (A-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing a preliminary subdivision referral (S-22-55) to subdivide a 3.3-acre parcel into two new lots and an area variance referral (Z-22-264) to construct a dwelling with a reduced front yard setback as part of the proposed project; and
- WHEREAS, the site is located among residential lakefront properties on the east side of Skaneateles Lake near the municipal border with the Town of Skaneateles; per aerial imagery dated May 2021, the site contains a single-family residence with frontage on Skaneateles Lake and a blacktop driveway on Ashwood Lane, a private road; Ashwood Lane connects to East Lake Road, a state road; the parcel appears to include the entirety of the private road; per the submitted survey dated March 6, 2019, there is a 50' easement over the road leading down to the lake, ending in a "Lake Rights Lot" near the lakeshore; and
- WHEREAS, the Visser and Williams Subdivision dated August 18, 2022 shows proposed Lot A contains the existing house and existing amenities and the large open lawn that extends westward towards the lake; proposed Lot B is east of proposed Lot A, has frontage on Ashwood Lane, and is currently undeveloped; and
- WHEREAS, the Detailed Site Plan dated August 17, 2022 shows a proposed 2,437 sf single-family dwelling with an attached two-car garage and an asphalt driveway on Ashwood Lane on proposed Lot B; per the local application, the house will contain three bedrooms, three and one-half bathrooms, a fireplace, deck, porch, and patio; the applicants are requesting an area variance for a reduced front yard setback of 12.5' where a 30' setback is required; per the local application, shorter front yards are not uncommon in the area and the reduced setback will allow the adjacent house to preserve its existing lake views; and
- WHEREAS, per the referral notice, the site is served by Village drinking water and a new connection is proposed to serve the new residential dwelling; and
- WHEREAS, per the referral notice, the site is served by Village sewers and a new connection is proposed to serve the new residential dwelling; there is a 25'

sewer easement “for Lot 3 only” along the eastern parcel boundary of proposed Lot B; and

WHEREAS, per the Environmental Assessment Form (EAF) dated July 14, 2022, 0.5 acres of the site will be disturbed by the proposed project; per a letter from the applicant’s engineer to the Village dated August 18, 2022, a 4’ wide flat bottom grass lined swale and rip rap outlet are proposed east of the proposed house to help dissipate stormwater and help divert the flow of stormwater around the house; and

WHEREAS, the site is located within the Skaneateles Lake watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; and

WHEREAS, Current FEMA Flood Insurance Rate Maps (FIRM) indicate that a small portion of the site along the lakefront is located within the 100-year floodplain, which may require avoidance or elevation of structures and other mitigation; no development is proposed within this area; 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 municipality must ensure all conditions are met and approvals are obtained from the City of Syracuse Water Department prior to, or as a condition of, approving the proposed application.

The Board offers the following comment:

Existing public utilities, including public sewer and water lines, should be reflected on the site plan.

The motion was made by Marty Masterpole and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Jim Stelter - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 28, 2022

OCPB Case # Z-22-268

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Clay Planning Board at the request of Avrille George & Marc Iqbal for the property located at 8394 Maple Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Maple Road (Route 197), a county highway; and
- WHEREAS, the applicant is requesting a special permit to allow construction of a two-family dwelling on a proposed 2.311-acre parcel in a Residential Agricultural (RA-100) zoning district; and
- WHEREAS, the Board is concurrently reviewing a preliminary subdivision referral (S-22-57) to subdivide a 9.96-acre parcel into two new lots, New Lot 8394A (7.645 acres) and New Lot 8394B (2.311 acres) as part of the proposed project; and
- WHEREAS, the site is surrounded by a residential subdivision to the north, agricultural lands and residences to the west and south and a railway to the east; the submitted survey dated June 24, 2020 shows the site has a two story residence and barn structure with a driveway on Maple road, a county road and a gravel driveway that encroaches onto the property to the north; per aerial imagery dated May 2021, the remainder of the parcel is mostly farmed with a small forest buffer; and
- WHEREAS, per the IqBal-George Subdivision Preliminary Plan dated August 3, 2022, the house and barn represented on the survey appear to be demolished; a single-family residence, the "main house", with a barn is proposed on New Lot 8394A and a two-family house, the "in-law residence", is proposed on New Lot 8394B; and
- WHEREAS, per the Site Grading Plan dated September 7, 2022, one driveway on Maple Road within the existing driveway apron is proposed with a 30' ingress/egress easement to serve both parcels; it appears as though the original gravel driveway that served the demolished house will be abandoned;
ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on Maple Road must meet Department requirements and any work proposed within the county right-of-way is subject to a work permit from the Onondaga County Department of Transportation; and
- WHEREAS, per the referral notice, the site has no existing drinking water service connection and a new connection to public water is proposed to serve both proposed houses;
ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements,

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and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, per the referral notice, new individual septic systems are proposed to serve the two houses;

ADVISORY NOTE: The Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to Department endorsement of the subdivision; and

WHEREAS, per the Environmental Assessment Form (EAF) dated September 6, 2022, 5.95 acres of the site will be disturbed by the proposed project; per the EAF, a 0.28 acre pond is proposed to be excavated at the existing low point near the center of the site which will collect and retain site runoff; per the Site Grading Plan, a 20' X 6' box culvert is proposed under the driveway to facilitate runoff into the pond;

ADVISORY NOTE: Per the Onondaga County Department of Transportation, additional stormwater runoff into the county's drainage system is prohibited;

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

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

1. The applicant is required to coordinate Maple Road access plans with the Onondaga County Department of Transportation. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. The Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to, or as a condition of, municipal approval of the special permit request. Given the proximity of the sewer system to the north, the applicant is encouraged to investigate the feasibility of connecting to the public sewers instead of the proposed septic systems.

