



# Onondaga County Planning Board

October 04, 2017

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

## I. ATTENDANCE

### MEMBERS PRESENT

Douglas Morris  
Daniel Cupoli  
Bill Fisher  
James Corbett  
Robert Antonacci  
(11:30-12:15)

### STAFF PRESENT

Megan Costa  
Allison Bodine  
Robin Coon

### GUESTS PRESENT

Lisa Wennberg  
Rustan Petrela  
Terry Morgan

## II. CALL TO ORDER

The meeting was called to order at 11:00 AM on October 04, 2017.

## III. MINUTES & OTHER BUSINESS

Minutes from September 13, 2017 were submitted for approval. Daniel Cupoli made a motion to accept the minutes. James Corbett seconded the motion. The votes were recorded as follows: Douglas Morris - yes, Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes.

The Board voted to approve the 2018 OCPB Calendar.

See attached document for 2018 OCPB Calendar.

Rustan Petrela presented the Onondaga County 2018-2023 Capital Improvement Plan to the Planning Board. A motion was made by Daniel Cupoli to accept the Capital Improvement Plan. Bill Fisher seconded the motion. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - no. Mr. Antonacci arrived late to the meeting and was not present for the CIP discussion or vote. Mr. Antonacci was granted permission by the Chair to register his vote for CIP upon his arrival.

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

## IV. ACTIONS ON GML SECTION 239 REFERRALS

### Summary

S-17-70	CSyrPB	No Position With Comment	S-17-71	TSkaPB	No Position With Comment
S-17-72	TManPB	No Position With Comment	S-17-73	TCicPB	No Position With Comment
S-17-74	TCicPB	Modification	S-17-75	TCamPB	No Position With Comment
S-17-76	TLysPB	No Position With Comment	S-17-77	VTulPB	No Position With Comment
Z-17-350	TClaTB	No Position With Comment	Z-17-360	CSyrZA	No Position With Comment
Z-17-361	CSyrZBA	No Position	Z-17-362	VNsyPB	No Position With Comment
Z-17-363	CSyrZBA	No Position	Z-17-364	CSyrPB	No Position With Comment
Z-17-365	CSyrZA	No Position	Z-17-366	TSkaTB	No Position
Z-17-367	TClaZBA	No Position	Z-17-368	CSyrZA	No Position With Comment
Z-17-369	TClaPB	Modification	Z-17-370	TManPB	No Position With Comment
Z-17-371	TCicPB	Modification	Z-17-372	TCicPB	Modification
Z-17-373	TCicPB	Modification	Z-17-374	CSyrZA	No Position



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Z-17-375	VSkaVB	<i>Approval</i>	Z-17-376	VSkaVB	<i>Approval</i>
Z-17-377	TLafPB	<i>Incomplete Referral</i>	Z-17-378	TLafPB	<i>No Position With Comment</i>
Z-17-379	TVanPB	<i>Modification</i>	Z-17-380	TDewPB	<i>No Position With Comment</i>
Z-17-381	TCicPB	<i>Modification</i>	Z-17-382	TClazBA	<i>No Position With Comment</i>
Z-17-383	TPomPB	<i>Modification</i>	Z-17-384	TSkaPB	<i>No Position</i>
Z-17-385	TSkaPB	<i>Disapproval</i>	Z-17-386	TVanZBA	<i>No Position With Comment</i>
Z-17-387	TTulZBA	<i>No Position</i>	Z-17-388	CSyrZA	<i>No Position</i>
Z-17-389	CSyrPB	<i>Modification</i>	Z-17-390	VLivPB	<i>No Position With Comment</i>



Joanne M. Mahoney  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## ONONDAGA COUNTY PLANNING BOARD 2018 CALENDAR

<u>FILE BY:</u>	<u>FOR MEETING ON:</u>	<u>FILE BY:</u>	<u>FOR MEETING ON:</u>
Friday, January 5, 2018	Wednesday, January 17, 2018	Friday, July 13, 2018	Wednesday, July 25, 2018
Friday, January 26, 2018	Wednesday, February 7, 2018	Friday, August 3, 2018	Wednesday, August 15, 2018
Friday, February 16, 2018	<b>Tuesday, February 27, 2018</b>	Friday, August 24, 2018	Wednesday, September 5, 2018
Friday, March 9, 2018	Wednesday, March 21, 2018	Friday, September 14, 2018	Wednesday, September 26, 2018
Friday, March 30, 2018	Wednesday, April 11, 2018	Friday, October 5, 2018	Wednesday, October 17, 2018
Friday, April 20, 2018	Wednesday, May 2, 2018	Friday, October 26, 2018	Wednesday, November 7, 2018
Friday, May 11, 2018	Wednesday, May 23, 2018	Friday, November 16, 2018	Wednesday, November 28, 2018
Friday, June 1, 2018	Wednesday, June 13, 2018	Friday, December 7, 2018	Wednesday, December 19, 2018
Friday, June 22, 2018	<b>Tuesday, July 3, 2018</b>	Friday, December 28, 2018	Wednesday, January 9, 2019

MEETINGS ARE HELD AT 11:00 A.M. AT THE  
SYRACUSE-ONONDAGA COUNTY PLANNING AGENCY CONFERENCE ROOM  
11<sup>TH</sup> FLOOR, JOHN H. MULROY CIVIC CENTER

The following items are required for a referral to be considered complete:

1. A fully completed Referral Notice prepared by an appropriate municipal official.
2. A copy of a local application as required by the referring municipal board.
3. A survey, site plan and/or subdivision plan.
4. A completed Environmental Assessment Form (new version as of October 7, 2013) and related materials.
5. Any additional information that would facilitate review of the proposed action.

Please submit all referral items in one package. The 30-day review period will not begin until the Onondaga County Planning Board has received a complete referral, as listed above. The Onondaga County Planning Board will act within 30 days of receipt unless a time extension beyond 30 days is agreed upon by the Onondaga County Planning Board and the referring municipal board.

### Onondaga County Planning Board Members

Douglas Morris, Chair  
Robert Antonacci  
James Corbett  
Marty Voss

Daniel Cupoli, Vice Chair  
Lisa Dell  
Bill Fisher

09/18

421 Montgomery Street, 11th Floor, Syracuse, NY 13202  
(315) 435-2611, Fax (315) 435-2439  
E-mail: [countyplanning@ongov.net](mailto:countyplanning@ongov.net)

## CIP 2018 -2023 Presentation

Presented to CIP Committee on 9/12/2017

Presented to Planning Board on 10/4/2017

Planning Board adopted the resolution endorsing the CIP 2018-2023 on 10/4/2017

As usually the focus of this CIP is on maintenance and environment (73% of funds).  
There are no projects which extend sewer or road infrastructure

### Comparative information

#### Scope of Plan

(\$ in Millions)

	2017-2022	2018-2023	Increase/ Decrease	% Increase/ Decrease
Plan (\$)	\$487.1	\$446.7	-\$40.4	-8.3%
County Wide	\$233.7	\$255.9	\$22.2	9.5%
Special Funds	\$253.4	\$190.8	-\$62.6	-24.7%
Proposed Projects	55	58	3	
New Projects	11	12	1	

#### Reasons for the increase in County Wide Funds are:

1. More new projects than las year (10 vs. 5)
2. An increase in 6 year cost for Hot Mix Repaving program and Bituminous Surface Treatment program at DOT
3. Inflationary adjustments duet to pushing the projects to the outer years

#### Reasons for the decrease in Special Funds are:

1. Some major projects in Sewer Fund were authorized
2. MWB is no longer part of our CIP

	Total	Debt	Cash
Total Local Funds Requested last year for 2017	59.2	50.6	8.6
Authorized as of August 2017	67	57.6	9.4
Total Local Funds Requested this year for 2018	59.4	52.8	6.6

#### List of new projects for 2018 - 2023

<u>Department</u>	<u>Project</u>	<u>Total cost</u>	<u>Our cost</u>	<u>Year</u>
<b>Corrections</b>	Physical Plant Improvements and Security Upgrades	<b>\$1,311,000</b>	<b>\$1,311,000</b>	2018-21
<b>E-911</b>	Repave E911 Center Parking Lot	<b>\$327,000</b>	<b>\$327,000</b>	2019
	Tower Site Shelter Rehabilitation	<b>\$1,091,000</b>	<b>\$1,091,000</b>	2023
<b>Facilities</b>	LED lighting upgrade in various bldg in downtown campus	<b>\$535,000</b>	<b>\$444,000</b>	2019
<b>Hillbrook</b>	Hillbrook Detention Facility Improvements	<b>\$141,000</b>	<b>\$141,000</b>	2018
<b>OCPL</b>	Petit Branch Library addition and improvements	<b>\$885,000</b>	<b>\$485,000</b>	2019
<b>Parks</b>	Energy efficiency and reliability upgrade at the zoo	<b>\$503,000</b>	<b>\$328,000</b>	2018
	Loop the Lake Trail	<b>\$1,500,000</b>	<b>\$1,500,000</b>	2018
	Playground Improvements	<b>\$2,000,000</b>	<b>\$2,000,000</b>	2018-22
<b>Sheriff</b>	Sheriff's New Headquarters Facility	<b>\$900,000</b>	<b>\$900,000</b>	2018
<b>WEP (\$33.9M)</b>	Ley Creek/Liverpool Force Main Rehab/Replac.	<b>\$17,800,000</b>	<b>\$17,800,000</b>	2018-23
	Metro WWTP - Phase II Digester Improv.	<b>\$16,103,000</b>	<b>\$16,103,000</b>	2019-21
<b>TOTAL COST OF NEW PROJECTS for 2018 - 2023</b>		<b>\$43,096,000</b>	<b>\$42,430,000</b>	

**Capital Spending by Fund****(In millions)**

	General	Sewer	Water	Van Duyn	Total
2017-2022 CIP	\$233.7	\$215.8	\$37.6	\$0.0	\$487.1
2018-2023 CIP	\$255.9	\$190.8	\$0.0	\$0.0	\$446.7

**In %**

	General	Sewer	Water	Van Duyn	Total
2017-2022 CIP	48.0%	44.3%	7.7%	0.0%	100.0%
2018-2023 CIP	57.3%	42.7%	0.0%	0.0%	100.0%

**Funding Sources (General Fund)**

	Borrowing	State Aid	Fed. Aid	Cash Cap.	Other
2017-2022 CIP	48.6%	21.3%	10.5%	19.6%	0.0%
2018-2023 CIP	46.2%	18.3%	8.7%	26.0%	0.8%

**Mandated vs. Non-Mandated**

	Mandated	Non-Mandated
2017-2022 CIP	42%	58%
2018-2023 CIP	37%	63%



Joanne M. Mahoney  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## Onondaga County Planning Board Resolution Concerning the 2018 to 2023 Capital Improvement Plan

WHEREAS, pursuant to the Administrative Code of the County of Onondaga, Section 6.02 (d), the Onondaga County Planning Board has reviewed the 2018 – 2023 Tentative Capital Improvement Plan; and

WHEREAS, debt management remains a high priority in the 2018 – 2023 Tentative Capital Improvement Plan; and

WHEREAS, the projects proposed in the 2018 – 2023 Tentative Capital Improvement Plan emphasize the maintenance of existing county facilities and transportation assets, stewardship of the natural environment, and sound fiscal management; and

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

WHEREAS, the 2018 – 2023 Tentative Capital Improvement Plan is consistent with the goals and policies of the *2010 Development Guide* for Onondaga County; and

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

NOW, THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board endorses the 2018 – 2023 Tentative Capital Improvement Plan.

Douglas Morris, Chairman  
Onondaga County Planning Board  
October 4, 2017



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 04, 2017

OCPB Case # S-17-70

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the City of Syracuse Planning Commission at the request of Northeast Management Services, Inc. for the property located at 384 North Midler Avenue, Rear; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of New Court Avenue (Route 298), a state highway, and the municipal boundary between the City of Syracuse and the Town of DeWitt; and
- WHEREAS, the applicant is proposing to subdivide a 2.112-acre parcel into two new lots, Lot F1 (1.259 acres) and Lot F2 (0.853 acres), in an Industrial, Class A zoning district; and
- WHEREAS, the site consists of a landlocked parcel set back from North Midler Avenue, a city street, behind several commercial and industrial properties; the parcel is near the municipal boundary between the City of Syracuse and the Town of DeWitt in the City's Eastwood neighborhood; there is a CSX rail line near the parcel, just north of the municipal boundary in the Town of DeWitt; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; according to the ReZone Syracuse draft zoning map dated June 2017, the proposed zoning for this lot is Light Industrial (LI), which would act to "provide areas appropriate for low-intensity industrial uses...and to protect these areas, to the extent feasible, from the disruption and competition for space from unrelated retail uses, primary offices, and general industrial uses"; and
- WHEREAS, per the submitted Final Plan dated September 1, 2017, the parcel consists primarily of a 1-2 story brick building that is also connected to the building on the adjacent parcel to the south; the Final Plan shows a 15' utility easement running north-south along the western lot line, a 30' access easement running north-south along the eastern lot line, a loading dock and chimney at the rear of the building, and an interior corridor and brick firewall on the eastern side of the building; the submitted Application for Resubdivision/Lot Alteration dated September 14, 2017 states the structure was originally built as a factory; and
- WHEREAS, aerial imagery shows that existing access to the parcel is from a driveway onto North Midler Avenue on the two northern parcels; and
- WHEREAS, the Final Plan shows the proposed subdivision will divide the parcel into two lots at the point of the firewall in the building; Lot F1 (1.259 acres) will contain the portion of the building and land west of the firewall and the driveway access; Lot F2 (0.853 acres) will contain the portion of the building and land east of the firewall; and

WHEREAS, per the subdivision application, the applicant is under contract to purchase Lot F2 and intends to run a business from that location in the future; and

WHEREAS, a letter dated July 7, 2017 indicates that a visual structural inspection of the firewall was conducted and determined that following the recommended repairs, the firewall will be in compliance with a fire rating of 4 hours; and

WHEREAS, per the submitted Environmental Assessment Form dated August 17, 2017, stormwater discharge will be diffused across a gravel area and reach a seasonal creek bed; no additional details regarding stormwater management were included in the referral; and

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

WHEREAS, per the EAF, small amounts of chrysotile asbestos have already been removed from the site; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper indicates that the project is within 2,000 feet of a site in the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database (C734087, 734032, 734064); 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. As this is a landlocked parcel, the City is advised to ensure appropriate access agreements are in place to provide access to both proposed lots.
2. The applicant and municipality are advised to ensure the following county, state, and/or federal regulation has been met prior to approving this subdivision:
  - a. Notice of Public Hearing – 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.

**The motion was made by Daniel Cupoli and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes.**





JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 04, 2017

OCPB Case # S-17-71

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Skaneateles Planning Board at the request of Thomas Greenfield / Banjo's Home Farm, LLC for the property located at 2696 West Lake 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 West Lake Road (Route 41A), a state highway, and a farm operation located in an Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 13.6-acre parcel into two new parcels, Lot 6 (2.26 acres) and Lot 4 (11.3 acres), in a Rural Farming and Lake Watershed Overlay District; and
- WHEREAS, the Board recommended No Position with Comment of a Final Subdivision referral (S-13-41) that created the subject parcel in 2013; and
- WHEREAS, the site is located on the western shore of Skaneateles Lake in a rural area of the Town of Skaneateles; the Onondaga County Agricultural Districts map shows the site and adjacent lands are located in New York State Agricultural District 2; aerial photography shows the site contains agricultural land and is adjacent to farmed properties; and
- WHEREAS, per the submitted subdivision map dated August 31, 2017, the site consists of a single lot with frontage on West Lake Road, a state road, and Greenfield Lane, a private road; there are two agricultural lots and three residential lots situated between the rear portion of the parcel and Greenfield Lane; the subdivision map shows a 22' right-of-way extending north-south between two of the frontage parcels from Greenfield Lane and through the rear portion of the parcel; per the subdivision map, there is also a 14' right-of-way along the southern lot line; and
- WHEREAS, the subdivision map shows a two-story frame house, seven silos, three barns, a covered concrete pad, and propane tanks at the front of the site with a large gravel area connecting the structures and four gravel driveways onto West Lake Road; a shed is shown at the rear of the site near the lakefront; aerial imagery shows the remainder of the parcel is mostly agricultural fields and there is a gravel fire lane along the southern lot line; and
- WHEREAS, the subdivision map shows the proposed subdivision will divide the parcel into two lots; proposed Lot 4 (11.3 acres) will consist of the western and southern lands of the parcel and contain the existing house, farm structures, shed, and agricultural fields; proposed Lot 6 (2.26 acres) will be a landlocked parcel consisting of land east of the 22' right-of-way and have frontage on Skaneateles Lake; the subdivision map shows a 20' drainage right-of-way along the north lot line of Lot 6; and

WHEREAS, the Referral Notice states Lot 6 is intended as a residential lot and Lot 4 will remain agricultural; per the submitted Environmental Assessment Form (EAF) dated August 30, 2017, access to Lot 6 will come from the 14' right-of-way and fire lane along the southern lot line; the subdivision map shows an area labeled "Proposed Future Detention Basin Location" on Lot 4 that appears to encroach on the 22' right-of-way; and

WHEREAS, the Referral Notice indicates that drinking water is provided to Lot 4 by an individual well and drinking water for Lot 6 will be obtained directly from Skaneateles Lake; the existing septic system will be maintained by Lot 4 and a new septic system is proposed for Lot 6; and

WHEREAS, FEMA Flood Insurance Rate Maps (FIRM) and wetland maps indicate that land along the Skaneateles Lake frontage is in the 100-year floodplain and may contain federal wetlands; and

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

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

1. The Board encourages the Town to consider the potential long-term effects of subdivisions to create new residential lots in rural areas, including areas containing NYS agricultural district properties and in farm/agricultural zoning districts, as potential conflicts with agricultural operations, changes to the rural character, reduction of open space and farmland, and impacts to road safety and mobility may cumulatively occur.
2. The Town is encouraged to consider relocating the proposed future detention basin from the 22' right-of-way on Lot 4.
3. The applicant and municipality are advised to ensure the following county, state, and/or federal regulation has been met prior to approving this subdivision:
  - a. The applicant should obtain any necessary approvals and/or permits required by the New York State Department of Environmental Conservation and the City of Syracuse Department of Water.