The motion was made by Marty Masterpole and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Jim Stelter - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 28, 2022

OCPB Case # Z-22-269

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Village of Skaneateles Village Board at the request of Village of Skaneateles 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 Local Law #4 of 2022 to amend Chapter 183 (Streets and Sidewalks) of the Village Code by modifying subsection 183-10 and adding a new subsection 183-11 to make it unlawful for a person to place snow or other materials on public streets and sidewalks; and
- WHEREAS, the Village Code Chapter 183 (Streets and Sidewalks) includes regulations around general provisions, street dedication, highway specifications, benches in the Downtown District, and newspaper vending devices; and
- WHEREAS, the Village Code Chapter 183 (Streets and Sidewalks) section 183-10 "Duty to keep sidewalk clear of snow, dirt, and obstructions" outlines the responsibility of the owner/ occupier of any house, building, vacant lot, church, or other public building to keep the sidewalks "free from obstruction by snow, dirt, filth, and other obstructions or encumbrances"; the proposed amendment adds "it shall be unlawful for any person to deposit, plow, shovel, push or discharge water, snow, mud, or similar materials from private property onto a public sidewalk at any time"; and
- WHEREAS, a new section is proposed, section 183-11 "Duty to keep snow off public streets" which makes it unlawful to "deposit, plow, shovel, or push snow from private property onto a public street, road, alleyway, parking lot or similar area"; the section further states that "all snow from private property must remain on that private property unless it is removed therefrom"; and
- WHEREAS, since there is already an existing section numbered 183-11 and many sections following it, the proposed law states that all subsequent chapters after the new section 183-11 shall be re-numbered accordingly; 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 Marty Masterpole and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Jim Stelter - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 28, 2022

OCPB Case # Z-22-270

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Manlius Planning Board at the request of Peregrine Development, LLC for the property located at 3965 Medical Center 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 North Burdick Street (Route 94), a county highway; and
- WHEREAS, the applicant is proposing construction of a 37,300 sf assisted living facility with associated amenities on a 3.85-acre parcel in a Restricted Agricultural (RA) zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit review (Z-22-271) as part of the proposed project; and
- WHEREAS, in 2019 the Board offered no position on a three-mile limit referral (Z-19-213) to subdivide a 5.38-acre parcel into two new lots, Lot 2A (3.855 acres) and Lot 2B (1.524 acres), as part of a proposed project to construct a special care facility for patients with Alzheimer's disease; it appears as though the subdivision was completed; in 2018 the Board recommended modification of a concurrent site plan referral (Z-18-335), special permit referral (Z-18-336) and preliminary subdivision (S-18-78) to construct a 35,000 square foot memory care facility, with associated amenities, for patients with Alzheimer's disease; the facility has not been constructed; it appears as though the current project is an updated version of the 2018 submitted project; and
- WHEREAS, the vacant lot is located in front of the Northeast Medical Center in the Town of Manlius; the site is north of the Fayetteville Towne Center shopping plaza and two auto dealerships and west of a credit union; other surrounding land uses include the Towne Center Retirement Community, townhouses, and the Old Erie Canal State Park and Empire State Trail; and
- WHEREAS, the submitted subdivision plat dated March 11, 2019 shows the site has frontage on Medical Center Drive, a local medianed road that also serves the medical complex, townhouse lots, retirement community, and credit union and connects to North Burdick Street, a county road, at a signalized intersection; there is a private road, Emed "B" Road, and a 60' private access/egress easement and right-of-way at the rear of the site that serves the medical complex; and
- WHEREAS, the Layout Plan dated August 15, 2022, shows a proposed single-story 37,300 sf assisted living center (previously 35,080) with three fully enclosed courtyard areas (previously one large enclosed courtyard) and a parking lot with 46 spaces (previously 41 spaces); two full access driveways are proposed to serve the site, one on Medical Center Drive and one on Emed "B" Road, each with a proposed freestanding monument sign near the road; the Medical Center Drive access is shown to partially occur on the proposed 1.524-acre lot and

include a hammerhead, presumably for future development of the remaining vacant lands; and

WHEREAS, per the Landscape Plan dated August 25, 2022, tree screening is proposed along the Emed "B" Road frontage; two planting islands area proposed within the parking area; general landscaping including trees and shrubs are proposed throughout the property; per the local application, dark-sky compliant pole and building mounted LED light fixtures are proposed throughout the property; and

WHEREAS, the Onondaga County Empire State Trail Local Economic Opportunities Plan dated June 2022 identifies the area of North Burdick Street near the site as an Opportunity Area to connect the Empire State Trail to the Village of Fayetteville; specific recommendations for the area include intersection improvements at North Burdick Street and Cedar Bay Road, sidewalks within the existing right-of-way on the east side of North Burdick Street, and a protected sidepath within the existing pavement on the west side of North Burdick Street; and

WHEREAS, the site has access to public drinking water service and per the local application, a new connection is proposed to serve the facility;
ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, the site has access to public sewers and is located within the Meadowbrook-Limestone Wastewater Treatment Plant service area, an area designated as flow constrained and impacted by excessive wet weather flow; a new connection is proposed to serve the facility;
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; the Capacity Assurance Form and approval process can now be found online:
<http://www.ongov.net/wep/CapacityAssuranceReviews.html> ; and

WHEREAS, per the Environmental Assessment Form (EAF) dated August 24, 2022, 3.68 acres of the site will be disturbed by the proposed project; the Grading and Drainage Plan dated August 25, 2022 shows five bioretention filter areas and one detention basin with stormwater pipes and catch basins throughout the site, ultimately channeling stormwater to the roadside ditch at the southwest corner of the property; a Stormwater Pollution Prevention Plan (SWPPP) was submitted as part of the referral materials;
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 Central New York Regional Transportation Authority (CENTRO), Northeast Medical Center has limited public transit service; bus stops are located at the medical center entrance and along Medical Center Drive near the Towne Center Retirement Community; additional, and more extensive, transit service is available to the Fayetteville Towne Center shopping plaza,

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approximately a 1-mile walk from the site; and

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

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

The Onondaga County Department of Transportation has determined that the applicant must provide the Department with a copy of the ITE Trip Generation traffic figures and contact the Department regarding any additional traffic data requirements. To further meet Department requirements, the applicant is required to submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) to the Department for review. Additional stormwater runoff into the county's right-of-way or drainage system will be prohibited. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comments:

1. The municipality is advised to ensure appropriate access agreements are in place for any shared driveways on Medical Center Drive.
2. The Board encourages the applicant to facilitate pedestrian and transit access throughout this developing node by providing additional sidewalks and crosswalk connections to adjacent parcels and the existing sidewalk infrastructure along Medical Center Drive, as part of the proposed project.
3. As the site is in close proximity to numerous amenities, a large number of employees within the North Medical Center Boulevard area, and dense mixed land uses, including the Village of Fayetteville, residential dwellings, senior living facilities, medical facilities and various shopping destinations, the Board encourages the Town to continue to build out pedestrian infrastructure along both sides of North Burdick Street as identified in the Onondaga County Empire State Trail Local Economic Opportunities Plan, in coordination with the Onondaga County Department of Transportation, as development in this area continues. The SOCPA offers to assist the Town and Village in the creation of a coordinated plan for this area.

The motion was made by Marty Masterpole and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Jim Stelter - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 28, 2022

OCPB Case # Z-22-271

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Manlius Planning Board at the request of Peregrine Development, LLC for the property located at 3965 Medical Center Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of North Burdick Street (Route 94), a county highway; and
- WHEREAS, the applicant is requesting a special permit to allow construction of a 37,300 sf assisted living facility with associated amenities on a 3.85-acre parcel in a Restricted Agricultural (RA) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan review (Z-22-270) as part of the proposed project; and
- WHEREAS, in 2019 the Board offered no position on a three-mile limit referral (Z-19-213) to subdivide a 5.38-acre parcel into two new lots, Lot 2A (3.855 acres) and Lot 2B (1.524 acres), as part of a proposed project to construct a special care facility for patients with Alzheimer's disease; it appears as though the subdivision was completed; in 2018 the Board recommended modification of a concurrent site plan referral (Z-18-335), special permit referral (Z-18-336) and preliminary subdivision (S-18-78) to construct a 35,000 square foot memory care facility, with associated amenities, for patients with Alzheimer's disease; the facility has not been constructed; it appears as though the current project is an updated version of the 2018 submitted project; and
- WHEREAS, the vacant lot is located in front of the Northeast Medical Center in the Town of Manlius; the site is north of the Fayetteville Towne Center shopping plaza and two auto dealerships and west of a credit union; other surrounding land uses include the Towne Center Retirement Community, townhouses, and the Old Erie Canal State Park and Empire State Trail; and
- WHEREAS, the submitted subdivision plat dated March 11, 2019 shows the site has frontage on Medical Center Drive, a local medianed road that also serves the medical complex, townhouse lots, retirement community, and credit union and connects to North Burdick Street, a county road, at a signalized intersection; there is a private road, Emed "B" Road, and a 60' private access/egress easement and right-of-way at the rear of the site that serves the medical complex; and
- WHEREAS, the Layout Plan dated August 15, 2022, shows a proposed single-story 37,300 sf assisted living center (previously 35,080) with three fully enclosed courtyard areas (previously one large enclosed courtyard) and a parking lot with 46 spaces (previously 41 spaces); two full access driveways are proposed to serve the site, one on Medical Center Drive and one on Emed "B" Road, each with a proposed freestanding monument sign near the road; the Medical Center