**The motion was made by Daniel Cupoli and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 04, 2017

OCPB Case # S-17-72

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Manlius Planning Board at the request of Hoag Road Development for the property located at 5290-5320 Hoag Lane; and
- WHEREAS, General Municipal Law Section 239-1-3 allows municipalities to refer applications to the County Planning Board for informal review or technical assistance; and
- WHEREAS, the applicant is proposing to subdivide a 30.4-acre parcel into 25 variably sized lots as part of a cluster development project in a RA zoning district; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-17-370) as part of the proposed project; and
- WHEREAS, the site is located along Hoag Lane, a local road, in a transition area from more densely developed residential neighborhoods to vacant, forested and agricultural lands in the Town of Manlius; and
- WHEREAS, aerial imagery shows the site is mostly forested and undeveloped land with an existing single-family dwelling (5,000 sf) towards the northeastern corner of the lot; there is an existing driveway onto Hoag Lane that ends in a large circle in front of the existing house; and
- WHEREAS, the submitted Cluster Plan dated September 1, 2017 shows a proposed local road network on the site, with a single outlet onto Hoag Lane where Shiraz Lane, a local road, intersects on the northern side; the proposed local road generally forms an oval on the site with a cul-de-sac extending west; the Cluster Plan shows 25 lots ranging in size from 17,862.97 sf to 73,938.70 sf situated around the proposed road network; the existing house is shown to fall on one of the proposed lots and the existing driveway appears to intersect the proposed road where it will presumably end; and
- WHEREAS, per the Cluster Plan, four green space areas totaling 7.248 acres (24% of the site) will be provided on the site; A1 (4.233 acres) is shown along the eastern lot, abutting the lot containing the existing house; B1 (0.748 acres) is shown at the intersection of Hoag Lane and the proposed local road; B2 (1.742 acres) is shown at the southwestern corner of the lot, at the rear of three proposed lots; B3 (0.527 acres) is shown at the northwestern corner of the lot, at the rear of three proposed lots; the Cluster Plan indicates “green space areas subject to revision pending receipt of detailed topographic survey and further design”; and
- WHEREAS, per the New York Town Law §278, a cluster development shall result in a permitted number of building lots which shall not exceed the number which could be permitted in conformance with the minimum lot size and density requirements of the zoning district in which the land is situated; the

submitted Pre-Cluster Plan (Not to Build) dated September 1, 2017 shows an alternative layout design for the subdivision which satisfies the regulations of the Restricted Agriculture (RA) zoning district in which the site is located; the number of permissible lots on the site (25 lots) is determined by the criteria of the RA zone and is demonstrated in the Pre-Cluster Plan; and

WHEREAS, per the Cluster Plan, the regulations of the Town's Residential 3 (R3) zoning district have been used to dictate the lot area and yard requirements for the 25 lots in the cluster plan; and

WHEREAS, the submitted Environmental Assessment Form (EAF) dated September 1, 2017 states that 23.4 acres of the sites will be physically disturbed by the proposed project and stormwater will be directed towards "on-site stormwater detention areas that comply with NYS stormwater standards"; one of the proposed green space areas, B2, is labeled "Storm Detention"; and

WHEREAS, the EAF states that green space, including the storm detention area, will be managed under a NYS approved homeowners association; and

WHEREAS, the Referral Notice indicates that drinking water service will be provided by the Onondaga County Water Authority (OCWA) and wastewater services will be provided by public sewers; the site is located in the Onondaga County Sanitary District in the Meadowbrook-Limestone Wastewater Treatment Plant Service area; and

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

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper indicates that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; 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 commends the applicant and municipality on their proposed use of a cluster development plan, particularly given the site's location at the transition from more densely developed residential neighborhoods to vacant, forested and agricultural lands.
2. The applicant is encouraged to consider options for additional road outlets on Churchill Lane which may help to provide access for emergency services and evenly distribute any added stress to the local road networks.
3. The applicant is encouraged to consider alternative layout plans for the cluster development that conserves the most heavily forested areas, particularly along the western and southern lot lines, and provides a contiguous conservation area within the site and between adjacent sites. The applicant and local board are encouraged to conduct a walk-thru of the site to identify the most critical features to be incorporated into perpetual conservation easement. Segmented roadside lots may not represent the open space intention of cluster subdivision.

4. The applicant is advised to exclude stormwater management facilities from the green space calculations as these are not areas that would typically be considered when calculating open space within cluster subdivisions.

5. The Board recommends that the municipality ensure appropriate and sustained maintenance and funding mechanisms are in place for future ownership and care of green space area(s) and stormwater management facilities.

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

7. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 early in the planning process to determine sewer availability and capacity.

8. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" website at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.

9. The applicant and municipality are advised to ensure the following county, state, and/or federal regulations have been met prior to project approval:

a. Offset Plan - Per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 ([www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html)) where applicable. The applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer to offset new sanitary flow by the removal of extraneous flow and submit a letter confirming the acceptance of the offset plan to the Onondaga County Department of Water Environment Protection.

b. State Pollutant Discharge Elimination System (SPDES) Permit – Any project that cumulatively disturbs one acre or more of land, must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity. For projects within a designated municipal storm sewer system (MS4) municipality, the applicant must prepare a Stormwater Pollution Prevention Plan (SWPPP) and consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP). The municipality is advised that they must sign and submit an MS4 SWPPP Acceptance Form and Notice of Intent (NOI) to the New York State Department of Environmental Conservation (NYS DEC) Bureau of Water Permits. The municipality should ensure that a letter of acceptance is received from the NYS DEC prior to issuance of a building permit.

Projects located within the Onondaga Lake watershed must include Enhanced

Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual in the SWPPP.

c. Threatened or Endangered Species – Per the New York State Department of Environmental Conservation (NYS DEC), if a proposed project is in an area containing threatened or endangered species and/or associated habitats, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional NYS DEC Division of Environmental Permits office.

**The motion was made by Daniel Cupoli and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 04, 2017

OCPB Case # S-17-73

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Cicero Planning Board at the request of Onondaga Civic Development Corp. for the property located at Stewart Drive; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of the municipal boundary between the Town of Cicero and the Town of DeWitt; and
- WHEREAS, the applicant is proposing to subdivide a 20.927-acre parcel into three new lots in a General Commercial Plus zoning district; and
- WHEREAS, the Board recently recommended No Position with Comment for an Area Variance referral (Z-17-290) as part of a project to construct a new building and associated parking on one of the lots to be created by the proposed subdivision under review in this referral; and
- WHEREAS, the site is located within the Hancock Airpark, generally zoned General Commercial Plus, and housing a variety of large-scale commercial and industrial uses; the subject parcel and adjacent lands are owned and controlled by the Onondaga County Department of Economic Development as part of the Airpark, as well as lands owned by the adjacent Hancock International Airport; and
- WHEREAS, the submitted Final Plan dated August 9, 2017 shows the site consists of a single parcel along Stewart Drive, a local road; the parcel is narrow (~150-200' wide) where it stretches approximately 2,500' along Stewart Drive before expanding northward to Hancock Drive, a local road; the expanded portion of the site, south of Hancock Drive, encompasses a large area consisting of more than half the acreage of the parcel; and
- WHEREAS, the proposed subdivision would divide the parcel into three lots; per the Final Plan, Lot No. 1F-1 (4.59 acres) will contain the western lands of the parcel; Lot No. 1F-2 (0.74 acres) will contain the central lands of the parcel and be located across from the intersection of Ethan Allen Street, a local road, with Stewart Drive; Lot 1F-3 (15.59 acres) will contain the eastern lands of the parcel, including the expanded portion of the site, south of Hancock Drive; and
- WHEREAS, the Final Plan shows 5' and 10' utility easements along Stewart Drive and 20' Onondaga County Water Authority easements, a 20' sanitary sewer easement, and a permanent drainage right-of-way on Lot No. 1F-1; and
- WHEREAS, the Final Plan shows a "Delineated A.C.O.E. Wetland Boundary" on Lot No. 1F-3 that covers the eastern portion of the proposed lot, leaving 3.81 acres of the lot unencumbered; a "Drainage Easement for Stormwater Management Area" is shown on Lot No. 1F-3 that connects to a drainage easement on the

adjacent parcel to the south and appears to encroach on the delineated wetland area; GIS mapping shows the possible presence of state wetlands (ID SYE-1) on Lot No. 1F-1; and

WHEREAS, per the recent Area Variance referral (Z-17-290), Lot No. 1F-2 is intended for a 4,800 sf building for Addcom Electronics, with two delivery bays, related asphalt, parking for 5 vehicles, and a driveway onto Stewart Drive; and

WHEREAS, the site is to be served by public drinking water (OCWA) and public wastewater facilities; the site is located inside the Onondaga County Sanitary District, in the Oak Orchard Treatment Plant and Davis Road Pump Station service areas; the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project is within 2,000 feet of sites listed in the NYS DEC Environmental Site Remediation database (ID 734054); per the Environmental Site Remediation Database, the site is the New York Air National Guard, Hancock Field, and is a 2.5 acre site which is part of the State Superfund Program; per the Site Health Assessment, "Residents in the vicinity of the site area are served by a public water supply with a remote source. PCBs in surface soil have been remediated and the exposure potential has been eliminated."; and

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

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

The applicant and municipality are advised to ensure the following county, state, and/or federal regulation has been met prior to approving this subdivision:

a. Notice of Public Hearing – 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.

The Board also offers the following comments to be considered prior to any future development of the lots:

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 x225 early in the planning process to ensure sewer availability and capacity.

2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater



management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.

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

4. The applicant is advised to avoid development that encroaches on the wetland areas of the site as much as practical or consider appropriate actions to minimize or mitigate any unavoidable disturbance of the wetlands.

5. The Board advises the applicant and municipality that the following county, state, and/or federal regulation(s) may apply to the next phase of development:

a. State Wetlands Approval – The applicant is advised to contact the New York State Department of Environmental Conservation to confirm the presence of state wetlands and/or the 100-foot state wetland buffer on the site, and to determine whether permits are necessary for the proposed project. Any applicable permits should be obtained and all confirmed wetlands should be shown on the plans for the site.

b. Federal Wetlands Approval – The applicant is advised to obtain appropriate permits from the US Army Corps of Engineers for any proposed development or placement of fill in a federal wetland, or drainage of federal wetlands on site.

c. Offset Plan - Per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 ([www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html)) where applicable. The applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer to offset new sanitary flow by the removal of extraneous flow and submit a letter confirming the acceptance of the offset plan to the Onondaga County Department of Water Environment Protection.

**The motion was made by Daniel Cupoli and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 04, 2017

OCPB Case # S-17-74

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Cicero Planning Board at the request of L&P Operations, LLC for the property located at 5775 Sneller 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 Sneller Road and Pardee Road, both county roads, and Interstate Route 81, a state highway, and a farm operation located in an Agricultural District; and
- WHEREAS, the applicant is proposing to create three new lots from a 50.53-acre parcel in a General Commercial Plus zoning district; and
- WHEREAS, in 2016, the Board recommended Modification of a Site Plan referral (Z-16-294) proposing to construct a 10,500 sf building on the subject parcel, requiring alterations to the proposed septic plans and prohibiting glare or spillover from any proposed lighting; and
- WHEREAS, the Board previously offered No Position With Comment on a Zone Change referral (Z-13-170) to rezone the subject parcel to the current GC Plus zoning, and Modification of a subsequent Subdivision referral (S-14-8) for six proposed development lots on the site, requiring a traffic study, coordination regarding the proposed subdivision road, and coordination regarding onsite wastewater disposal; a coordinated review meeting at the time of the Subdivision referral was held on March 4, 2014 with the applicant, town representatives, and local and state agencies; in general, local and state agencies and the Board shared concerns regarding the introduction of intensive land uses in this location, given regional infrastructure constraints and potential character impacts in particular, and encouraged long-term comprehensive planning; and
- WHEREAS, the site is located east of the Brewerton Road corridor of low density mixed development in the Town of Cicero; the site abuts vacant, forested land to the north that is zoned for industrial use, I-81 to the west, and lands enrolled in New York State Agricultural District 3 to the east and south; aerial imagery shows the Agricultural District lands to the east and south contain active farms; an Agricultural Data Statement was not included with the referral; and
- WHEREAS, the submitted Final Plan dated August 31, 2017 shows the site consists of a single parcel (50.53 acres) with frontage on Sneller Road, a county road; the Final Plan shows a private road, Terex Trail, extending through the center of the parcel and ending at a cul-de-sac, a 60' proposed easement for future extension of the local road to the northern lot line with an overlapping 20' drainage easement, a 30' Onondaga County Water Authority easement along the western lot line, a 30' drainage easement along the eastern lot line, an area labeled "Stormwater Detention Pond" at the northeastern corner of the lot

, and an 80' drainage easement along the northern lot line; and

WHEREAS, the proposed subdivision will create three new lots from the parcel; Lot No. 1 (5.00 acres) is shown at the southwestern corner of the parcel with a 30' water easement along its northern lot line; Lot No. 4 (8.39 acres) is shown at the northwestern corner of the parcel; Lot No. 7 (4.92 acres) is shown at the southeastern corner of the parcel with a drainage easement along its southern lot line; the Final Plan indicates that the parcel will ultimately be divided into 7 separate lots with the current and future subdivisions; and

WHEREAS, per the recent Site Plan referral (Z-16-294), Lot No. 4 is intended for the proposed 10,500 sf building for an environmental and municipal equipment sales and service business; and

WHEREAS, the submitted Environmental Assessment Form (EAF) dated September 6, 2017 indicates that stormwater discharges will be directed to a stormwater management facility (3- to 4-acre pond), which has been "designed and constructed to current regulations"; aerial imagery shows a stormwater management facility in the northeastern corner of the parcel, where an area labeled "Stormwater Detention Pond" is shown on the Final Plan; and

WHEREAS, per the Referral Notice, the proposed lots will be served by public drinking water and private septic systems; and

WHEREAS, GIS mapping shows the potential presence of federal wetlands on the site which appears to encroach on Terex Trail and Lot No. 1; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper indicates that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; 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 complete a Traffic Impact Study (TIS) for full build out of the proposed and future lots to meet Department requirements and is required to first contact the Department to determine the scope of the study. The traffic study must be approved, and the applicant must subsequently complete any appropriate mitigation as may be determined by the Onondaga County Department of Transportation.

The Board also offers the following comment(s):

1. The Board advises the applicant to ensure management responsibilities are clearly defined and funding mechanisms are in place for the stormwater management facility and a system of maintenance is identified for Terex Trail prior to the current and future subdivision and development of the parcel.
2. Per the Onondaga County Department of Transportation, no direct access to Sneller Road will be permitted for proposed build out. All future access must come from Terex Trail.
3. Per the New York State and Onondaga County Departments of Transportation, additional stormwater runoff into the State's or County's

drainage system is prohibited.

4. Per the New York State and Onondaga County Departments of Transportation, any proposed lighting must not spill over or lead to glare on the I-81 right-of-way, the Sneller Road right-of-way, or adjacent properties.
5. The applicant and municipality are advised to ensure the following county, state, and/or federal regulations have been met prior to approving this subdivision:
  - a. Septic System Approval – The Onondaga County Health Department will require septic system testing to be performed by a licensed design professional and witnessed by the Health Department prior to endorsement of the subdivision plan.
  - b. Agricultural Data Statement – Any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on or within 500 feet of a property within a New York State Certified Agricultural District is required by the New York State Agricultural and Markets Law to include an Agricultural Data Statement.
6. The applicant is encouraged to include a landscape buffer along the western boundary of the lot to provide screening from the adjacent interstate (I-81).
7. The Board advises the applicant and municipality that the following county, state, and/or federal regulation(s) may apply to the next phase of development:
  - a. Federal Wetlands Approval – 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 contact the Corps to determine whether permits are necessary for the proposed project and obtain any applicable permits.
  - b. County Work Permit – Any work within the county right-of-way requires a work permit from the Onondaga County Department of Transportation.
  - c. State Work Permit – Any work within the state right-of-way requires a work permit from the New York State Department of Transportation.
  - d. Threatened or Endangered Species – Per the New York State Department of Environmental Conservation (NYS DEC), if a proposed project is in an area containing threatened or endangered species and/or associated habitats, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional NYS DEC Division of Environmental Permits office.

**The motion was made by Daniel Cupoli and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 04, 2017

OCPB Case # S-17-75

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Camillus Planning Board at the request of Ruslan Kozak for the property located at 2520 Canal 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 Canal Road (Route 138), a county highway; and
- WHEREAS, the applicant is proposing to subdivide a 3.373-acre parcel into two new lots, Parcel A (1.029 acres with existing residence) and Parcel B (2.344 acres), in a Residential (R1) zoning district; and
- WHEREAS, the site is located along Canal Road, a county road, in a rural area in the Town of Camillus; surrounding land uses include low density residential, some forested and agricultural lands, and the Camillus Erie Canal Park; and
- WHEREAS, the submitted survey map dated August 31, 2017 shows the site contains an existing one-story brick house with an attached garage and rear deck set back 45-63' from Canal Road, a concrete building southwest of the house, and an aboveground pool and set of stairs to the rear of the house; utility poles and overhead wires are shown running east-west through the front of the parcel; per the survey map, the site has two existing driveways onto Canal Road; the westerly gravel drive accesses the garage and the easterly asphalt drive accesses the house; and
- WHEREAS, the survey map shows the proposed subdivision will divide the parcel into two lots; Parcel A (1.029 acres) will contain the existing house and surrounding lands and structures; Parcel B (2.344 acres) will contain the remaining lands which appear to be forested and undeveloped; and
- WHEREAS, no plans for the development of Parcel B are indicated in the referral materials; and
- WHEREAS, the existing house is served by public drinking water and individual septic system; and
- WHEREAS, GIS mapping shows the parcel is south of fairly substantial state and federal wetlands; the current FEMA Flood Insurance Rate Maps (FIRM) indicate that the area north of the site is also located within the 100-year floodplain; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; and
- WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the site is located over, or immediately adjoining, primary and principal aquifers; and
- WHEREAS, per the EAF Mapper, the site of the proposed action may contain a species of

animal, or associated habitats, listed by the state or federal government as threatened or endangered; and

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

1. The Onondaga County Department of Transportation requests additional right-of-way to be equal to 40' from the centerline of Canal Road.
2. The applicant and municipality are advised to ensure the following county, state, and/or federal regulation has been met prior to approving this subdivision:
  - a. Septic System Approval – The Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service Parcel B prior to Department endorsement of the subdivision.
3. Any future access to Canal Road must be coordinated with the Onondaga County Department of Transportation and will be based on the availability of sight distance.
4. The Board advises the applicant and municipality that the following county, state, and/or federal regulation(s) may apply to any future development of the parcels:
  - a. County Highway Access and/or Work Permit – Any new or modified driveways and work within the county right-of-way require a highway access and/or work permit from the Onondaga County Department of Transportation.
  - b. Threatened or Endangered Species – Per the New York State Department of Environmental Conservation (NYS DEC), if a proposed project is in an area containing threatened or endangered species and/or associated habitats, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional NYS DEC Division of Environmental Permits office.

**The motion was made by Daniel Cupoli and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 04, 2017

OCPB Case # S-17-76

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of Lysander Planning Board at the request of CNY Crops for the property located between Avery Road and County Line 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 the municipal boundary between Onondaga County and Cayuga County, and a farm operation located in an Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 33.935-acre parcel into two new lots, Lot 1 (32.098 acres) and Lot 2 (1.837 acres) in an Agricultural (A) zoning district; and
- WHEREAS, the site is located in a rural area in the Town of Lysander and abuts the boundary between Onondaga County and Cayuga County to the west; surrounding land uses are primarily agricultural and low density residential; the site and lands adjacent to the site are enrolled in New York State Agricultural District 3 and contain active farmland; and
- WHEREAS, the submitted Final Plat dated August 30, 2017 shows the site has frontage on Avery Road, a local road, to the east and County Line Road, a local road, to the west; a residential parcel is shown fronting Avery Road that shares three boundaries with the site; and
- WHEREAS, the Final Plat shows the approximate location of a pond and stream on the western half of the lot; per aerial imagery, there is a treed buffer along the edge of the pond and stream; GIS mapping also indicates the possible presence of federal wetlands at this area; and
- WHEREAS, per the Final Plat, the proposed subdivision will divide the parcel into two lots; Lot 1 (32.098 acres) will contain the majority of the parcel, including agricultural fields and the pond and stream; Lot 2 (1.837 acres) will be located at the southwestern corner of the parcel and have frontage on County Line Road; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated August 30, 2017, Lot 2 is intended for residential use and Lot 1 will be maintained by CNY Crops Plainville, LLC and continue to be used for farming operations; and
- WHEREAS, per the EAF, a well and septic system are proposed for Lot 2; Lot 1 is farmland and as such no drinking water or wastewater infrastructure are proposed; and
- WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper indicates that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; and



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

1. The applicant is advised to avoid development of any portion of Lot 2 that encroaches on any wetland areas that may be present on the lot and to consider maintaining as much of the existing treed buffer around the pond and stream as possible.
2. The Board encourages the Town to consider the potential long-term effects of subdivisions to create new residential lots in rural areas, including areas containing NYS agricultural district properties and in farm/agricultural zoning districts, as potential conflicts with agricultural operations, changes to the rural character, reduction of open space and farmland, and impacts to road safety and mobility may cumulatively occur.

**The motion was made by Daniel Cupoli and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 04, 2017

OCPB Case # S-17-77

- 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 Tully Planning Board at the request of Andella LLC / Christopher Miller for the property located at Clinton Street; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Clinton Street (Route 80), State Street and Elm Street (both Route 11), all state highways, and Warren Street (Route 111), a county highway; and
- WHEREAS, the applicant is reconfiguring 4 lots into 3 new parcels, Lot A (0.2 acres), Lot B (0.5 acres), and Lot C (1.0 acres), in a General Business zoning district; and
- WHEREAS, in 2009, the Board reviewed a Site Plan referral (Z-09-37) proposing to construct a funeral home chapel on one of the subject parcels; the application was ultimately withdrawn by the applicant; and
- WHEREAS, the site is located on Clinton Street, a state road, in the Village of Tully; surrounding land uses include roadside mixed use and residential lots and some forested lands to the rear of the site; and
- WHEREAS, the submitted subdivision plan shows the site consists of four tax parcels, totaling 1.7 acres; the plan shows that the proposed subdivision will reconfigure the lot boundaries of the four tax parcels to create three new lots; and
- WHEREAS, the plan shows Lot A (0.2 acres) will consist of the southwestern corner of the site and contain an existing building with a front porch and steps titled the "Miller & King" building, a detached garage at the rear of the building, an existing driveway onto Clinton Street, a sign at the front of the house, and a sidewalk parallel to Clinton Street; and
- WHEREAS, the plan shows Lot B (0.5 acres) will be adjacent to and east of Lot A and contain a residential building (currently under construction) at the rear of the lot; per the plan, the driveway on Lot A widens as it extends to the garage so that a portion of the paved area falls on the adjacent Lot B; aerial imagery shows there is a gravel parking area at the front of the site with an existing driveway onto Clinton Street and a sidewalk parallel to the road; and
- WHEREAS, the plan shows Lot C (1.0 acre) will consist of the easternmost lands, separated from Lot B by a residential lot, and the lands at the rear of the existing tax parcels; Lot C will contain a large paved parking area at the front of the lot with a curb cut at Clinton Street that extends almost the entire width of the lot; a creek is shown along the eastern lot line of Lot C; and
- WHEREAS, per the plan, there is a sanitary sewer easement across the front of the site, parallel to Clinton Street, and a 20' access easement along the shared boundary between Lots A and B (to be extinguished); and

WHEREAS, a letter dated September 20, 2017 submitted to the County Planning Agency, included in the referral materials, indicates that the proposed subdivision will likely make Lot A a nonconforming lot; however, the requirement of variances is still being considered as the conditions requiring variances appear to be pre-existing non-conforming; the Board has not received an area variance referral regarding the proposed or existing lots; and

WHEREAS, the existing building is served by municipal drinking water and sewers; the building under construction will also be served by Village infrastructure; and

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

WHEREAS, GIS mapping shows the federal wetlands on the site associated with the creek along the eastern lot line of Lot C; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project is within 2,000 feet of a site in the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database (B00202); the site is located over, or immediately adjoining, a sole source aquifer (Cortland-Homer-Preble SSA); the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and

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

1. Per the New York State Department of Transportation, the municipality is advised to ensure appropriate access agreements are in place for any shared driveways on Clinton Street and filed with the subdivision.
2. The Board discourages the construction of buildings in the 100-year floodplain. The Board strongly encourages the municipality and applicant to work to minimize the addition of pavement and to incorporate green infrastructure where possible, in order to minimize stormwater runoff in a floodplain. In particular, the municipality and applicant may wish to restore lawn and add landscaping to Lot B.

**The motion was made by Daniel Cupoli and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 04, 2017

OCPB Case # Z-17-350

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Clay Town Board at the request of Aileen Schmidt for the property located at 3820-3848 State Route 31; 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 31, a state highway; and
- WHEREAS, the applicant is proposing a zone change for a vacant 6.049-acre parcel from Residential Agricultural (RA-100) to Regional Commercial (RC-1) to allow for the development of commercial and retail spaces; and
- WHEREAS, the Board is concurrently reviewing an Area Variance referral (Z-17-382) for the project; the current referral was extended with agreement from the Town of Clay, so that a Coordinated Review meeting on the project could be held on September 14, 2017, involving the town representatives and various local and state agencies; and
- WHEREAS, the site is located near the major regional intersection (Moyers Corners) between the New York State Route 31 and County Route 57 in the Town of Clay; the site is adjacent to a shopping plaza that contains two large retail establishments (Lowe's and Hobby Lobby) and an outparcel retail building; there is a CSX rail line running along the eastern property line; other surrounding land uses include various big box retail establishments along Route 31 and a recently constructed auto dealership (Davidson Ford of Clay), a proposed auto dealership (Fox), and a proposed shopping plaza all west of the site; and
- WHEREAS, the submitted Boundary and Topography Survey Map dated August 23, 2017 shows the site consists of a vacant, partially-forested parcel with two concrete pads in the northwestern corner of the parcel; the survey map shows a gas line easement to Niagara Mohawk along western lot line, a 40' storm easement along eastern lot line, and an area on the map, along the western lot line, wherein it is noted that "an overlap exists between the deeded lands of" the parcel and the adjacent lands owned by the Clay South Development, LLC; and
- WHEREAS, the submitted Zoning Change Map dated August 25, 2017 states the proposed action will rezone the parcel from Residential Agricultural (RA-100) to Regional Commercial (RC-1) to allow for a proposed retail development; per the Town of Clay zoning ordinance, the RA-100 district is intended to "accommodate agricultural activities, to provide a setting for low-density family dwellings, and supportive nonresidential development in areas of the Town that are unlikely to be served by both public water and sewers" and the RC-1 district is intended to "allow for diverse large-scale commercial development of potentially multiple lots, structures and uses arranged in a planned and coordinated manner"; and

WHEREAS, the submitted Preliminary Site Plan w/Wetlands dated August 28, 2017 shows the proposed development to include four detached buildings totaling 17,500 sf, two patio areas totaling 1,880 sf at the front of the buildings, associated parking areas with 272 spaces, a right in, right out driveway onto Route 31, a driveway connection to the adjacent shopping plaza to the east which has additional access via an existing full access driveway with traffic signal on Route 31, a sign east of the right in, right out driveway, and a stormwater management area; and

WHEREAS, the plan shows the proposed buildings situated near the center of the parcel, parallel to Route 31, with A1 (2,400 sf) being the farthest west, and then B1 containing two attached spaces (2,250 sf and 2,300 sf), C1 (7,300 sf), and D1 (3,250 sf) being the farthest east; the Environmental Assessment Form (EAF) indicates that A1 is intended for a restaurant use, B1 is intended for a retail use and a drive-thru restaurant (Starbucks), C1 is intended for a restaurant use (Texas Roadhouse), and D1 is intended for a medical office use; the plan shows the parcel divided into 4 lots with Lot A containing building A1, Lot B containing building B1, Lot C containing building C1, the right in, right out driveway, and the stormwater management area, and Lot D containing building D1 and the driveway connection to the adjacent shopping plaza; no subdivision referral has been reviewed for the project and a proposed subdivision is not mentioned elsewhere in the referral materials; and

WHEREAS, the following area variances are sought for the proposed commercial development: 1) a reduction in minimum lot size from 10 acres (required) to 6 acres (proposed), 2) a reduction in minimum perimeter landscape strip along west and east property lines from 30' (required) to 15' (proposed), 3) a reduction in minimum additional perimeter landscape strip along southwest property line abutting residential district from 80' (required) to 30' (proposed), and 4) a reduction in number of parking spaces from 300 (required) to 275 (proposed); and

WHEREAS, per the EAF, 6.049 acres of the site will be disturbed by the proposed development and stormwater runoff will be directed to on-site stormwater management areas; the plan shows a large area designated for stormwater management at the southern end of the parcel to the rear of the proposed development; and

WHEREAS, no transit accommodations are shown on the Preliminary Site Plan w/Wetlands, either at the frontage/curbline, or connecting pedestrians to the road; per the Central New York Regional Transportation Authority (CENTRO), transit service runs along NYS Route 31, however, service to individual shopping plazas can be difficult and time-consuming; designated pull-off areas and site design that accommodates bikes and pedestrians can foster opportunities for transit services; the nearest Centro stop is located just east of the signalized intersection for the Lowe's and Hobby Lobby plaza; and

WHEREAS, the site has access to public water and sewers; as discussed in the coordinated review meeting, plans for sewer services for the proposed commercial development have not yet been indicated, however, the site is near Town sewer lines that connect to an existing County-owned trunk sewer; the County trunk sewer ultimately flows to the Wetzel Road Wastewater Treatment Plant service area though flow is diverted to the Oak Orchard Wastewater Treatment Plant during excess flow events; and

WHEREAS, per the EAF, wetlands on the site have been delineated by a wetland biologist and are shown on the survey map to extend mostly along the southern and

eastern portions of the parcel; per the EAF, 0.7 acres of wetlands will be impacted by the development; the plan shows proposed building D1 to be almost entirely located within the wetland area; GIS mapping also shows that adjacent parcels are located in the 100-year floodplain and contain federal wetlands and there is a Class C stream just west of the adjacent CSX rail line; and

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

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

As expressed in recommendations for a commercial development project being concurrently reviewed by the Board on nearby lands, and as discussed at the recent coordination meeting for Route 31 projects, the Board encourages the municipality to consider the unique opportunity that the proposed project provides for careful, intentional planning that can guide future development of this portion of the Route 31 corridor. Should the municipality approve the proposed zone change, the Board offers the following comment(s) to be considered prior to any future development of the parcel:

1. The applicant must coordinate the proposed access with the New York State Department of Transportation. All access to the parcel must come from the proposed connection to the adjacent parcel and ultimately the signalized intersection at the Lowe's and Hobby Lobby plaza.
2. The New York State Department of Transportation has determined that the applicant must complete a Traffic Impact Study (TIS) for full build out to meet Department requirements and is required to contact the Department to determine the scope of the study; the applicant must submit the traffic study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.
3. The New York State Department of Transportation has determined that the applicant must complete a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to meet Department requirements verifying that the proposed development would not create additional stormwater runoff into the State's drainage system and is required to first contact the Department to determine the scope of the study; the applicant must submit the drainage study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.
4. The applicant must submit a lighting plan to be approved by the New York State Department of Transportation to ensure there is no glare or spillover onto adjacent properties or the State right-of-way.

5. Per the New York State Department of Transportation, the applicant is required to provide a sidewalk at the front of the site along Route 31. Sidewalks in the State right-of-way must be five feet wide and continue through the driveway, and the applicant must contact the Department to obtain permits for any work in the State right-of-way.
6. As this proposed commercial development is located along a highly-developed commercial corridor, the Town is encouraged to require that pedestrian, bicycle, and transit accommodations be incorporated into the site design for this project. Pedestrian flow between Route 31, the proposed buildings, and adjoining developments should be accommodated with sidewalks and crosswalk locations clearly indicated on the plans, and screened by landscaping and/or street trees wherever possible. Bicycle racks should be provided on site.
7. The Board and New York State Department of Transportation recommend an easement be required to allow for a road/driveway connection to the adjacent parcel to the west, the Bank of America drive-thru, to provide future consolidation of access at the signalized intersection.
8. Opportunities for enhanced transit accommodation to the site are recommended and should be required by the Town per coordination with CENTRO, potentially including a transit stop at Route 31 with a dedicated pull off lane for safe access, and/or site planning to facilitate ease of access by buses within the site. Building and parking orientation to facilitate pedestrian circulation is also recommended, per the Route 31 Transportation study.
9. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.
10. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 early in the planning process to determine sewer availability and capacity.
11. The Board discourages building within the delineated wetland area and encourages the applicant to consider a site design that avoids negative wetland impacts, in coordination with the U.S. Army Corps of Engineers, and provides buffer protection for the wetland and streams on site. The applicant is encouraged to reduce parking and pursue opportunities for shared parking with the adjacent Lowe's and Hobby Lobby Plaza in an effort to further minimize wetland impacts.
12. Given the presence of federal wetlands and the large expanse of impermeable surface on the site, the applicant should consider ways to minimize stormwater runoff and improve stormwater quality as much as practical, including installing planting islands in the proposed parking areas or utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water

Environment Protection at 315-435-2260.

13. The applicant and municipality are advised to ensure the following county, state, and/or federal regulations have been met prior to site plan approval:

a. State Highway Access and/or Work Permit – Any new or modified driveways and work within the state right-of-way require a highway access and/or work permit from the New York State Department of Transportation.

B. Federal Wetlands Approval – Any delineated wetlands must be confirmed by the U.S. Army Corps of Engineers. The applicant is also advised to obtain appropriate permits from the Corps for any proposed development or placement of fill in a federal wetland, or drainage of federal wetlands on site.

C. Threatened or Endangered Species – Per the New York State Department of Environmental Conservation (NYS DEC), if a proposed project is in an area containing threatened or endangered species and/or associated habitats, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional NYS DEC Division of Environmental Permits office.

D. Archaeological Sensitive Areas – The applicant and/or municipality is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process.