Drive access is shown to partially occur on the proposed 1.524-acre lot and include a hammerhead, presumably for future development of the remaining vacant lands; and

WHEREAS, per the Landscape Plan dated August 25, 2022, tree screening is proposed along the Emed "B" Road frontage; two planting islands area proposed within the parking area; general landscaping including trees and shrubs are proposed throughout the property; per the local application, dark-sky compliant pole and building mounted LED light fixtures are proposed throughout the property; and

WHEREAS, the Onondaga County Empire State Trail Local Economic Opportunities Plan dated June 2022 identifies the area of North Burdick Street near the site as an Opportunity Area to connect the Empire State Trail to the Village of Fayetteville; specific recommendations for the area include intersection improvements at North Burdick Street and Cedar Bay Road, sidewalks within the existing right-of-way on the east side of North Burdick Street, and a protected sidepath within the existing pavement on the west side of North Burdick Street; and

WHEREAS, the site has access to public drinking water service and per the local application, a new connection is proposed to serve the facility;
ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, the site has access to public sewers and is located within the Meadowbrook-Limestone Wastewater Treatment Plant service area, an area designated as flow constrained and impacted by excessive wet weather flow; a new connection is proposed to serve the facility;
ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html> ; and

WHEREAS, per the Environmental Assessment Form (EAF) dated August 24, 2022, 3.68 acres of the site will be disturbed by the proposed project; the Grading and Drainage Plan dated August 25, 2022 shows five bioretention filter areas and one detention basin with stormwater pipes and catch basins throughout the site, ultimately channeling stormwater to the roadside ditch at the southwest corner of the property; a Stormwater Pollution Prevention Plan (SWPPP) was submitted as part of the referral materials;
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 Central New York Regional Transportation Authority (CENTRO), Northeast Medical Center has limited public transit service; bus stops are located at the medical center entrance and along Medical Center Drive near the Towne Center Retirement Community; additional, and more extensive,

transit service is available to the Fayetteville Towne Center shopping plaza, approximately a 1-mile walk from the site; and

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

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

The Onondaga County Department of Transportation has determined that the applicant must provide the Department with a copy of the ITE Trip Generation traffic figures and contact the Department regarding any additional traffic data requirements. To further meet Department requirements, the applicant is required to submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) to the Department for review. Additional stormwater runoff into the county's right-of-way or drainage system will be prohibited. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comments:

1. The municipality is advised to ensure appropriate access agreements are in place for any shared driveways on Medical Center Drive.
2. The Board encourages the applicant to facilitate pedestrian and transit access throughout this developing node by providing additional sidewalks and crosswalk connections to adjacent parcels and the existing sidewalk infrastructure along Medical Center Drive, as part of the proposed project.
3. As the site is in close proximity to numerous amenities, a large number of employees within the North Medical Center Boulevard area, and dense mixed land uses, including the Village of Fayetteville, residential dwellings, senior living facilities, medical facilities and various shopping destinations, the Board encourages the Town to continue to build out pedestrian infrastructure along both sides of North Burdick Street as identified in the Onondaga County Empire State Trail Local Economic Opportunities Plan, in coordination with the Onondaga County Department of Transportation, as development in this area continues. The SOCPA offers to assist the Town and Village in the creation of a coordinated plan for this area.

The motion was made by Marty Masterpole and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Jim Stelter - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 28, 2022

OCPB Case # Z-22-272

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Manlius Town Board at the request of Town of Manlius for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing to amending Chapter 155 of the Town Code Section 155-20, to allow for expanded mixed use development within the Residential Multiple Use Development (RM) District, and to eliminate the Residential Transitional (RT) District; and
- WHEREAS, in the proposed local law, the Town notes that it has been approached by several developers that were interested in mixed-use projects within the Town and agrees that it is desirable development for the Town; the Town has determined that the Residential Multiple Use Zoning District (RM) is the most appropriate zoning district to accommodate mixed-use projects; and
- WHEREAS, the purpose and intent of the Residential Multiple-Use Districts (RM) is to retain the existing residential character of established neighborhoods while allowing for regulated commercial development, to provide a transition between residential areas and nonresidential areas, and to encourage the preservation of historical structures; the proposed local law adds to the purpose statement, to encourage "mixed-use opportunities in the RM zone that will promote walkability, re-use and re-purposing of existing structures in the RM zone"; and
- WHEREAS, currently allowable uses within existing buildings in the RM zoning district include offices of religious and educational institutions, offices of physicians, surgeons, dentists, lawyers, architects, engineers, planners, real estate agents, public stenographers, mailing service without presses, telephone answering services, funeral homes, day-care centers, care homes, teaching of music, dance or other similar types of instruction, bed-and-breakfast accommodations, dressmaker and/or tailoring, decorator, photographer, art studio, and apartment(s) for residential use; currently, uses involving the preparation of food, shoe repair shops, barbershops, beauty salons and similar uses are expressly excluded; and
- WHEREAS, the proposed local law would replace the current list of allowable uses in RM with the following uses, "and uses of a substantially similar kind" in existing buildings: artisan, maker, congregate-care services, farmer's market, gathering places, professional offices, personal services establishments, retail sales, and apartments for residential use; uses that would be allowed with a special permit include restaurants, including coffee houses, fast casual and fine dining but not including fast food, bakery, and indoor entertainment facilities; uses involving drive-thrus are proposed to be expressly excluded;

and

WHEREAS, area and dimensional requirements are proposed to remain the same with a few exceptions; vacant lots with less than 150' in frontage will have a reduced side yard requirement from 20' minimum to one foot for each 10' by which the lot fails to meet the minimum frontage requirement, however no side yard shall be less than 10'; for all permitted uses that are not single-family dwelling, maximum permitted coverage is proposed to be 50% (previously 35%); and

WHEREAS, parking requirements are proposed to change from requiring one parking space for every 200 sf of floor area for all uses except apartments, to requiring that number of parking spaces be determined by the use, as laid out in existing section 155-31 "Off-street Parking and loading facilities"; and

WHEREAS, the proposed local law is also proposing to repeal section 155-20.1 Residential Transitional District (RT) entirely from the zoning code; the RT district is designed to encourage continuance of the existing residential character of structures and dwellings in and near established neighborhoods within one specific area that was formerly zoned RM; per the Town's current zoning map, there are only two existing RT zoning districts along West Seneca Turnpike that encompass four buildings completely and a portion of two additional buildings; the proposed local law states that any property labeled RT will be converted to RM; and

WHEREAS, per the current zoning map, areas zoned for RM include just over 9 acres along East Genesee Street west of the Fayetteville Towne Center, and over 13 acres along Washington Street/Cazenovia Road southeast of the Village of Manlius; 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 Marty Masterpole and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Jim Stelter - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 28, 2022

OCPB Case # Z-22-273

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Manlius Town Board at the request of Brolex Properties for the property located at Route 5; 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 Route 5 (Genesee Turnpike), a state highway, and the municipal boundary between the Town of Manlius and Madison County; and
- WHEREAS, the applicant is proposing a zone change for two parcels totaling 16.02 acres from Restricted Agriculture (RA) and Commercial B (CB) to Residential 3 (R-3) to facilitate construction of twenty-five two-family homes; and
- WHEREAS, in 2020 the Board offered no position with comment on a zone change referral (Z-20-18) to change two parcels from Restricted Agriculture (RA) and Commercial B (C-B) to Residential 5 (R-5) to facilitate construction of a 132-unit apartment complex; it appears as though the zone change was never completed and the apartment complex was never constructed; in 2008, the Board recommended disapproval of a 90-lot residential subdivision (S-08-102), which was approved locally and created the subject parcels; among the reasons for recommending disapproval, the Board noted the subdivision would introduce suburban development outside the urbanized area and require additional public sewerage outside of the Onondaga County Sanitary District, which would be provided by Madison County to the east; and
- WHEREAS, the vacant site is located along Genesee Turnpike (NYS Route 5) in a largely rural area at the outskirts of the Village of Chittenango with pockets of suburban-type residential housing and low-density commercial uses; aerial imagery shows the site has additional frontage on Strawmount Trail, a local road, which also marks the municipal boundary between Onondaga and Madison Counties; and
- WHEREAS, the Town of Manlius 2022 zoning map shows the site is split-zoned Restricted Agriculture (RA) and Commercial B (C-B); proposed zoning for the site is Residential (R-3), and per the Town's zoning code allows any use permitted in Residential District R-1, except that septic systems are not allowed, single family dwellings, two-family dwellings, public or private schools, churches, parish house and other places of worship, public libraries, municipal buildings, parks, playgrounds, community centers or recreational grounds, and home occupations; the following is allowed with a special permit: hospitals, hospices, homes for elderly adults, convalescent homes, nursing homes and similar facilities, as well as cemeteries, landing fields and greenhouses; and
- WHEREAS, the R-3 Zoning – Clustering map dated July 27, 2022 indicates the requested

zone change is intended to allow for 25 two-family dwellings, for a total of 50 housing units on the site, including a walking path; per the recorded Town Board meeting on September 14, 2022, Brolex Properties intends to maintain ownership of the land and housing units and market them as rental units; a letter from the applicant to the Town dated August 23, 2022 indicates that the cluster plan is the ideal arrangement of the 25 two-family dwellings as it allows for the preservation of open space, avoids wetlands, and reduces overall development costs; the layout includes a new road on Strawmount Trail and no new curb cuts on Genesee Turnpike are proposed; the applicant is only seeking zone change approval at this time; and

WHEREAS, there is currently no drinking water service to the site; per the referral notice, the site has access to public drinking water; it is unclear whether a new public drinking water connection or individual wells are proposed to serve the residences;