**The motion was made by Daniel Cupoli and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes.**





JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 04, 2017

OCPB Case # Z-17-360

- 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 Symphony Tower, LLC for the property located at 111-113 East Onondaga Street & 457 South Salina Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of the Clinton Wastewater Storage Facility and the Onondaga County Central Library, both county-owned facilities; and
- WHEREAS, the applicant is proposing demolition and façade alterations as part of a larger renovation project for an extended stay hotel (Hyatt House) on two parcels totaling 0.733 acres in a Central Business-Retail (CBD-R) zoning district; and
- WHEREAS, the Board recently recommended No Position of a Final Subdivision (S-17-30) referral to combine the two subject parcels into one new parcel, which was ultimately approved by the City of Syracuse Planning Commission; and
- WHEREAS, the site is located in the South Salina Street Historic District at the corner of South Salina Street and East Onondaga Street near several recent and upcoming renovation projects, including the Sibley building, the Clinton Tower apartments, the Hotel Syracuse, and the Galleries building containing the Onondaga County Central Library; the project will be reviewed by the Syracuse Landmark Preservation Board; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; according to the ReZone Syracuse draft zoning map dated June 2017, the proposed zoning for this lot is Mixed Used Central Business District (MX-5), which would act to “provide for areas of highest-density residential development, maximum building height, minimal parking, and the greatest range and mix of uses”; and
- WHEREAS, the submitted Final Plan dated January 25, 2017 shows that the site consists of two existing tax parcels, Lot 17A and Lot 17B, which will be combined to create proposed Lot 17C (0.733 acres) as described in the recently reviewed subdivision referral; per the Final Plan, the site has an existing fifteen-story brick building, formerly the Symphony Tower, with a two-story attached row building north/northwest of the tower, a two-story attached building northeast of the tower, and a one-story attached building south of the tower; the Final Plan shows a 10-foot ingress and egress easement perpendicular to South Salina Street and located along the southern boundary of Lot 17B; and
- WHEREAS, the proposed project includes renovating the tower to allow for an extended stay hotel (Hyatt House Hotel); the submitted floor plan drawings dated July 10, 2017 show the first floor (24,212 sf), including the attached buildings, will have a reception area, entrance seating, dining and bar area, communal tables, gathering room, business center, offices, work room, break room, and

kitchen areas in the tower, and four tenant spaces in the attached two-story building areas; the floor plans also show a new outdoor patio along South Salina Street; the room type matrix included with the floor plans shows the second floor (17,967 sf) will contain 11 hotel units, floors 3-6 (7,947 sf each) will each contain 8 units, floors 7-14 (7,947 sf each) will each contain 9 units, and the fifteenth floor (7,947 sf) will contain 6 units; and

WHEREAS, the proposed project includes demolishing the existing one-story building south of the tower, at the corner of South Salina Street and East Onondaga Street; the submitted Layout Plan dated October 7, 2016 shows a new porte cochere/entry canopies and a front entrance, a u-shaped, one-way drive with two access points onto East Onondaga Street, a new concrete walk, and a monument sign in the place of the proposed demolition; and

WHEREAS, the submitted elevation drawings dated July 10, 2017 show a new glazed aluminum storefront system, awnings over the ground floor storefronts, and brick infill and metal fascia to match the existing façade along the ground floor of the tower that will be exposed by the demolition of the one-story building; the elevation drawings also show signage to include Hyatt House illuminated signs (99.99 sf) on the southwest and northwest faces of the tower and new glazed aluminum storefront systems with awnings for each of the proposed tenant spaces; and

WHEREAS, no additional parking information or access to the site is indicated in the referral materials, however, the site is located in close proximity to several public parking garages and lots, including an adjacent lot at the rear of the site, and on-street parking is available throughout Downtown Syracuse; and

WHEREAS, the site is served by public water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; per the Environmental Assessment Form (EAF), anticipated water usage is 37,000 gallons per day (gpd) and anticipated sanitary wastewater flow is 37,000 gpd; and

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

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper shows that the building is located in the Syracuse New York State Heritage Area; as the New York State Office of Parks, Recreation & Historic Preservation states, the Heritage Area System is a state-local partnership established to preserve and develop areas that have special significance to New York State; and the EAF notes that the site is substantially contiguous to the Montgomery Street-Columbus Circle and South Salina Street Downtown Historic Districts and the Plymouth Congregational Church and Hotel Syracuse which are all listed on, or have been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

WHEREAS, per the EAF mapper, the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; the EAF Mapper indicates that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; and

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

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

1. The Board commends the applicant on the proposed development of an existing vacant building in Downtown Syracuse, particularly in an area of historic value to the City.
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 early in the planning process to determine sewer availability and capacity.
3. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" website at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.
4. The applicant and municipality are advised to ensure the following county, state, and/or federal regulations have been met prior to project approval:
  - a. Offset Plan - Per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 ([www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html)) where applicable. Unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer to offset new sanitary flow by the removal of extraneous flow and submit a letter confirming the acceptance of the offset plan to the Onondaga County Department of Water Environment Protection.
  - b. Permitting for Demolition - Per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer and water disconnects.

**The motion was made by Daniel Cupoli and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 04, 2017

OCPB Case # Z-17-361

- 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 Edward J. & Aurelie L. Pfohl, Jr. for the property located at 108 Austin Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of a state-owned assisted-living facility; and
- WHEREAS, the applicant is requesting an area variance to repave a driveway to be approximately 20 feet wide, where the maximum width is 12 feet on a 0.16-acre parcel in a Residential, Class A-1 zoning district; and
- WHEREAS, the site is located in a residential neighborhood south of the Western Lights and Wegmans shopping plazas on Onondaga Boulevard, a county road, and contains an existing one-story house with a tarvia driveway onto Austin Avenue, a city road; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; according to the ReZone Syracuse draft zoning map dated June 2017, the proposed zoning for the lot is Residential (R-1), which would act to "provide for neighborhoods made up of primarily single-family detached homes" where "complimentary uses such as parks, open space, schools, assemblies, minor utilities, and accessory structures may also be allowed"; and
- WHEREAS, the submitted survey map dated October 30, 2015 shows the site consists of two lots, Lot 6 and Lot 7, totaling 0.16 acres; per the survey map, the existing single-family house is set back approximately 24' from the street line and 16' from the northernmost lot line and the house has an existing rear porch (12.4' x 15.9'); and
- WHEREAS, an area variance is requested to maintain the existing driveway on the site; the existing driveway is currently wider than 12' which is the maximum width allowed for a residential driveway, per the City of Syracuse zoning ordinance; the driveway configuration will not change with the proposed work to rebuild it; and
- WHEREAS, the submitted Variance Application materials indicate that the driveway was widened in 1998 following a storm that felled several trees on the site; the wider driveway was intended to provide erosion control for the adjacent bank, space to park a second vehicle, and safer access to the site; the code violation was not realized at the time the work was completed in 1998 and appropriate permits were not pulled by the contractor; and
- WHEREAS, the existing house is served by municipal drinking water and public sewers and is located in the Metropolitan Wastewater Treatment Plant service area;

no changes to the existing infrastructure are proposed; and  
WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); 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 James Corbett and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 04, 2017

OCPB Case # Z-17-362

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of North Syracuse Planning Board at the request of Napa Auto Parts for the property located at 605 North Main Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of North Main Street (Route 11), a state highway, and the municipal boundary between the Town of Cicero and the Town of Clay, and the municipal boundary between the Village of North Syracuse and the Town of Clay; and
- WHEREAS, the applicant is proposing to install a 3' x 5' x 15' illuminated pole sign for an existing store, Napa Auto Parts, on a 2.119-acre parcel in a Commercial (C-2) zoning district; and
- WHEREAS, the site is located along North Main Street, a state road, in the Village of North Syracuse; the rear lot line of the site abuts the municipal boundary between the Village and the Town of Clay and an elementary school; surrounding land uses are primarily roadside commercial, consisting of various service businesses and restaurants; and
- WHEREAS, the submitted Site Plan dated February 16, 1996 shows the site consists of a single lot with an existing building (7,920 sf), Napa Auto Parts store, along the southern lot line; the plan shows an asphalt parking lot with 44 spaces on the northern side of the building, an asphalt parking lot at the front of the building with 8 spaces, a loading dock at the rear of the building, and a full access driveway onto North Main Street; and
- WHEREAS, per the submitted conceptual drawing dated February 23, 2017, proposed signage for the store includes an internally illuminated, double-sided pylon sign (3' x 5') to be located in front of the store and front parking lot, along North Main Street; the proposed sign will be 15' tall with continuous sign illumination and no flashing; and
- WHEREAS, existing signage for the store consists of a logo sign (63" x 53") and a business sign (168" x 46"), both wall-mounted over the storefront facing North Main Street; no changes to the existing signage are proposed; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; no changes to the existing infrastructure are proposed; and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and
- WHEREAS, GIS mapping shows a federal wetland on the rear adjacent parcel containing the elementary school; 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, or associated habitats, listed by the state or federal government as threatened or endangered; and

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

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

1. The Board discourages pole-mounted and illuminated signage in traditional scaled village environments.
2. Per the New York State Department of Transportation, the applicant is advised that signage must be out of the State right-of-way and sign illumination must not spill over or lead to glare on the State right-of-way or adjacent properties.

**The motion was made by Daniel Cupoli and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 04, 2017

OCPB Case # Z-17-363

- 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 Wasyl & Danuta Ilczyszyn for the property located at 535 North Geddes Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Route 690, a state highway; and
- WHEREAS, the applicant is requesting an area variance to waive the required parking to allow for a commercial space to be converted to two residential dwellings on a 0.12-acre parcel in a Commercial, Class A (CA) zoning district; and
- WHEREAS, the site is located at the intersection of West Belden Avenue and North Geddes Street, both city streets, in the Westside neighborhood of the City of Syracuse; surrounding land uses are a mix of single-family and multi-family houses and commercial parcels; the single-family residential parcel north across West Belden Avenue is under common ownership; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; according to the ReZone Syracuse draft zoning map dated June 2017, the proposed zoning for this lot is Commercial (CM), which would act to "provide appropriate areas on or near major roadways that would permit the development and continued use of land for compatible commercial and service uses where access requires good vehicular circulation"; per the Module 1 Draft dated November 2016, multi-family residential is a permitted use in the proposed CM district for the site; and
- WHEREAS, the submitted survey map dated July 7, 2017 shows the site consists of a single lot with an existing two-story frame house (28.4' x 50.4') with an open porch at the front of the lot and an existing two-story frame house (23.9' x 20.1') with an open porch at the rear of the lot; per the survey map, there is a detached garage (17.5' x 11.6') and a blacktop area situated between the two houses with a curb cut (approximately 38' wide) onto West Belden Avenue; aerial imagery shows there are existing sidewalks along West Belden Avenue and North Geddes Street; and
- WHEREAS, the submitted Variance Application indicates the first floor of the front house was formerly used as commercial space, which was converted to two studio apartments by the previous owner though they were never used as such; the submitted floor plans show there is an existing one-bedroom apartment at the rear of the studio apartments and an existing three-bedroom apartment on the second floor of the house; and
- WHEREAS, per the Variance Application, the current owner purchased the property three years ago and would like to rent the converted studio apartments; and

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WHEREAS, per the City of Syracuse zoning ordinance, the off-street parking requirement for permitted residential uses in the Commercial District, Class A (CA) is at least one parking space per dwelling unit; renting the studio apartments would bring the total number of dwelling units on the site to 5, requiring 5 off-street parking spaces; the current number of off-street parking spaces on the site is 4 so an area variance is sought; additional on-street parking is available along West Belden Avenue; and

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

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project is within 2,000 feet of three sites in the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database (734039, V00222, 734020); and

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

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

**The motion was made by James Corbett and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 04, 2017

OCPB Case # Z-17-364

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a OTHER AUTHORIZATION from the City of Syracuse Planning Commission at the request of Syracuse University for the property located at 805 South Crouse Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law the site is located within 500 feet of SUNY Upstate Hospital, a State-owned parcel on which a public facility is situated; and
- WHEREAS, the applicant is proposing construction of a National Veterans Resource Center on 1.8 acres of a 3.99-acre parcel of the Syracuse University campus in a Planned Institutional District (PID); and
- WHEREAS, in 2012, the Board recommended No Position of an Other Authorization referral (Z-12-267) proposing to renovate the north wing of Huntington Hall on the subject parcel at Syracuse University; and
- WHEREAS, the site is located on University Hill and is bounded by Marshall Street to the north, South Crouse Avenue to the west, Waverly Avenue to the south, and University Avenue to the east, all city streets in the City of Syracuse; the site consists of a single lot (3.99 acres) that is part of the Syracuse University campus; surrounding land uses include various retail shops and bars/restaurants and several local hospitals; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; according to the ReZone Syracuse draft zoning map dated June 2017, the proposed zoning for this lot is Planned Institutional District (PID), which would act to "allow for the orderly, cooperative, and flexible development and expansion of institutional land uses"; and
- WHEREAS, aerial imagery shows Huntington Hall and the Syracuse University Health Center on the eastern portion of the site and the former Hoople building, which was demolished earlier in 2017, on the western side; the remainder of the site, primarily to the west, is comprised of surface parking lots; per the submitted Environmental Assessment Form dated August 29, 2017, the proposed National Veterans Resource Complex (NVRC) will be constructed on the western 1.8 acres of the 3.99-acre site, taking the place of the Hoople building and the majority of the existing parking lots; and
- WHEREAS, per the submitted NVRC Project Narrative, the proposed building will be 95,500 sf (75,500 sf more than the former Hoople building) and will include offices, work spaces, meeting and conference rooms, a café, gathering spaces, exhibits, academic classrooms, a 750-seat auditorium, and support facilities; the building will rise 3 stories above-grade along Waverly Avenue and 4 stories

above-grade along Marshall Street; additionally, the new building is seeking LEED Gold Certification and will provide significant accessibility for persons with disabilities, 9 accessible parking spaces, 1 energy efficient parking space, and 35 bicycle parking spaces; and

WHEREAS, the submitted Site Plan dated August 29, 2017 shows a porch (terrace) on the northern side of the building, landscaping along the northern and western sides of the building, wood benches and accessible seating areas along the sidewalk and Marshall Street, four low planters to the south, one of which will contain 7 flag poles, three raised planters to the east, and a sloped planter between the NVRC and the Health Center; the plan shows site access from two driveways onto Waverly Avenue, with the westerly driveway accommodating accessible parking (6 spaces) and the easterly driveway accommodating truck and other deliveries to the site, and one driveway onto Marshall Street; the proposed access at Marshall Street is intended to be limited to infrequent use for special events and accommodates additional accessible parking (3 spaces); and

WHEREAS, the submitted elevation drawings dated August 29, 2017 show the façade of the NVRC will consist of grey brick at the lowest level then clear glass and reflective glass at the highest level; per the EAF, lighting fixtures for the project will be designed to avoid off-site impacts from minimal entry lighting for pedestrians and vehicles, emergency lighting and other code-required lights, and

WHEREAS, aside from the accessible parking accommodations, there is no other parking available on-site; however, the site is located in a highly pedestrian traffic area due to its proximity to college campuses and local hospitals and has access to on-street parking and other parking garages nearby; and

WHEREAS, per the submitted NVRC Project Narrative, the NVRC will be located in Subdistrict 6 of the University Main Campus Planned Institutional District (PID), which permits a maximum floor area ratio of 2.0 and a lot coverage of 50%; the proposed floor area ratio and lot coverage for the project are 1.87 and 47%, respectively; for the project, SU is requesting an “encroachment permit” from the City of Syracuse Common Council for the construction of low planter structures, seat wall footers, and landscaping improvements within the City streets rights-of-way; SU is also requesting a sign waiver from the City Planning Commission to allow for the installation of two wall signs, one on each of the south and west facades; per the City of Syracuse zoning ordinance, permitted signage in a PID is one ground sign and one wall sign; and

WHEREAS, per the EAF, 1.8 acres of the site is to be disturbed and stormwater runoff will be directed to on-site stormwater management facilities and the City stormwater system; a Stormwater Pollution Prevention Plan (SWPPP) dated August 29, 2017 was included with the referral materials; no additional details regarding stormwater management were included with the referral; and

WHEREAS, the site is served by municipal drinking water and public sewers and is located in the Metropolitan Wastewater Treatment Plant service area; per the EAF, the anticipated water usage is 1,220 gallons per day and the anticipated sanitary flow is 1,220 gallons per day; the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and

WHEREAS, per the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper, the site is in close proximity to the Syracuse University-Comstock Tract buildings and the Walnut Park Historic District which are listed on the National Register of Historic Places; the submitted letter from the New York State Historic Preservation Office (SHPO) dated August 8, 2016 indicates that the demolition of the Hoople building and construction of the NVRC was reviewed in accordance with Section 106 of the National Historic Preservation Act of 1966; per SHPO, no historic properties will be affected by the proposed project; and

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

1. The Board encourages the applicant to explore opportunities to add pedestrian-level activity to the ground floor and avoid long stretches of blank wall along road frontages.
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 early in the planning process to determine sewer availability and capacity.
3. The applicant and municipality are advised to ensure the following county, state, and/or federal regulation has been met prior to project approval:
  - a. Offset Plan - Per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 ([www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html)) where applicable. Unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer to offset new sanitary flow by the removal of extraneous flow and submit a letter confirming the acceptance of the offset plan to the Onondaga County Department of Water Environment Protection.