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

WHEREAS, per the referral notice, the site has access to public sewers; per the letter from the applicant, sanitary sewers would be connected through the existing gravity system in the Megnin Farms subdivision, with an extension of the existing Intermunicipal Agreement with the Town of Sullivan, Village of Chittenango, and the Town of Manlius; and

WHEREAS, per the Environmental Assessment Form (EAF) dated August 22, 2022, up to 16 acres of the site will be disturbed by the proposed project; the submitted EAF appears to be an outdated version no longer used for SEQR purposes; per the R-3 Zoning- Clustering map, there is a proposed stormwater basin on the southern half of the site;

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

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;

ADVISORY NOTE: The municipality is advised to ensure the applicant submits the new version of the Environmental Assessment Form prior to voting on this proposal, in order to meet State Environmental Quality Review (SEQR) requirements effective October 7, 2013; and

WHEREAS, per the R-3 Zoning- Cluster map, the site may contain state and/or federal wetlands and the project may disturb up to .09 acres of federal wetlands;

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

WHEREAS, 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. Prior to approval of the zone change, the Town should ensure that drinking water and wastewater services can be appropriately accommodated. If the project intends to connect to and utilize sewer infrastructure that is owned and maintained by Madison County and the neighboring municipalities of Sullivan and Chittenango, a legal agreement is strongly advised to establish jurisdiction, fees, and liability for sewerage conveyance and treatment, or sewer maintenance.
2. The applicant is advised that the New York State Department of Transportation will require a copy of the Stormwater Pollution Prevention Plan (SWPPP) prior to the next phase of development, to meet Department requirements.

The motion was made by Mike LaFlair and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Jim Stelter - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 28, 2022

OCPB Case # Z-22-274

- 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 Manlius Town Board at the request of Town of Manlius 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 zone change on four parcels from Residential Transitional (RT) District to Residential Multiple Use Development (RM) District; and
- WHEREAS, in the proposed local law, the Town notes that it has been approached by several developers that were interested in mixed-use projects within the Town and agrees that it is desirable development for the Town; the Town has determined that the Residential Multiple Use Zoning District (RM) is the most appropriate zoning district to accommodate mixed-use projects; and
- WHEREAS, the purpose and intent of the Residential Multiple-Use Districts (RM) is to retain the existing residential character of established neighborhoods while allowing for regulated commercial development, to provide a transition between residential areas and nonresidential areas, and to encourage the preservation of historical structures; the proposed local law adds to the purpose statement, to encourage "mixed-use opportunities in the RM zone that will promote walkability, re-use and re-purposing of existing structures in the RM zone"; and
- WHEREAS, currently allowable uses within existing buildings in the RM zoning district include offices of religious and educational institutions, offices of physicians, surgeons, dentists, lawyers, architects, engineers, planners, real estate agents, public stenographers, mailing service without presses, telephone answering services, funeral homes, day-care centers, care homes, teaching of music, dance or other similar types of instruction, bed-and-breakfast accommodations, dressmaker and/or tailoring, decorator, photographer, art studio, and apartment(s) for residential use; currently, uses involving the preparation of food, shoe repair shops, barbershops, beauty salons and similar uses are expressly excluded; and
- WHEREAS, the proposed local law would replace the current list of allowable uses in RM with the following uses, "and uses of a substantially similar kind" in existing buildings: artisan, maker, congregate-care services, farmer's market, gathering places, professional offices, personal services establishments, retail sales, and apartments for residential use; uses that would be allowed with a special permit include restaurants, including coffee houses, fast casual and fine dining but not including fast food, bakery, and indoor entertainment facilities; uses involving drive-thrus are proposed to be expressly excluded;
- WHEREAS, area and dimensional requirements are proposed to remain the same with a

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E-mail Address: countyplanning@ongov.net

few exceptions; vacant lots with less than 150' in frontage will have a reduced side yard requirement from 20' minimum to one foot for each 10' by which the lot fails to meet the minimum frontage requirement, however no side yard shall be less than 10'; for all permitted uses that are not single-family dwelling, maximum permitted coverage is proposed to be 50% (previously 35%); and

WHEREAS, parking requirements are proposed to change from requiring one parking space for every 200 sf of floor area for all uses except apartments, to requiring that number of parking spaces be determined by the use, as laid out in existing section 155-31 "Off-street Parking and loading facilities"; and

WHEREAS, the proposed local law is also proposing to repeal section 155-20.1 Residential Transitional District (RT) entirely from the zoning code; the RT district is designed to encourage continuance of the existing residential character of structures and dwellings in and near established neighborhoods within one specific area that was formerly zoned RM; per the Town's current zoning map, there are only two existing RT zoning districts along West Seneca Turnpike that encompass four buildings completely and a portion of two additional buildings; the proposed local law states that any property labeled RT will be converted to RM; and

WHEREAS, per the current zoning map, areas zoned for RM include just over 9 acres along East Genesee Street west of the Fayetteville Towne Center, and over 13 acres along Washington Street/Cazenovia Road southeast of the Village of Manlius; 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 Marty Masterpole and seconded by Jim Stelter. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Marty Masterpole - yes; Jim Stelter - yes.



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, City of Syracuse Zoning Administrator

FROM: Dan Kwasnowski, AICP
Director, Syracuse-Onondaga County Planning Agency (SOCPA)

DATE: 9/14/2022

RE: Administrative Review – GSPDC Holland Street Preliminary Subdivision

RECOMMENDATION: NO POSITION

Per General Municipal Law, §§239-m and -n, and the Onondaga County Planning Board Rules of Procedure and Referral Policy, the Board may delegate review and recommendation on certain referral actions to the Director of the Syracuse-Onondaga County Planning Agency.

These actions, determined as being generally routine in nature with minimal and/or well-understood intercommunity or countywide concerns, are listed within the Rules of Procedure, and at this website: <http://www.ongov.net/planning/ocpbpreferableactions.html>.

Please contact SOCPA staff at (315)435-2611 or countyplanning@ongov.net with any questions.

CASE NUMBER: S-22-54

DATE RECEIVED: 8/30/2022

30-DAY DEADLINE: 9/29/2022

REFERRING BOARD: CSyrZA

TYPE OF ACTION: PRELIMINARY SUBDIVISION

APPLICANT: Greater Syracuse Property Development Corporation

LOCATION: 155-157 and 159-161 Holland Street

WITHIN 500' OF: State-owned facility: New York State Office for People with Developmental Disabilities residential building

TAX ID(s): 093.-02-12.0, 093.-02-13.0

RELATED CASES:

Project Summary:

The applicant is proposing to combine two non-buildable lots to create one buildable lot, New Lot 157A (0.163 acres), in a Residential, Class AA (RAA) zoning district.

The site is located in a residential area in the City's Westside neighborhood. A letter to the Office of Zoning Administration dated July 14, 2022 from the applicant states that two vacant, dilapidated houses were recently demolished on the two lots. The re-subdivision plan dated May 17, 2022 shows two vacant lots with frontage and sidewalks on Holland Street. The two lots are both considered unbuildable lots due to the small frontages. The combination of the two lots would create a buildable lot for an undetermined future residential construction. Per the referral notice, the site has access to public drinking water and public sewers and is located in the Metropolitan Wastewater Treatment Plant service area, in an area tributary to active combined sewer overflows. No changes to the existing infrastructure are currently proposed.

Recommendation: NO POSITION



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, City of Syracuse Zoning Administrator

FROM: Dan Kwasnowski, AICP
Director, Syracuse-Onondaga County Planning Agency (SOCPA)

DATE: 9/16/2022

RE: Administrative Review – Christina Stevens Preliminary Subdivision

RECOMMENDATION: NO POSITION

Per General Municipal Law, §§239-m and -n, and the Onondaga County Planning Board Rules of Procedure and Referral Policy, the Board may delegate review and recommendation on certain referral actions to the Director of the Syracuse-Onondaga County Planning Agency.

These actions, determined as being generally routine in nature with minimal and/or well-understood intercommunity or countywide concerns, are listed within the Rules of Procedure, and at this website: <http://www.ongov.net/planning/ocpbpreferableactions.html>.

Please contact SOCPA staff at (315)435-2611 or countyplanning@ongov.net with any questions.

CASE NUMBER: S-22-59

DATE RECEIVED: 9/14/2022

30-DAY DEADLINE: 10/14/2022

REFERRING BOARD: CSyrZA

TYPE OF ACTION: PRELIMINARY SUBDIVISION

APPLICANT: Christina Stevens

LOCATION: 1243-1245 and 1247-1249
West Belden Avenue

WITHIN 500' OF: Interstate Route 690, a state owned highway

TAX ID(s): 108.2-01-03.0, 108.2-01-04.0

RELATED CASES:

Project Summary:

The applicant is proposing to combine two parcels into one new lot, Lot 14A (8,579.95 sf), in a Residential, Class A (RA) zoning district.

The site is located in a residential area in the City's Westside neighborhood near Interstate 690, a state highway. The submitted survey dated June 5, 2022 shows Lot 15 is a vacant lot and Lot 14 contains a 2 ½ story house with a chain link fence. Both properties have frontage on West Belden Avenue, and no driveways are shown on the survey. A letter dated August 15, 2022 states that the Greater Syracuse Land Bank owns the vacant property and would like to sell it to the neighboring property at 1247-49 West Belden Avenue to be used as additional yard space and to install a driveway for off-street parking for the existing house. The letter notes that both properties are currently non-conforming properties at 33' wide, and merging the two lots would provide the property owner the opportunity to correct zoning irregularities. Per the referral, the site is served by public drinking water and sewers, and is located within the Metropolitan Wastewater Treatment Plant, in an area tributary to active combined sewer overflows. No changes to the existing infrastructure are proposed.