**The motion was made by Daniel Cupoli and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 04, 2017

OCPB Case # Z-17-365

- 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 Guys Automotive Service & Sales (Jeff Fenocchi) for the property located at 3130 Grant Boulevard (aka 700 Hiawatha Boulevard East); and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of NBT Bank Stadium, a county-owned park facility; and
- WHEREAS, the applicant is proposing to construct an outside stairway and exterior door for a private entrance to an existing interior office space on a 0.12-acre parcel in an Industrial, Class A zoning district; and
- WHEREAS, the site is located at the intersection of Hiawatha Boulevard East and Grant Boulevard, both city streets, in the Northside neighborhood of the City of Syracuse; surrounding land uses include the Regional Transportation Center, Central New York Regional Market, and NBT Bank Stadium to the east and various other industrial and residential properties; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; according to the ReZone Syracuse draft zoning map dated June 2017, the proposed zoning for this lot is Mixed Used Office (MX-3), which would act to “provide for pedestrian friendly areas of medium- to higher-density residential development and compatible nonresidential uses, such as offices and supporting secondary commercial uses”; and
- WHEREAS, the submitted survey map dated January 20, 2007 shows the site consists of a single lot containing a concrete block building that is attached to the building on the adjacent parcel to the north; the survey shows that the building is surrounded by tarvia parking; per aerial imagery, access from Hiawatha Boulevard East and Grant Boulevard is only restricted by curbing at the corner of the site; and
- WHEREAS, the submitted floor plan (undated) shows the building is used as an auto repair and sales facility, Guy’s Automotive, and the main portion of the building (approximately 32’ x 32’) that is attached to the northerly building contains two repair bays with a private second floor office; per the floor plans, the southern wing of the building is angled off the bays and includes a customer waiting area, sales desk, and bathroom; and
- WHEREAS, the proposed project consists of constructing an outdoor entrance to the second floor office for private access and to create another means of egress; per the submitted Site Plan (undated), the proposed staircase and door will be constructed at the rear of the existing building and replace an existing window opening; and

WHEREAS, existing signage at the site includes a pole sign (5' x 8') at the corner of the lot; no additional signage is proposed; and

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

WHEREAS, per the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper, the project is within 2,000 feet of two sites in the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database (734123, 734004); and

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

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

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

**The motion was made by James Corbett and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 04, 2017

OCPB Case # Z-17-366

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Skaneateles Town Board at the request of Town of Skaneateles 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 B of the Year 2017, which includes amending Chapter 148 (Zoning) of the Town Code; and
- WHEREAS, the proposed law will amend Chapter 25 of the Town of Skaneateles town code which establishes rules of procedure for conducting the business of each board within the Town, Chapter 148 which regulates the location, design, construction, alteration, occupancy and use of structures and the use of land in the Town, and Chapter 134 which designates property tax exemptions; per the Town of Skaneateles Meeting Minutes dated August 21, 2017, the law filings have been bundled together to avoid separate filing fees, but each local law will have a separate public hearing; only the proposed amendments to the Town zoning code (Chapter 148) are relevant to the GML 239 referral process and included in this review; and
- WHEREAS, per the Local Law, the purpose of the proposed law is to “allow for the Town of Skaneateles Zoning Board of Appeals, Town of Skaneateles Planning Board and Skaneateles Town Board to meet when necessitated by Town business and to promote the general health and welfare of the community”; and
- WHEREAS, per the Town zoning code, §148-12(G) Existing nonconforming lots states “(6) A lot which contains structures that are nonconforming as to impermeable surface coverage may be redeveloped by special permit granted by the Planning Board, provided that all other applicable requirements of this § 148-12 are satisfied, that the impermeable surface coverage on the lot is reduced to the maximum extent feasible, and that all practicable measures are taken to minimize the impact of such impermeable surface coverage on streams, lakes and groundwater. [Note: If the proposed redevelopment reduces impermeable surface coverage to bring the lot within compliance with this chapter, no special permit pursuant to this section shall be required.] Such measures may include, without limitation, infiltration trenches and other drainage improvements, and vegetated stream and lake buffers. If an applicant is unable to reduce such coverage sufficiently to bring the lot into compliance with applicable coverage limitations for conforming lots, the Planning Board shall condition any approval of such a special permit on either, at the applicant's option: [Amended 6-16-2016 by L.L. No. 2-2016]”;
- WHEREAS, per the Local Law, §148-12(G)(6) shall be amended to include that “For the purpose of this Section 148-12(G), redevelopment of a lot specifically excludes alteration of paved surfaces and driveways which reduces impermeable

surface coverage”; and

WHEREAS, per the Town code, §148-35(K) Wind energy conversion systems states “(6) Height. It is recognized that wind turbines require greater heights to reach elevations with wind currents reasonably adequate to generate energy. On-site-use wind energy conversion systems shall not exceed a total height of 100 feet unless the Planning Board determines through the special permit review process that a greater height is more beneficial; however, in no case shall the total height exceed 150 feet from the ground to the top of the highest point of blade height (tip) as extended at its highest vertical point, provided that the application includes specific evidence that the proposed total height does not exceed the height recommended by the manufacturer or distributor of the on-site-use wind energy conversion system. See § 148-31D for agricultural exemptions”; and

WHEREAS, per the Local Law, §148-35(K)(6) shall be amended so that the maximum permitted height of a wind energy conversion system shall not exceed “160” feet rather than “150” feet; per the Town of Skaneateles Meeting Minutes dated August 21, 2017, standard windmills are made in 20-foot lengths making the current 150’ maximum inapplicable; and

WHEREAS, per the Town code, §148-35(K) Wind energy conversion systems states “(18) Lighting. No on-site-use WECS under this provision shall be artificially lighted, unless so required by the FAA. Use of nighttime, and in overcast daytime conditions, stroboscopic lighting to satisfy tower facility lighting requirements for the Federal Aviation Administration may be subject to on-site field testing before the Planning Board as a prerequisite to the Board's approval, with specific respect to existing residential uses within 2,000 feet of each tower for which said strobe lighting is proposed”; and

WHEREAS, per the Local Law, §148-35(K)(18) shall be amended so that no wind energy conversion system shall be “actively” lighted rather than “artificially” lighted; 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 James Corbett and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes.**





JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 04, 2017

OCPB Case # Z-17-367

- 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 Zoning Board of Appeals at the request of Timothy Whiting for the property located at 402 Allen 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 Allen Road (Route 205), a county highway; and
- WHEREAS, the applicant is requesting a special permit to allow a chiropractic home occupation on a 0.17-acre parcel in a Residential (R-10) zoning district; and
- WHEREAS, the site is located at the intersection of Allen Road, a county road, and Homeland Road, a local road, in a residential neighborhood in the Town of Clay; the neighborhood is northeast of the Buckley Road and West Taft Road intersection, both county roads, that includes various commercial and medical land uses; and
- WHEREAS, the submitted Plot Diagram (undated) shows the site consists of a single lot with a one-story frame house situated at the center and a detached garage south of the house; aerial imagery shows there is an existing driveway onto Homeland Road that appears wide enough for two cars side by side and is approximately 40 feet in length; and
- WHEREAS, the submitted Environmental Assessment Form (EAF) dated September 8, 2017 states the existing one bedroom house will be converted to allow for part time use as a chiropractic office; interior renovations for the proposed home occupation include painting and refinishing flooring; and
- WHEREAS, proposed hours of operation will be very limited with 0-20 anticipated patient visits per week; no information on signage for the business was included in the referral materials; and
- WHEREAS, per the EAF, the existing driveway should meet parking needs as no more than 2 patients will be scheduled at one time; per the Onondaga County Department of Transportation, no new access onto Allen Road will be permitted; and
- WHEREAS, per the Town of Clay zoning ordinance, the intent of the Residential (R-10) district is to “permit higher density, single-family uses and supportive nonresidential development on sites in the Town served by both public water and sewer”; and
- WHEREAS, per the Town of Clay zoning ordinance, special permit approval is required by the Zoning Board of Appeals to allow home occupation in the R-10 district; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Davis Road Pump Station service areas; and

WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); 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 James Corbett and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 04, 2017

OCPB Case # Z-17-368

- 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 Neal M. Friedfertig for the property located at 205-209 East Jefferson Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of the Onondaga County Central Library, the Carnegie Building and the Onondaga County Courthouse, all county-owned facilities; and
- WHEREAS, the applicant is proposing façade improvements as part of a larger renovation project of a currently vacant building on a 0.06-acre parcel in a Central Business District - Office & Service zoning district; and
- WHEREAS, the site is located along East Jefferson Street, a city street, in Downtown Syracuse; the site is within the South Salina Street Downtown Historic District (Boundary Expansion) and adjacent to the Montgomery Street-Columbus Circle Historic District which include other historic buildings, such as St. Paul's Cathedral and Parish House, the Plymouth Congregational Church, and the Central New York Telephone and Telegraph Building; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; according to the ReZone Syracuse draft zoning map dated June 2017, the proposed zoning for this lot is Mixed Used Central Business District (MX-5), which would act to "provide for areas of highest-density residential development, maximum building height, minimal parking, and the greatest range and mix of uses"; and
- WHEREAS, the submitted survey map dated May 17, 2013 shows the site consists of a single lot with an existing 4 story masonry row building occupying the entire lot; a 7' right-of-way is shown running north-south through the existing building; and
- WHEREAS, the submitted Application for Project Site Review dated September 18, 2017 states the proposed project will primarily consist of interior renovations to the existing building, historically known as the Wood Building, which is currently vacant; the first floor will be renovated to accommodate future commercial tenant space and new residential entry and first floor services and the second through fourth floors will be developed into residential apartments; each upper floor will accommodate two apartments, creating a total of 6 apartment units in the building; and
- WHEREAS, proposed exterior renovations for the building consist of restoration of the first floor storefront and restoration of the building cornice at the roof line which was removed in the past; and
- WHEREAS, the submitted Environmental Assessment Form (EAF) dated August 23, 2017

states the existing roof drainage system will be replaced and stormwater discharge shall be directed into the City's wastewater drainage system as directed and engineered by a plumbing contractor; and

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

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

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper indicates that the project is within 2,000 feet of a site in the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database (734060); and

WHEREAS, per the EAF Mapper, the South Salina Street Downtown Historic District, Montgomery Street-Columbus Circle Historic District, St. Paul's Cathedral and Parish House, Plymouth Congregational Church, and Central New York Telephone and Telegraph Building are all listed on the 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 commends the applicant on the proposed development of an existing vacant building in Downtown Syracuse and the proposed facade alterations which will restore the historic aesthetics of the building, particularly in an area of historic value to the City.
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 early in the planning process to determine sewer availability and capacity.
3. The applicant and municipality are advised to ensure the following county, state, and/or federal regulation has been met prior to project approval:
  - a. Offset Plan - Per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 ([www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html)) where applicable. Unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer to offset new sanitary flow by the removal of extraneous flow and submit a letter confirming the acceptance of the offset plan to the Onondaga County Department of Water Environment Protection.

**The motion was made by Daniel Cupoli and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 04, 2017

OCPB Case # Z-17-369

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 Widewaters Farrell Road II Company, LLC for the property located at 3715 New York State Route 31; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of New York State Route 31; and

WHEREAS, the applicant is proposing a commercial development to include construction of a retail plaza and 3 out parcel units and associated site improvements on two parcels totaling 45.93 acres in a Regional Commercial (RC-1) zoning district; and

WHEREAS, the current referral period was extended with agreement from the Town of Clay, so that a Coordinated Review meeting on the project could be held on September 14, 2017, involving town representatives and various local and state agencies; and

WHEREAS, in 2016, the Board recommended No Position With Comment for a Zone Change referral (Z-16-3) requesting a zone change from Residential Agriculture (RA-100) to Regional Commercial (RC-1) for both of the subject parcels to allow for a commercial development project, as proposed in this referral; per the Town of Clay Town Board Meeting Minutes, the zone change was approved on April 4, 2017; the proposed development of an adjacent parcel for Fox auto dealership was under review around the same time as the proposed commercial development project; in both reviews, significant discussion took place about the necessity for shared access, connectivity, and a local road network to eventually reach County Route 57, given the traffic congestion and existing right-of-way size in the area; and

WHEREAS, the site is located near the major regional intersection (Moyers Corners) between the New York State Route 31 and County Route 57 in the Town of Clay; surrounding land uses include various big box retail establishments along Route 31, a recently constructed auto dealership (Davidson Ford of Clay) across the road from the site, and a proposed auto dealership (Fox) adjacent to the site; the site is bisected by a railroad corridor, creating a triangular-shaped portion of land at the northeastern corner of the site; the site consists of two tax parcels, 020.-01-05.1 and 020.-01-05.2, totaling 45.93 acres; the submitted Demolition Plan dated July 21, 2017 shows the site has frontage on Route 31 and is partially forested and vacant except for an existing abandoned house with a gravel driveway on parcel 020.-01-05.2; per the Demolition Plan, the existing house and driveway will be removed for the proposed project; and

WHEREAS, the submitted Environmental Assessment Form (EAF) states that the

proposed action is a commercial development project, entitled Widewaters Commons, which will include the construction of a proposed plaza (81,140 gross sf) and three proposed out parcel units (21,633 gross sf total), creating 102,773 gross sf of retail space on the site; the proposed project also includes parking, landscaping, and grading improvements, a subdivision of the properties, and the creation of new access points to the site; no further details about the subdivision are included in the referral materials and a subdivision referral relating to the proposed action has not been received or reviewed by the County Planning Board; and

WHEREAS, the submitted Site Plan dated July 21, 2017 shows the three proposed out parcels at the front of the site with the westerly building labeled "Outparcel 1 Proposed Retail Building (15,000 sf)," the center building labeled "Outparcel 2" and including "Lease Space 1 (2,448 sf)" and "Lease Space 2 (2,880 sf)," and the easterly building labeled "Outparcel 3 Proposed Restaurant (1,863 sf);" per the Site Plan, the proposed plaza is set back approximately 650 feet from Route 31 behind the proposed out parcels and includes four proposed retail buildings; the submitted Overall Site Plan dated July 21, 2017 shows proposed parking areas (537 parking spaces total where 483 is required by zoning) for each of the out parcels and the plaza and internal drives throughout the site to connect all of the proposed buildings; per the EAF, the proposed project will be completed in two phases; no development is proposed for the triangular-shaped portion of parcel 020.-01-05.1 north of the railroad corridor; area variances appear to be necessary, however, the Board has not received or reviewed any area variance referrals for the proposed action; and

WHEREAS, the proposed project includes two proposed access points from Route 31 to the site; the Overall Site Plan shows the easterly access will be a single lane, right-in driveway and the westerly access will be a 6-lane, full access driveway with 2 entry lanes and 4 exit lanes; the proposed westerly access will align with the signalized driveway across the street, which provides access for Davidson Ford of Clay; and

WHEREAS, per the EAF, proposed outdoor lighting for the project will be incorporated into the site as a safety measure and consist of lighting fixtures dispersed throughout the parking lots and surrounding buildings on the site; height of the fixtures will conform to local standards and lights will be downward facing and inward toward the property; landscaping and lighting plans were included with the referral materials; per the EAF, 15.7 acres of the site will be physically disturbed by the proposed action; the Overall Site Plan shows three proposed stormwater management areas, one to be located to the rear of the proposed plaza and the other two to be located between the plaza and the out parcels; the EAF states that a stormwater pollution prevention plan (SWPPP) has been prepared for the proposed project; and

WHEREAS, no transit accommodations are shown on the Overall Site Plan, either at the frontage/curbline, or connecting pedestrians to the road; per the Central New York Regional Transportation Authority (CENTRO), transit service runs along NYS Route 31, however, service to individual shopping plazas can be difficult and time-consuming; designated pull-off areas and site design that accommodates bikes and pedestrians can foster opportunities for transit services; the nearest Centro stop is located just east of the proposed signalized driveway at the former Key Bank and Willow Stream Apartments; and

WHEREAS, the Clay-Cicero Route 31 Transportation Study, completed by the Syracuse

Metropolitan Transportation Council in 2010, forecasted a future base condition of a 40 percent increase over 20 years in vehicle miles traveled along the Route 31 corridor, assuming the buildout projections and planned road networks provided by the Towns; the future base conditions show a local road connection from Route 57 east and south to the proposed signal location on Route 31, and generally encourage a local road network, transit accommodation enhancements, and a limited growth scenario; the Northern Clay Land Use Study updated in 2013 refers to the Route 31 Study for land use guidance on this corridor; and

WHEREAS, the site has access to public water and sewers; as discussed in the coordinated review meeting, the proposed commercial development would presumably connect via gravity sewerage to a 24" Town sewer extension that extends across Route 31 to an existing County-owned trunk sewer; the County trunk sewer ultimately flows to the Wetzel Road Wastewater Treatment Plant service area though flow is diverted to the Oak Orchard Wastewater Treatment Plant during excess flow events; the EAF indicates the anticipated water demand for the proposed project will equal 12,000 gallons per day, requiring an extension of the water line along Route 31; per the EAF, 12,000 gallons per day of wastewater are anticipated, requiring an expansion of the sewer line and sewer laterals in the area, and a new wastewater district is currently in formation; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper indicates that the site contains 6.52 acres of federal wetlands; per the EAF, a formal wetland delineation was performed by Terrestrial Environmental Specialists, Inc. and an approved Jurisdictional Determination, a formal confirmation of the presence of federal wetlands, was issued by the U.S. Army Corps of Engineers (USACE) on February 11, 2016; the Demolition Plan shows the boundaries of the delineated wetland, originating at the western boundary of the site and spreading to the northern, middle, and southern portions of the site in an E-shaped pattern; per the Demolition Plan, the proposed project will permanently impact 19,867 sf of wetlands, primarily where new internal drive aisles and access points are proposed for the site; the EAF indicates that mitigation for these impacts will be provided off-site, per USACE wetland disturbance standards; no mitigation plans were included in the referral materials and the USACE has not received plans regarding wetland impacts and proposed mitigation; and

WHEREAS, per the EAF Mapper, the site of the proposed action may contain a species of animal listed by the state or federal government as threatened or endangered; per the EAF, these species include Indiana Bat, Northern Long-Eared Bat, and Eastern Massasauga, however, the site contains no critical habitat; the EAF Mapper also indicates that the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office (SHPO) archaeological site inventory; per the EAF, the applicant has received a Letter of No Effect from SHPO regarding the possible resources; 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 Board encourages the municipality to consider the unique opportunity that the proposed project provides for careful, intentional planning that can guide future development of this portion of the Route 31 corridor, and

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recommends the following modifications:

1. The applicant must continue to coordinate Route 31 access requirements with the New York State Department of Transportation and Department approval must be granted prior to municipal approval of the site plan.
2. The New York State Department of Transportation has determined that the applicant must complete a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to meet Department requirements verifying that the proposed development would not create additional stormwater runoff into the State's drainage system and is required to first contact the Department to determine the scope of the study; the applicant must submit the drainage study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.
3. Per the New York State Department of Transportation, the applicant is required to provide curbing, closed drainage, and a sidewalk at the front of the site along Route 31. Sidewalks in the State right-of-way must be set behind the required 2-foot snow storage area behind the curb, and must be five feet wide and continue through the driveway. The applicant must contact the Department to obtain permits for any work in the State right-of-way.
4. The applicant must submit a lighting plan to be approved by the New York State Department of Transportation to ensure there is no glare or spillover onto adjacent properties or the State right-of-way.
5. As this proposed large-scale commercial development is located along a highly-developed commercial corridor, the Board recommends that pedestrian, bicycle, and transit accommodations be incorporated into the site design for this project. Pedestrian flow between Route 31 and proposed buildings should be accommodated with sidewalks and crosswalk locations clearly indicated on the plans, and screened by landscaping and/or street trees wherever possible. Bicycle racks should be provided on site.
6. Opportunities for enhanced transit accommodation to the site is recommended per coordination with CENTRO, potentially including a transit stop at Route 31 with a dedicated pull off lane for safe access, and/or site planning to facilitate ease of access by buses within the site. Building and parking orientation to facilitate pedestrian circulation is also recommended, per the Route 31 Transportation study.
7. The Board recommends the Site Plan be modified in consultation with the Town and Onondaga County and New York State Departments of Transportation to reflect road interconnects with the adjacent parcels to the west to ultimately serve as a local connection for parcels between this site and Route 57, since driveway access would be restricted onto Routes 31 and 57 near the major regional intersection for safety purposes (Moyers Corners).
8. The Board and New York State Department of Transportation recommend an easement be required to allow for a road/driveway connection to the adjacent parcel to the east, the former Key Bank, to provide future access to that site and consolidation of access at the signalized intersection, to improve safety and mobility on Route 31.



The Board also offers the following comment(s):

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

2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 early in the planning process to determine sewer availability and capacity.

3. The Board encourages the applicant to consider alternative ways to minimize stormwater runoff and improve stormwater quality as much as practical, including installing planting islands in the proposed parking areas or utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.

4. Given the significant encroachment into and segmentation of the wetlands and adjacent areas, the applicant is encouraged to revisit the proposed site layout and/or reduce parking to provide more buffer space for wetland and stream areas and minimize impacts to the habitats within the wetlands.

5. The applicant is advised to consider the wetland impacts of future road interconnects as part of the U.S. Army Corps of Engineers wetland permitting process.

6. The applicant and municipality are advised to ensure the following county, state, and/or federal regulations have been met prior to site plan approval:

a. State Highway Access and/or Work Permit – Any new or modified driveways and work within the state right-of-way require a highway access and/or work permit from the New York State Department of Transportation.

B. Federal Wetlands Approval – The applicant is also advised to obtain appropriate permits from U.S. Army Corps of Engineers for any proposed development or placement of fill in a federal wetland, or drainage of federal wetlands on site.

C. State Pollutant Discharge Elimination System (SPDES) Permit – Any project that cumulatively disturbs one acre or more of land, must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity. For projects within a designated municipal storm sewer system (MS4) municipality, the applicant must prepare a Stormwater Pollution Prevention Plan (SWPPP) and consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP). The municipality is advised that they must sign and submit an MS4 SWPPP Acceptance Form and Notice of Intent (NOI) to the New York State Department of Environmental Conservation (NYS DEC) Bureau of Water

Permits. The municipality should ensure that a letter of acceptance is received from the NYS DEC prior to issuance of a building permit.

Projects located within the Onondaga Lake watershed must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual in the SWPPP.

D. Permitting for Demolition - Per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer and water disconnects.

E. Threatened or Endangered Species – Per the New York State Department of Environmental Conservation (NYS DEC), if a proposed project is in an area containing threatened or endangered species and/or associated habitats, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional NYS DEC Division of Environmental Permits office.

**The motion was made by Daniel Cupoli and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 04, 2017

OCPB Case # Z-17-370

- 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 Hoag Road Development for the property located at 5290-5320 Hoag Lane; and
- WHEREAS, General Municipal Law Section 239-1-3 allows municipalities to refer applications to the County Planning Board for informal review or technical assistance; and
- WHEREAS, the applicant is proposing a residential cluster development on 30.4 acres in a RA zoning district; and
- WHEREAS, the Board is concurrently reviewing a Preliminary Subdivision referral (S-17-72) as part of the proposed project; and
- WHEREAS, the site is located along Hoag Lane, a local road, in a transition area from more densely developed residential neighborhoods to vacant, forested and agricultural lands in the Town of Manlius; and
- WHEREAS, aerial imagery shows the site is mostly forested and undeveloped land with an existing single-family dwelling (5,000 sf) towards the northeastern corner of the lot; there is an existing driveway onto Hoag Lane that ends in a large circle in front of the existing house; and
- WHEREAS, the submitted Cluster Plan dated September 1, 2017 shows a proposed local road network on the site, with a single outlet onto Hoag Lane where Shiraz Lane, a local road, intersects on the northern side; the proposed local road generally forms an oval on the site with a cul-de-sac extending west; the Cluster Plan shows 25 lots ranging in size from 17,862.97 sf to 73,938.70 sf situated around the proposed road network; the existing house is shown to fall on one of the proposed lots and the existing driveway appears to intersect the proposed road where it will presumably end; and
- WHEREAS, per the Cluster Plan, four green space areas totaling 7.248 acres (24% of the site) will be provided on the site; A1 (4.233 acres) is shown along the eastern lot, abutting the lot containing the existing house; B1 (0.748 acres) is shown at the intersection of Hoag Lane and the proposed local road; B2 (1.742 acres) is shown at the southwestern corner of the lot, at the rear of three proposed lots; B3 (0.527 acres) is shown at the northwestern corner of the lot, at the rear of three proposed lots; the Cluster Plan indicates "green space areas subject to revision pending receipt of detailed topographic survey and further design"; and
- WHEREAS, per the New York Town Law §278, a cluster development shall result in a permitted number of building lots which shall not exceed the number which could be permitted in conformance with the minimum lot size and density requirements of the zoning district in which the land is situated; the submitted Pre-Cluster Plan (Not to Build) dated September 1, 2017 shows an

alternative layout design for the subdivision which satisfies the regulations of the Restricted Agriculture (RA) zoning district in which the site is located; the number of permissible lots on the site (25 lots) is determined by the criteria of the RA zone and is demonstrated in the Pre-Cluster Plan; and

WHEREAS, per the Cluster Plan, the regulations of the Town's Residential 3 (R3) zoning district have been used to dictate the lot area and yard requirements for the 25 lots in the cluster plan; and

WHEREAS, the submitted Environmental Assessment Form (EAF) dated September 1, 2017 states that 23.4 acres of the sites will be physically disturbed by the proposed project and stormwater will be directed towards "on-site stormwater detention areas that comply with NYS stormwater standards"; one of the proposed green space areas, B2, is labeled "Storm Detention"; and

WHEREAS, the EAF states that green space, including the storm detention area, will be managed under a NYS approved homeowners association; and

WHEREAS, the Referral Notice indicates that drinking water service will be provided by the Onondaga County Water Authority (OCWA) and wastewater services will be provided by public sewers; the site is located in the Onondaga County Sanitary District in the Meadowbrook-Limestone Wastewater Treatment Plant Service area; and

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

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper indicates that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; 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 commends the applicant and municipality on their proposed use of a cluster development plan, particularly given the site's location at the transition from more densely developed residential neighborhoods to vacant, forested and agricultural lands.
2. The applicant is encouraged to consider options for additional road outlets on Churchill Lane which may help to provide access for emergency services and evenly distribute any added stress to the local road networks.
3. The applicant is encouraged to consider alternative layout plans for the cluster development that conserves the most heavily forested areas, particularly along the western and southern lot lines, and provides a contiguous conservation area within the site and between adjacent sites. The applicant and local board are encouraged to conduct a walk-thru of the site to identify the most critical features to be incorporated into perpetual conservation easement. Segmented roadside lots may not represent the open space intention of cluster subdivision.

4. The applicant is advised to exclude stormwater management facilities from the green space calculations as these are not areas that would typically be considered when calculating open space within cluster subdivisions.

5. The Board recommends that the municipality ensure appropriate and sustained maintenance and funding mechanisms are in place for future ownership and care of green space area(s) and stormwater management facilities.

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

7. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 early in the planning process to determine sewer availability and capacity.

8. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" website at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.

9. The applicant and municipality are advised to ensure the following county, state, and/or federal regulations have been met prior to project approval:

a. Offset Plan - Per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 ([www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html)) where applicable. The applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer to offset new sanitary flow by the removal of extraneous flow and submit a letter confirming the acceptance of the offset plan to the Onondaga County Department of Water Environment Protection.

b. State Pollutant Discharge Elimination System (SPDES) Permit – Any project that cumulatively disturbs one acre or more of land, must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity. For projects within a designated municipal storm sewer system (MS4) municipality, the applicant must prepare a Stormwater Pollution Prevention Plan (SWPPP) and consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP). The municipality is advised that they must sign and submit an MS4 SWPPP Acceptance Form and Notice of Intent (NOI) to the New York State Department of Environmental Conservation (NYS DEC) Bureau of Water Permits. The municipality should ensure that a letter of acceptance is received from the NYS DEC prior to issuance of a building permit.

Projects located within the Onondaga Lake watershed must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management

Design Manual in the SWPPP.

c. Threatened or Endangered Species – Per the New York State Department of Environmental Conservation (NYS DEC), if a proposed project is in an area containing threatened or endangered species and/or associated habitats, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional NYS DEC Division of Environmental Permits office.

**The motion was made by Daniel Cupoli and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 04, 2017

OCPB Case # Z-17-371

- 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 Mark Meyer (Cicero RV Superstore) 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 and construct a 36,000 square foot building for RV sales and service on four parcels totaling 75.98 acres in a General Commercial zoning district; 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 submitted topographic survey dated February 15, 2017 shows the site consists of four tax parcels, totaling 75.98 acres, with frontage on Brewerton Road, a state road; the survey shows an existing block and frame building 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, two asphalt driveways onto Brewerton 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 metal frame building set approximately 188' behind the front building, and gravel and dirt areas surrounding the two buildings; and
- WHEREAS, the submitted Sketch Plan dated August 2017 indicates the proposed project includes demolishing the existing building (7,793 sf) at the front of the site, retrofitting the existing rear building (17,640 sf) with new overhead doors, and constructing a proposed 36,000 sf building just west of the demolished building for an RV sales and service business, Meyer's RV Superstore; the proposed development area is primarily at the front, southeastern corner of the site, and extend into a portion of the existing treed area on site; and
- WHEREAS, the Sketch Plan shows the proposed building will be L-shaped, provide space for a showroom and an accessory showroom, and have 10' concrete sidewalks at the sides of the building and a canopied drive along the front entrance; a 100' x 100' future addition is shown at the rear of the proposed building; and
- WHEREAS, per the Sketch Plan, there will be pavement and gravel areas providing parking for 233 RV units at the rear of the building and 42 units at the front of the site along Brewerton Road; customer and employee parking consists of a parking lot with 28 parking spaces, including 2 accessible spaces, at the front of the proposed building, a parking lot with 10 spaces at the rear of the

building, and an additional parking lot to the north of the building parallel to Brewerton Road; gated driveways to the rear RV and customer/employee parking areas are shown in the Sketch Plan; and

WHEREAS, the Sketch Plan shows a propane tank near the northwestern corner of the rear building and a dump station along the front RV parking area; and

WHEREAS, proposed access to the site includes an 18' wide entrance-only driveway just north of the existing northerly driveway, an 18' wide exit-only driveway where the existing southerly driveway is located, and an 18' wide exit-only driveway at the front RV parking area; and

WHEREAS, the submitted Site Plan Application dated September 7, 2017 states the proposed hours of operation will be seven days a week 8am to 5pm and the maximum number of employees on site at one time will be 12; and

WHEREAS, the submitted Environmental Assessment Form (EAF) dated September 18, 2017 indicates that 13.5 acres of the site is to be disturbed and stormwater discharge will be directed to established conveyance systems; stormwater flowing east will be directed to existing stormwater management infrastructure along Brewerton Road and stormwater flowing west will be directed to the proposed stormwater management area which is shown at the rear of the developed area in the Sketch Plan; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant service area; the site is in a pump station service area that ultimately flows to the Davis Road Pump Station; the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and

WHEREAS, per the Sketch Plan, "a wetland delineation completed by Plumley Engineering on May 25th and 26th, 2017, identified an area of wetland meeting NYS DEC criteria" which is shown on the plan; based on the location of the NYS DEC wetland and 100' wetland buffer area to the rear of the front RV parking area, as shown in the Sketch Plan, the proposed development area will not encroach on the wetland or buffer; per the Sketch Plan, "according to the US Fish and Wildlife Service National Wetlands Inventory (web page), there are federal wetlands on the site"; GIS mapping indicates several areas of possible federal wetlands on site, one at the southwestern corner of the site and a second in the northern portion of the site, both of which are a distance from the proposed development area; a third possible federal wetland area is shown at the southeastern corner of the site where the proposed building and front parking area are situated; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper indicates that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; and

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

1. Per the New York State Department of Transportation, only one ingress and one egress onto Brewerton Road will be permitted and the applicant must contact the Department to coordinate Brewerton Road access plans.



2. The New York State Department of Transportation has determined that the applicant must provide the Department with ITE Trip Generation traffic figures.
3. The New York State Department of Transportation has determined that the applicant must complete a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to meet Department requirements verifying that the proposed development would not create additional stormwater runoff into the State's drainage system and is required to first contact the Department to determine the scope of the study; the applicant must submit the drainage study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.
4. The applicant must submit a lighting plan to be approved by the New York State Department of Transportation to ensure there is no glare or spillover onto adjacent properties or the State right-of-way.
5. The Board recommends an alternative site design that avoids disturbing the federal wetlands on the site, which must be shown on a modified site plan prior to municipal approval.

The Board also offers the following comment(s):

1. The Board recommends relocating the propane tank from the edge of the wetland boundary to ensure an appropriate buffer for the wetland area.
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.
3. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.
4. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 early in the planning process to determine sewer availability and capacity.
5. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" website at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.
6. The applicant and municipality are advised to ensure the following county, state, and/or federal regulations have been met prior to site plan approval:
  - a. State Highway Access and/or Work Permit – Any new or modified

driveways and work within the state right-of-way require a highway access and/or work permit from the New York State Department of Transportation.

b. Offset Plan - Per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 ([www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html)) where applicable. Unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer to offset new sanitary flow by the removal of extraneous flow and submit a letter confirming the acceptance of the offset plan to the Onondaga County Department of Water Environment Protection.

c. State Pollutant Discharge Elimination System (SPDES) Permit – Any project that cumulatively disturbs one acre or more of land, must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity. For projects within a designated municipal storm sewer system (MS4) municipality, the applicant must prepare a Stormwater Pollution Prevention Plan (SWPPP) and consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP). The municipality is advised that they must sign and submit an MS4 SWPPP Acceptance Form and Notice of Intent (NOI) to the New York State Department of Environmental Conservation (NYS DEC) Bureau of Water Permits. The municipality should ensure that a letter of acceptance is received from the NYS DEC prior to issuance of a building permit.

Projects located within the Onondaga Lake watershed must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual in the SWPPP.

d. Bulk Storage Requirements – 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.

e. State and/or Federal Wetlands Approval – The applicant is advised to contact the U.S. Army Corps of Engineers (USACE) and/or the New York State Department of Environmental Conservation (NYS DEC) 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. The applicant is also advised to contact the USACE and NYS DEC to determine whether permits are necessary for the proposed project and obtain any applicable permits.

f. Notice of Public Hearing – 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.

e. Permitting for Demolition - Per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer and water disconnects.

**The motion was made by Daniel Cupoli and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 04, 2017

OCPB Case # Z-17-372

- 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 NYS Lineman's Safety Training Fund for the property located at 8533 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 construction of a 21,300 square foot office building with receiving dock, stormwater management basins, asphalt parking and driveways on a 34.19-acre parcel in a General Commercial (GC) zoning district; and
- WHEREAS, in 2015, the Board recommended No Position with Comment of a Site Plan referral (Z-15-336) proposing to convert an abandoned landing field runway into a lineman's training facility, including construction of a 13,800 sf building which ultimately appears to have been built; and
- WHEREAS, the site is located along Brewerton Road, a state road, 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 an auto dealership; and
- WHEREAS, the submitted topographic survey dated August 28, 2017 shows an existing masonry building (60' x 90') with an attached, rear steel frame barn (120' x 75'), a metal pole barn (48' x 48.1') off the front northern corner of the building, a paved runway on the southern side of the structures, and an asphalt driveway onto Brewerton Road near the northern lot line that connects to the runway; per the survey, there is a 100' Metropolitan Water Board easement and a 54" water main along the southern lot line and a 20' sanitary sewer easement along Brewerton Road; and
- WHEREAS, the submitted Layout Plan dated September 11, 2017 shows the proposed 21,300 sf office building at the front of the site and existing structures with sidewalks, stone landscape mulch, and an asphalt parking lot with 44 spaces at the front of the building, a stormwater management area south of the building, a fenced-in dumpster enclosure, receiving dock, sidewalks, stone landscape mulch, and an asphalt parking lot with 10 spaces at the rear of the building, and grass areas at the north and rear of the building; and
- WHEREAS, per the Layout Plan, the existing asphalt access drive to the north of the proposed building will remain, but the portion situated at the rear will be extended farther west to avoid encroachment on the new building; a proposed sidewalk is shown connecting the proposed developed area with the existing building to the rear of it; and

WHEREAS, the submitted Environmental Assessment Form (EAF) dated September 11, 2017 states that 2.0 acres will be disturbed by the proposed project and stormwater will be mitigated through the bioretention and detention basins south of the proposed office building before being discharged through the existing drainage culvert on the south side of the site; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and

WHEREAS, GIS mapping shows the possible presence of federal wetlands at the rear of the site, in a forested area along the northern lot line; the proposed and existing development does not appear to encroach on the wetland area; 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 must contact the New York State Department of Transportation to coordinate requirements for the existing driveway on Brewerton Road, in order to satisfy commercial driveway standards.
2. The New York State Department of Transportation has determined that the applicant must provide the Department with ITE Trip Generation traffic figures.
3. The New York State Department of Transportation has determined that the applicant must complete a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to meet Department requirements verifying that the proposed development would not create additional stormwater runoff into the State's drainage system and is required to first contact the Department to determine the scope of the study; the applicant must submit the drainage study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.
4. The applicant must submit a lighting plan to be approved by the New York State Department of Transportation to ensure there is no glare or spillover onto adjacent properties or the State right-of-way.