Advisory Notes:

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

Recommendation: NO POSITION



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, City of Syracuse Zoning Administrator

FROM: Dan Kwasnowski, AICP
Director, Syracuse-Onondaga County Planning Agency (SOCPA)

DATE: 9/15/2022

RE: Administrative Review – City of Syracuse Preliminary Subdivision

RECOMMENDATION: NO POSITION

Per General Municipal Law, §§239-m and -n, and the Onondaga County Planning Board Rules of Procedure and Referral Policy, the Board may delegate review and recommendation on certain referral actions to the Director of the Syracuse-Onondaga County Planning Agency.

These actions, determined as being generally routine in nature with minimal and/or well-understood intercommunity or countywide concerns, are listed within the Rules of Procedure, and at this website: <http://www.ongov.net/planning/ocpbpreferableactions.html>.

Please contact SOCPA staff at (315)435-2611 or countyplanning@ongov.net with any questions.

CASE NUMBER: S-22-60

DATE RECEIVED: 9/15/2022

30-DAY DEADLINE: 10/15/2022

REFERRING BOARD: CSyrZA

TYPE OF ACTION: Preliminary Subdivision

APPLICANT: City of Syracuse

LOCATION: 235 Harrison Street

WITHIN 500' OF: John H. Mulroy Civic Center and several other county-owned properties

TAX ID(s): 102.-12-02.2

RELATED CASES:

Project Summary:

The applicant is proposing to subdivide a subsurface parking garage (New Lot 235A) from the remaining office building above the subsurface parking garage (New Lot 235B) in a Central Business, Office and Service (CBD-OS) zoning district.

In 2018 the Board offered no position on a final subdivision referral (S-18-91) to realign two properties into two new lots, where New Lot 1 (1.155 acres), contains only the limits of the AXA Towers building, and New Lot 2 (2.733 acres), contains the current Tech Garden parcel in its entirety, as well as all land surrounding the AXA Towers. It is unclear based on County records whether this subdivision was completed. The current proposed subdivision is only proposed on New Lot 2, the parcel that currently contains the Tech Garden.

The site is located in Downtown Syracuse adjacent to the Equitable Towers (previously AXA Towers) and has frontage on South Warren Street, Montgomery Street, and Harrison Street, all city streets. Per the local application, the site contains a one-story, city-owned commercial building, currently occupied by the Tech Garden, and a subsurface parking garage which is physically attached to the Equitable Towers garage on the adjacent property. The subsurface parking garage has driveways on Montgomery Street and Harrison Street. The proposed subdivision is to permit the City to transfer the subsurface parking garage and associated infrastructure

to Equitable Towers on the adjacent property and retain the above-grade office building, its subgrade structure, mechanical equipment, and surrounding courtyard area. The site is served by public drinking water and public sewers and is located within the Metropolitan Wastewater Treatment Plant service area, in an area tributary to active combined sewer overflows. No changes to the existing infrastructure are proposed.

Recommendation: NO POSITION



J. Ryan McMahon, II
County Executive



Ben Walsh
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP
Planning Director

Don Jordan
Deputy Director

TO: Members, City of Syracuse Zoning Administrator

FROM: Dan Kwasnowski, AICP
Director, Syracuse-Onondaga County Planning Agency (SOCPA)

DATE: 9/6/2022

RE: Administrative Review – ALSA Holdings, LLC Project Site Review

RECOMMENDATION: NO POSITION

Per General Municipal Law, §§239-m and -n, and the Onondaga County Planning Board Rules of Procedure and Referral Policy, the Board may delegate review and recommendation on certain referral actions to the Director of the Syracuse-Onondaga County Planning Agency.

These actions, determined as being generally routine in nature with minimal and/or well-understood intercommunity or countywide concerns, are listed within the Rules of Procedure, and at this website: <http://www.ongov.net/planning/ocpbpreferableactions.html>.

Please contact SOCPA staff at (315)435-2611 or countyplanning@ongov.net with any questions.

CASE NUMBER: Z-22-257

DATE RECEIVED: 8/30/2022

30-DAY DEADLINE: 9/29/2022

REFERRING BOARD: CSyrZA

TYPE OF ACTION: PROJECT SITE REVIEW

APPLICANT: Itay Sapir, ALSA Holdings, LLC

LOCATION: 413-415 North Salina Street

WITHIN 500' OF: Interstate Route 81

TAX ID(s): 017.-02-13.0

RELATED CASES:

Project Summary:

The applicant is proposing to paint the front of a commercial building in a Commercial, Class A (CA) zoning district.

The site is located in the City's Northside neighborhood surrounded by commercial land uses. Per the submitted survey dated December 9, 2021, the site contains a three-story attached-row brick building. Per the local application, the building is used for retail and offices. The applicant proposes to paint the front of the store and no other interior or exterior modifications are proposed. Per GIS mapping, the site and surrounding sites are within the State or National Register of Historic Places. The site is served by public drinking water and sewers and is located within the Metropolitan Wastewater Treatment Plant service area, in an area tributary to active combined sewer overflows. No changes to the existing infrastructure are proposed.

Recommendation: NO POSITION