The Board also offers the following comment(s):

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 early in the planning process to determine sewer availability and capacity.
2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" website at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.

3. The applicant and municipality are advised to ensure the following county, state, and/or federal regulations have been met prior to site plan approval:

a. Offset Plan - Per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 ([www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html)) where applicable. Unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer to offset new sanitary flow by the removal of extraneous flow and submit a letter confirming the acceptance of the offset plan to the Onondaga County Department of Water Environment Protection.

b. State Pollutant Discharge Elimination System (SPDES) Permit – Any project that cumulatively disturbs one acre or more of land, must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity. For projects within a designated municipal storm sewer system (MS4) municipality, the applicant must prepare a Stormwater Pollution Prevention Plan (SWPPP) and consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP). The municipality is advised that they must sign and submit an MS4 SWPPP Acceptance Form and Notice of Intent (NOI) to the New York State Department of Environmental Conservation (NYS DEC) Bureau of Water Permits. The municipality should ensure that a letter of acceptance is received from the NYS DEC prior to issuance of a building permit.

Projects located within the Onondaga Lake watershed must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual in the SWPPP.

c. State Highway Access and/or Work Permit – Any new or modified driveways and work within the state right-of-way require a highway access and/or work permit from the New York State Department of Transportation.

d. Notice of Public Hearing – 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.

**The motion was made by Daniel Cupoli and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 04, 2017

OCPB Case # Z-17-373

- 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 SOS Real Estate Holding Company, LLC for the property located at 5801 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) and Church Street (Route 20), both county roads, and the municipal boundary between the Town of Cicero and the Village of North Syracuse; and
- WHEREAS, the applicant is proposing to renovate an existing 52,800 square foot building to accommodate an orthopedic surgery center on a 16.7-acre parcel in a Regional Commercial zoning district; and
- WHEREAS, the site is located north of East Taft Road, a county road, and the Syracuse Hancock International Airport in the Town of Cicero; the site abuts residential properties to the north, east, and south and is near the municipal boundary between the Town of Cicero and the Village of North Syracuse; and
- WHEREAS, the submitted General Plan dated September 8, 2017 shows the site contains a one-story precast concrete building at the rear of the site, including an SRCTec facility and a New York State Department of Motor Vehicles office, and a masonry building (52,800 sf) at the southeast corner of the site, formerly the Wynit Building; the remainder of the site consists of associated parking lots, two full access driveways onto Church Street, a county road, and a full access driveway onto Kreisler Road, a local road; and
- WHEREAS, the submitted Project Narrative indicates the proposed project involves primarily internal renovations to the former Wynit Building to accommodate Specialist's One-Day Surgery (SOS), a surgery center specializing in orthopedic surgical procedures; exterior improvements to the building include, new entry canopies for patient drop-off and pick-up, reconfiguring the gates of the dumpster enclosure, and installation of new compactors for trash and recyclable cardboard; and
- WHEREAS, the submitted Site Plan dated September 8, 2017 indicates the existing parking area at the front of the building will be partially demolished to allow for the proposed exterior improvements to the building; the Site Plan shows two u-shaped one-way drives with entrance canopies, one at the central front entrance to the building and a second at the southern entrance, landscaping and a concrete sidewalk along the front of the building, and a re-stripped and delineated parking area with 34 accessible parking spaces at the front of the building; and
- WHEREAS, per the Project Narrative, the facility will be equipped with 8 operating rooms with the expansion capability to 10 operating rooms in the future and an

Extended Stay Suite; and

WHEREAS, the submitted Site Plan Application dated September 11, 2017 states the proposed hours of operation for SOS will be Monday through Friday 7am to 5pm with occasional overnight stays and the maximum number of employees on site at one time will be 60; per the application, the parking lot provides 315 off-street parking spaces; and

WHEREAS, there are no proposed changes to the existing site access; and

WHEREAS, the existing building is served by public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and

WHEREAS, GIS mapping shows a portion of the site falls within a Runway Protection Zone (RPZ) associated with the Syracuse Hancock International Airport; the portion of the site with the RPZ consists of the existing parking area; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the site is located over, or immediately adjoining, primary and principal aquifers; and

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

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

The Onondaga County Department of Transportation has determined that the municipality and applicant must contact the Department at (315) 435-3205 to discuss any required traffic or drainage data for the proposed project. Any modifications to the Site Plan required by the Department must be reflected on a revised Site Plan prior to municipal approval.

The Board also offers the following comment(s):

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 early in the planning process to determine sewer availability and capacity.
2. The applicant and municipality are advised to ensure the following county, state, and/or federal regulations have been met prior to site plan approval:
  - a. Offset Plan - Per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 ([www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html)) where applicable. Unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer to offset new sanitary flow by the removal of extraneous flow and submit a letter confirming the acceptance of the offset plan to the Onondaga County Department of Water Environment Protection.



b. Runway Protection Zone (RPZ) – Compatible land uses in an RPZ are dictated by the Federal Aviation Administration (FAA). The municipality is advised to adhere to the guidelines of the FAA and minimize the risk to people and property in an RPZ.

c. Notice of Public Hearing – 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.

**The motion was made by Daniel Cupoli and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 04, 2017

OCPB Case # Z-17-374

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a OTHER AUTHORIZATION from the City of Syracuse Zoning Administration at the request of Creekwalk Commons, LLC for the property located at 324 West Water Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law the site is located within 500 feet of South West Street, a state-owned arterial; and
- WHEREAS, the applicant is proposing to install signage on a mixed-use building on a 1.0-acre parcel in a Central Business-General Service (CBD-GS) zoning district; and
- WHEREAS, in 2015, the Board recommended No Position of a Project Site Review referral (Z-15-309) proposing exterior renovations to the existing building on the subject parcel; and
- WHEREAS, the site is located in Downtown Syracuse and has frontage on Erie Boulevard West and West Water Street, both city streets; the site is located south and across Erie Boulevard West from the Niagara Mohawk Building and the Creekwalk runs along the eastern and southern property lines; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; according to the ReZone Syracuse draft zoning map dated June 2017, the proposed zoning for this lot is Mixed Used Central Business District (MX-5), which would act to “provide for areas of highest-density residential development, maximum building height, minimal parking, and the greatest range and mix of uses”; and
- WHEREAS, the submitted survey map dated October 27, 2016 shows an existing three-story masonry building located between Erie Boulevard West and West Water Street and set behind a small state-owned parcel on South Franklin Street, a city street; the existing building, Creekwalk Commons, is a mixed-use building containing apartments and commercial tenant space (Café Kubal); and
- WHEREAS, per aerial photography, the site building is connected via pedestrian bridge to a parking garage, and has sidewalks on both road frontages; and
- WHEREAS, per the submitted Sign Waiver Application dated September 14, 2017 proposed signage for Creekwalk Commons includes three banner signs (36” x 120”) to be hung at a height of 120” (top of the sign to the ground) and a mounted sign (17.32” x 84.69”); the banners will be installed along Erie Boulevard West and the mounted sign will be installed on the front of the porticos over the Erie Boulevard West and West Water Street entrances; the proposed signage will not be illuminated; and

- WHEREAS, the site is served by municipal drinking water and public sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project is within 2,000 feet of a site in the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database (734060, C734089, V00588); the Niagara Mohawk site just north of the parcel is an active site (734060) in the State Superfund Program; and
- WHEREAS, aerial imagery shows a channelized portion of Onondaga Creek running north-south through the site, with the portion of the channel on the site flowing belowground under the western portion of the building; GIS mapping shows there are 100-year floodplains and federal wetlands associated with the creek; and
- WHEREAS, per the EAF Mapper, the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; and
- WHEREAS, the EAF Mapper indicates that the site is near the Amos Block, Syracuse Post Office and Court House, and Niagara Mohawk 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 and may consequently be acted on solely by the referring board.

**The motion was made by James Corbett and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 04, 2017

OCPB Case # Z-17-375

- 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 #1 of 2017 to amend Chapter 225 (Zoning) to provide additional criteria to be considered during site plan review; and
- WHEREAS, the Board is concurrently reviewing a Local Law referral (Z-17-376) proposing to amend §225-29 (“Applicability”) of Article VIII (“Site Plan Approval”) such that site plan review will be required prior to issuance of a demolition permit; and
- WHEREAS, the proposed local law will amend §225-30 (“Procedure”) of Article VIII (“Site Plan Approval”) of the Village of Skaneateles zoning ordinance; and
- WHEREAS, per the Village zoning ordinance, Article VII §225-29 (“Applicability”) states “No building or zoning permit shall be issued for a permitted use...requiring site plan review and approval until a site plan has been reviewed by the Planning Board”; and
- WHEREAS, per the Village zoning ordinance, Article VII §225-30 (“Procedure”) outlines the current procedure and requirements for site plan approval including: (A) General, which details the application referral process, (B) Data to accompany application, (C) Site plan review, (D) Criteria for site plan review, (E) Application for area variance, (F) Conditions attached to the approval of site plans, (G) Decision, (H) Notice to Onondaga County Planning Agency, (I) Compliance with State Environmental Quality Review Act, and (J) Public hearing; and
- WHEREAS, per §225-30(D) of the zoning ordinance, “The Planning Board shall review the site plan and supporting data before approval is given and take into consideration the following objectives: (1) Harmonious relationship between proposed uses and existing adjacent uses, (2) Maximum safety of vehicular circulation between the site and the street network, (3) Maximum adequacy of interior circulation, parking and loading facilities with particular attention to vehicular and pedestrian safety, (4) Adequacy of landscaping and setbacks in regard to achieving maximum compatibility and protection of adjacent residential uses, (5) Applicable regulations of this chapter”; and
- WHEREAS, per the proposed local law, amendments to §225-30(D) include the addition of the following criteria: (2) Protection of environmentally sensitive areas, (3) Preservation of historic and/or architecturally significant structures and landscape features, and (4) Compatibility of the scale, design, materials and

detailing of the proposed use with existing adjacent and nearby uses; the remaining criteria will be renumbered as appropriate; and

WHEREAS, the submitted Supplement to Part 1 of the Short Environmental Assessment Form indicates that the intent of adding the new criteria to the site plan review process is to create a more thorough review process in which any environmental resources that may be affected would be considered on a case-by-case basis during the site plan review process; and

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

The Board commends the Village for the proposed incorporation of additional criteria that help to maintain environmental and historic assets and promote a comprehensive approach to site design and land use planning.

**The motion was made by Daniel Cupoli and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 04, 2017

OCPB Case # Z-17-376

- 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 #2 of 2017 to amend Chapter 225 (Zoning) to provide a requirement for site plan review prior to issuance of a demolition permit; and
- WHEREAS, the Board is concurrently reviewing a Local Law referral (Z-17-375) proposing to amend §225-30 (“Procedure”) of Article VIII (“Site Plan Approval”) such that environmentally sensitive areas, historic and/or architecturally significant structures and landscape features, and compatibility of design and uses will be new criteria considered during review of a site plan; and
- WHEREAS, the proposed local law will amend §225-29 (“Applicability”) of Article VIII (“Site Plan Approval”) of the Village of Skaneateles zoning ordinance; and
- WHEREAS, per the Village zoning ordinance, Article VII §225-29 (“Applicability”) states “No building or zoning permit shall be issued for a permitted use listed in Article IV requiring site plan review and approval until a site plan has been reviewed by the Planning Board as provided in this article. After such review the Planning Board shall approve, approve with modifications or disapprove such site plan”; and
- WHEREAS, per the proposed local law, amendments to §225-29 include the addition of the following: “No demolition permit shall be issued until a site plan has been reviewed by the Planning Board as provided in this article”; and
- WHEREAS, per the Village zoning ordinance, Article VII §225-30 (“Procedure”) outlines the current procedure and requirements for site plan approval including: (A) General, which details the application referral process, (B) Data to accompany application, (C) Site plan review, (D) Criteria for site plan review, (E) Application for area variance, (F) Conditions attached to the approval of site plans, (G) Decision, (H) Notice to Onondaga County Planning Agency, (I) Compliance with State Environmental Quality Review Act, and (J) Public hearing; and
- WHEREAS, the submitted Supplement to Part 1 of the Short Environmental Assessment Form indicates that the intent of requiring site plan review prior to issuance of a demolition permit is to consider any environmental resources that may be affected on a case-by-case basis during the site plan review process; and

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

recommends that said application be APPROVED.

The Board commends the Village for the proposed incorporation of demolitions in their site plan review process which serves to help maintain environmental and historic assets and promote a comprehensive approach to site design and land use planning.

The Village is encouraged to provide additional clarification of the site plan approval procedures outlined in the zoning ordinance and how they will relate to proposed demolitions, particularly if there are differences in data requirements for applications or criteria that will be considered during the review process.

**The motion was made by Daniel Cupoli and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 04, 2017

OCPB Case # Z-17-377

- 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 LaFayette Planning Board at the request of Oliver's Campers, Inc. for the property located at 2843 Route 11; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Interstate Route 81 and US Route 11, both state highways, and a farm operation located in an Agricultural District; and
- WHEREAS, the applicant is proposing to operate a RV sales and service dealership on a 4.17-acre parcel in an Industrial zoning district; and
- WHEREAS, in 2008, the Board recommended Modification of a Controlled Site Approval referral (Z-08-202) proposing to operate a weekend auto flea market on the subject parcel and an adjacent parcel; and
- WHEREAS, the site is located along US Route 11 in a rural area in the Town of LaFayette; the site abuts I-81 to the west and is adjacent to several residential lots, a school, a restaurant, the State Police Department, and the Town Highway Garage; lands to the east of the site and west of I-81 are enrolled in New York State Agricultural District 1 and contain some active farmland; an Agricultural Data Statement was not submitted with the referral; and
- WHEREAS, per the submitted map (undated) the site contains three existing structures, Building A (50' x 32'), Building B (a silo), and a small storage shed located along Route 11; the site has an existing u-shaped driveway with two access points on Route 11; and
- WHEREAS, the proposed RV sales and service dealership, Oliver's Campers, Inc., is shown to include two proposed sales lot locations, one to the rear of Building A and one to the rear of Building B along I-81; the map states that "general landscape maintenance will take place around the buildings, Route 11 and I-81 as well as tree trimming along West property border near I-81" and signs will be located on Building B and outside of Building A; and
- WHEREAS, no additional details regarding the proposed project are included in the referral materials; and
- WHEREAS, per the map, water supply and septic are unknown; the Onondaga County Department of Finance Office of Real Property Services indicates the site is served by well and septic system; and

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

The Site Plan lacks pertinent information regarding the proposed project, including existing or proposed site access, site circulation, the size and

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capacity of proposed parking areas, wastewater accommodations, and the size, type and placement of proposed signage. As such, the Board does not have adequate information to consider the feasibility and merits of the proposed Site Plan at this time.

**The motion was made by Daniel Cupoli and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 04, 2017

OCPB Case # Z-17-378

- 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 LaFayette Planning Board at the request of Kelsey Moody & Associates for the property located at 2561 US Route 11; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Interstate Route 81 and US Route 11, both state highways; and
- WHEREAS, the applicant is requesting a special permit to allow an existing office building to be used as a scientific laboratory on a 1.88-acre parcel in a Hamlet zoning district; and
- WHEREAS, in 2004, the Board recommended No Position for an Area Variance referral (Z-04-339) to reduce the side yard setback of the existing office building on the subject parcel; in 2014, the Board recommended Modification of a Special Permit referral (Z-14-385) proposing to operate a scientific laboratory out of the existing building, which subsequently moved to a new location in the hamlet in order to have more space; in 2016, the Board recommended Modification of a Special Permit referral (Z-16-38) to operate another scientific laboratory in the existing building and later recommended Modification of a Site Plan referral (Z-16-288) to convert the vacant lab space in the existing building into apartments and office space; an Area Variance referral (Z-17-347) was also reviewed by the Board in 2016 to allow for a sign to be placed on the subject parcel; and
- WHEREAS, the site is at the northern edge of the LaFayette hamlet, located at the intersection of US Route 11 and US Route 20 in the Town of LaFayette; the site is along Route 11 and abuts the I-81 northbound on and off ramp to the west; surrounding land uses include commercial and institutional parcels in the hamlet to the south, residential lots across Route 11, and Town office buildings to the north; and
- WHEREAS, aerial imagery shows the site has an existing full access driveway onto Route 11, an existing one-story building with front and north side parking areas, and a driveway connection to the adjacent Town parcels to the north; it appears that the adjacent parking areas may be shared between the parcels; and
- WHEREAS, the submitted Environmental Assessment Form (EAF) dated September 5, 2017 states Kelsey Moody & Associates, LLC is seeking a special permit to operate a scientific laboratory in the existing building (5,025 sf) on the site; per the Town of LaFayette zoning ordinance, business and professional offices are permitted in the Hamlet (H) zoning district upon specific permit approval; and
- WHEREAS, a letter dated September 5, 2017 indicates that the subject parcel is currently for sale and one of the interested parties is Kelsey Moody & Associates, LLC;

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per the letter, no contract regarding the sale has yet been signed; and  
WHEREAS, the EAF states the site is served by individual well and septic system; no changes to the existing infrastructure are proposed; and  
WHEREAS, GIS mapping indicates the possible presence of state and federal wetlands on the site; based on the map, nearly half of the western portion of the site is encumbered by wetlands; and

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

1. Per the New York State Department of Transportation, the municipality is advised to ensure appropriate agreements are in place for any shared driveways on Route 11 or any parking areas shared with the adjacent parcels.
2. The applicant and municipality are advised to ensure the following county, state, and/or federal regulation has been met prior to approving this special permit request:
  - a. Septic System Approval – The Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to municipal approval of the special permit request.

**The motion was made by Daniel Cupoli and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 04, 2017

OCPB Case # Z-17-379

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Van Buren Planning Board at the request of Third Day Worship Centre for the property located at 6987 Jones 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 Jones Road and Van Buren Road, both county roads, and the NYS Thruway, a state highway; and
- WHEREAS, the applicant is proposing to construct a front porch entry on an existing commercial structure, along with repair and expansion of the existing parking lot on a 0.83-acre parcel in an Industrial-A (InA) zoning district; and
- WHEREAS, the Board is concurrently reviewing an Area Variance referral (Z-17-386) for the proposed project; in 2004, the Board recommended Modification of a Site Plan referral (Z-04-408) proposing to open a private club/restaurant in the existing building on the subject parcel and cited access requirements to meet Onondaga County Department of Transportation driveway standards; and
- WHEREAS, the site is located near the intersection of Jones Road and Van Buren Road, both county roads, in the Town of Van Buren; the site is just west of the I-690 and I-90 interchange; surrounding land uses include industrial lots situated along I-690 and I-90, near the interchange; and
- WHEREAS, the submitted survey map dated April 9, 2016 shows the site consists of a single parcel with frontage on Jones Road and an existing one-story frame building, formerly the Moose Lodge; per the survey map, there is a broken tarvia parking lot on the eastern side of the building connecting to a gravel parking area which extends into the adjacent lot to the east; aerial imagery shows access to the parking area from a u-shaped gravel driveway with two access points onto Jones Road, one on the subject parcel and one on the adjacent lot to the east; and
- WHEREAS, the submitted Environmental Assessment Form (EAF) dated September 1, 2017 states the proposed project will include renovating the interior first floor of the existing building to accommodate church services, adding a front porch entry, and improving and increasing the parking lot on-site; and
- WHEREAS, the submitted Site Plan dated June 5, 2017 shows the existing building (48.38' x 71.98'), a deck with a shed roof, proposed wood stairs, proposed concrete stairs, and proposed concrete sidewalk at the rear of the building, a basement entry awning with a modified concrete walkway on the eastern side of the building, a proposed concrete landing for rear sanctuary exit on the western side of the building, and a proposed front porch (12' x 16') with stairs; the Site Plan shows the parking lot will be squared off and situated 10' east of the building and 3' from the eastern lot line; the parking lot will be covered with new crushed stone and have space for 34 vehicles; and

WHEREAS, proposed access to the site consists of a u-shaped driveway with two full access points onto Jones Road, both 28' wide and located on the subject parcel; the existing parking lot and u-shaped driveway will be separated from the adjacent parcel by a 3' wide strip of grass along the eastern lot line; and

WHEREAS, a ground sign is shown on the Site Plan that is located at the front of the existing building and proposed porch and out of the County right-of-way; and

WHEREAS, per the Town of Van Buren zoning ordinance, a 50' front yard setback is required for principal and attached accessory structures in the Industrial A (InA) zoning district; the Site Plan shows the proposed front porch entry will have a front yard setback of 38.1' requiring an area variance for the project; submission of a formal area variance application to the Town is anticipated; and

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

WHEREAS, GIS mapping shows the possible presence of state and federal wetlands at the rear of the site with a portion of the state wetland (CAM-14) area encroaching on the parcel; the existing building does not appear to fall in the wetland area, however, the rear of the parking lot may be encumbered by state wetlands; and

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

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

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

1. Per the Onondaga County Department of Transportation, only one ingress and one egress onto Jones Road will be permitted. The municipality and applicant must contact the Onondaga County Department of Transportation to coordinate the proposed access to Jones Road, which must meet Department commercial driveway standards. The Site Plan must be modified to reflect all driveway requirements prior to municipal approval.
2. The Onondaga County Department of Transportation has determined that the applicant must complete a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to meet Department requirements verifying that the proposed development would not create additional stormwater runoff into the County's drainage system and is required to first contact the Department to determine the scope of the study; the applicant must submit the drainage study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.
3. The applicant must contact the Onondaga County Department of Transportation regarding proposed hours of operation and hours of proposed religious services.
4. The Onondaga County Department of Transportation has determined that

the applicant must provide the Department with ITE Trip Generation traffic figures and complete any appropriate mitigation as may be determined by the Department.

The Board also offers the following comment(s):

The applicant and municipality are advised to ensure the following county, state, and/or federal regulation has been met prior to site plan approval:

- a. County Highway Access and/or Work Permit – Any new or modified driveways and work within the county right-of-way require a highway access and/or work permit from the Onondaga County Department of Transportation.
- b. State Wetlands Approval – The applicant is advised to contact the New York State Department of Environmental Conservation to confirm the presence of state wetlands and/or the 100-foot state wetland buffer on the site, and to determine whether permits are necessary for the proposed project. Any applicable permits should be obtained and all confirmed wetlands should be shown on the plans for the site.

**The motion was made by Daniel Cupoli and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 04, 2017

OCPB Case # Z-17-380

- 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 Cheryl & Theresa Calarese for the property located at 6780 Manlius Center 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 Manlius Center Road (Route 290) and Interstate Route 481, both state highways, and the municipal boundary between the Town of DeWitt and the Village of East Syracuse; and
- WHEREAS, the applicant is proposing to operate a dog day care center in a former restaurant space on a 0.27-acre parcel in an Industrial zoning district; and
- WHEREAS, the site is located along Manlius Center Road, a state road, just west of I-481 in the Town of DeWitt; surrounding land uses include several auto sales and service businesses and various commercial lots along Manlius Center Road; and
- WHEREAS, the submitted survey map (undated) shows the site consists of a single parcel with an existing one-story frame building, formerly a restaurant; aerial imagery shows the building is situated along the eastern lot line and there is a vegetative buffer separating the parcel and I-481; the site has a full access driveway onto Manlius Center Road and a parking area on the western half of the lot; and
- WHEREAS, the submitted plan dated September 18, 2017 indicates the proposed use, R&B's Romp & Play Doggie Day Care, will utilize the existing building; the plan shows asphalt pavement (7,310 sf) with 16 parking spaces west of the building, gravel pavement (7,810 sf) attached at the western side of the asphalt parking area, a sidewalk from the front entrance of the building to the asphalt parking area, and a chain link fence enclosing a grassy area at the rear of the asphalt parking lot; and
- WHEREAS, based on the survey map, the gravel pavement appears to be on the adjacent parcel to the west; aerial imagery shows the adjacent parcel also has a gravel drive from the parking area to the rear adjacent lot that may be providing additional access to that parcel; and
- WHEREAS, the referral materials included product information for three LED wall pack lights; these will presumably be installed with the proposed change in building use; and
- WHEREAS, the site is served by public drinking water and sewer and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a

Combined Sewer Overflow (CSO); and

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

WHEREAS, per the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper, the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; and

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

1. Per the New York State Department of Transportation, the Town is advised to ensure appropriate access and maintenance agreements are in place for any shared driveways or parking areas.
2. Given the presence of floodplains on site, the Board strongly encourages the municipality and applicant to work to incorporate green infrastructure where possible, in order to minimize stormwater runoff in a floodplain. In particular, the municipality and applicant may wish to restore lawn and add landscaping to allow for stormwater capture and absorption.

**The motion was made by Daniel Cupoli and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes.**





JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 04, 2017

OCPB Case # Z-17-381

- 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 CNY Fire Emergency Services, Inc. for the property located at 7848 Northern Boulevard; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Northern Boulevard (Route 82), a county highway; and
- WHEREAS, the applicant is proposing to renovate an existing vacant structure for use by CNY Fire Emergency Services, Inc. on a 4.03-acre parcel in a General Commercial zoning district; and
- WHEREAS, the site is located along Northern Boulevard, a county road, in the Town of Cicero; the site is northeast of a residential neighborhood and abuts a vacant parcel to the west, an auto shop to the north, and a single family residence to the south; and
- WHEREAS, the submitted Site Plan dated September 21, 2017 shows the site consists of a single parcel containing an existing one-story metal building, currently used for cold storage, situated along the northern lot line; there is an existing driveway on Northern Boulevard at the northeastern corner of the lot; the Site Plan also shows a large gravel area at the front of the lot and a 99' Onondaga County Water Authority easement cutting across the southwestern corner of the lot; and
- WHEREAS, the submitted Environmental Assessment Form (EAF) dated September 21, 2017 indicates that the proposed project includes parking lot improvements, wastewater improvements, and modifications to the existing commercial building to allow for the site to be used by CNY Fire Emergency Services, Inc.; and
- WHEREAS, the submitted Grading and Layout Plan dated September 21, 2017 shows a proposed asphalt area at the front of the building with 6 visitor parking spaces, the existing gravel area with 11 proposed employee parking spaces to the south of the building, a gravel drive extending south from the asphalt area to the existing gravel parking area, and a gravel drive extending from the gravel parking area to an overhead door on the southern side of the building; the gravel parking lot appears to encroach on the Onondaga County Water Authority easement; and
- WHEREAS, per the Grading and Layout Plan, the existing driveway will be paved with asphalt; no additional changes to the driveway are proposed; and
- WHEREAS, the submitted Site Plan Application dated September 21, 2017 states the proposed hours of operation are Monday through Friday 8am to 5pm and the maximum number of employees on the site at one time is 10; and

WHEREAS, per the Site Plan Application, proposed signage includes a wall-mounted sign (5' x 20') on the peak of the building over the front entrance and a 4' x 6' ground/pole-mounted sign at the road; and

WHEREAS, per the EAF, 2.0 acres of the site will be physically disturbed by the proposed project and stormwater will be directed into the existing drainage ditch and culvert; and

WHEREAS, proposed drinking water service will be provided by the Onondaga County Water Authority (OCWA) and wastewater service will be provided by an individual septic system; the limits of the proposed septic field are shown on the Grading and Layout Plan in a grassy, lawn area between the gravel parking area and the building; and

WHEREAS, GIS mapping shows the possible presence of state and federal wetlands on the site; the Site Plan shows the state wetland (CIC-14) boundaries, per the DEC Mapper, and the existing building does not appear to encroach on the wetland area; the bottom and top banks of a stream are also shown in the Site Plan; there appears to be a stream primarily at the southeastern corner of the lot, with a second stream at the northwestern corner; and

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

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

1. The municipality and applicant must contact the Onondaga County Department of Transportation to bring all existing and proposed access on Northern Boulevard up to Department commercial driveway standards. Per the Onondaga County Department of Transportation, the driveway must be designed to allow for right-in/right-out access only, and the plan must be modified to reflect all driveway requirements prior to Town approval.
2. The municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department.
3. The Town is advised to ensure adequate permissions are obtained from the Onondaga County Water Authority to allow for the proposed parking area within the public easement on the site.

The Board also offers the following comment(s):

1. Per the Onondaga County Department of Transportation, the applicant is advised to consider maintenance of shared legal driveway access with the adjacent parcel to the north to provide both parcels with sufficient access to Northern Boulevard.
2. Per the Onondaga County Department of Transportation, the municipality and applicant are advised that signage is prohibited in the County right-of-

way and may not obstruct sight distance.

3. The applicant and municipality are advised to ensure the following county, state, and/or federal regulations have been met prior to site plan approval:

a. County Highway Access and/or Work Permit – Any new or modified driveways and work within the county right-of-way require a highway access and/or work permit from the Onondaga County Department of Transportation.

B. Septic System Approval – The Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to municipal approval of the site plan.

C. State and/or Federal Wetlands Approval – The applicant is advised to contact the U.S. Army Corps of Engineers (USACE) and/or the New York State Department of Environmental Conservation (NYS DEC) 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. The applicant is also advised to contact the USACE and NYS DEC to determine whether permits are necessary for the proposed project and obtain any applicable permits.

**The motion was made by Daniel Cupoli and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 04, 2017

OCPB Case # Z-17-382

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of Laker Development Group, LLC for the property located 3820-3848 State Route 31; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Route 31, a state highway; and
- WHEREAS, the applicant is requesting several area variances to allow for the development of commercial and retail spaces on a vacant 6.049-acre parcel in a Residential Agricultural (RA-100) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Zone Change referral (Z-17-350) for the project which was extended with agreement from the Town of Clay, so that a Coordinated Review meeting on the project could be held on September 14, 2017, involving the town representatives and various local and state agencies; and
- WHEREAS, the site is located near the major regional intersection (Moyers Corners) between the New York State Route 31 and County Route 57 in the Town of Clay; the site is adjacent to a shopping plaza that contains two large retail establishments (Lowe's and Hobby Lobby) and an outparcel retail building; there is a CSX rail line running along the eastern property line; other surrounding land uses include various big box retail establishments along Route 31 and a recently constructed auto dealership (Davidson Ford of Clay), a proposed auto dealership (Fox), and a proposed shopping plaza all west of the site; and
- WHEREAS, the submitted Boundary and Topography Survey Map dated August 23, 2017 shows the site consists of a vacant, partially-forested parcel with two concrete pads in the northwestern corner of the parcel; the survey map shows a gas line easement to Niagara Mohawk along western lot line, a 40' storm easement along eastern lot line, and an area on the map, along the western lot line, wherein it is noted that "an overlap exists between the deeded lands of" the parcel and the adjacent lands owned by the Clay South Development, LLC; and
- WHEREAS, the submitted Zoning Change Map dated August 25, 2017 states the proposed action will rezone the parcel from Residential Agricultural (RA-100) to Regional Commercial (RC-1) to allow for a proposed retail development; per the Town of Clay zoning ordinance, the RA-100 district is intended to "accommodate agricultural activities, to provide a setting for low-density family dwellings, and supportive nonresidential development in areas of the Town that are unlikely to be served by both public water and sewers" and the RC-1 district is intended to "allow for diverse large-scale commercial development of potentially multiple lots, structures and uses arranged in a

planned and coordinated manner”; and

WHEREAS, the submitted Preliminary Site Plan w/Wetlands dated August 28, 2017 shows the proposed development to include four detached buildings totaling 17,500 sf, two patio areas totaling 1,880 sf at the front of the buildings, associated parking areas with 272 spaces, a right in, right out driveway onto Route 31, a driveway connection to the adjacent shopping plaza to the east which has additional access via an existing full access driveway with traffic signal on Route 31, a sign east of the right in, right out driveway, and a stormwater management area; and

WHEREAS, the plan shows the proposed buildings situated near the center of the parcel, parallel to Route 31, with A1 (2,400 sf) being the farthest west, and then B1 containing two attached spaces (2,250 sf and 2,300 sf), C1 (7,300 sf), and D1 (3,250 sf) being the farthest east; the Environmental Assessment Form (EAF) indicates that A1 is intended for a restaurant use, B1 is intended for a retail use and a drive-thru restaurant (Starbucks), C1 is intended for a restaurant use (Texas Roadhouse), and D1 is intended for a medical office use; the plan shows the parcel divided into 4 lots with Lot A containing building A1, Lot B containing building B1, Lot C containing building C1, the right in, right out driveway, and the stormwater management area, and Lot D containing building D1 and the driveway connection to the adjacent shopping plaza; no subdivision referral has been reviewed for the project and a proposed subdivision is not mentioned elsewhere in the referral materials; and

WHEREAS, the following area variances are sought for the proposed commercial development: 1) a reduction in minimum lot size from 10 acres (required) to 6 acres (proposed), 2) a reduction in minimum perimeter landscape strip along west and east property lines from 30’ (required) to 15’ (proposed), 3) a reduction in minimum additional perimeter landscape strip along southwest property line abutting residential district from 80’ (required) to 30’ (proposed), and 4) a reduction in number of parking spaces from 300 (required) to 275 (proposed); and

WHEREAS, per the EAF, 6.049 acres of the site will be disturbed by the proposed development and stormwater runoff will be directed to on-site stormwater management areas; the plan shows a large area designated for stormwater management at the southern end of the parcel to the rear of the proposed development; and

WHEREAS, no transit accommodations are shown on the Preliminary Site Plan w/Wetlands, either at the frontage/curbline, or connecting pedestrians to the road; per the Central New York Regional Transportation Authority (CENTRO), transit service runs along NYS Route 31, however, service to individual shopping plazas can be difficult and time-consuming; designated pull-off areas and site design that accommodates bikes and pedestrians can foster opportunities for transit services; the nearest Centro stop is located just east of the signalized intersection for the Lowe’s and Hobby Lobby plaza; and

WHEREAS, the site has access to public water and sewers; as discussed in the coordinated review meeting, plans for sewer services for the proposed commercial development have not yet been indicated, however, the site is near Town sewer lines that connect to an existing County-owned trunk sewer; the County trunk sewer ultimately flows to the Wetzel Road Wastewater Treatment Plant service area though flow is diverted to the Oak Orchard Wastewater Treatment Plant during excess flow events; and

WHEREAS, per the EAF, wetlands on the site have been delineated by a wetland biologist and are shown on the survey map to extend mostly along the southern and eastern portions of the parcel; per the EAF, 0.7 acres of wetlands will be impacted by the development; the plan shows proposed building D1 to be almost entirely located within the wetland area; GIS mapping also shows that adjacent parcels are located in the 100-year floodplain and contain federal wetlands and there is a Class C stream just west of the adjacent CSX rail line; and

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

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

As expressed in recommendations for a commercial development project being concurrently reviewed by the Board on nearby lands, and as discussed at the recent coordination meeting for Route 31 projects, the Board encourages the municipality to consider the unique opportunity that the proposed project provides for careful, intentional planning that can guide future development of this portion of the Route 31 corridor. Should the municipality approve the proposed zone change, the Board offers the following comment(s) to be considered prior to any future development of the parcel:

1. The applicant must coordinate the proposed access with the New York State Department of Transportation. All access to the parcel must come from the proposed connection to the adjacent parcel and ultimately the signalized intersection at the Lowe's and Hobby Lobby plaza.
2. The New York State Department of Transportation has determined that the applicant must complete a Traffic Impact Study (TIS) for full build out to meet Department requirements and is required to contact the Department to determine the scope of the study; the applicant must submit the traffic study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.
3. The New York State Department of Transportation has determined that the applicant must complete a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to meet Department requirements verifying that the proposed development would not create additional stormwater runoff into the State's drainage system and is required to first contact the Department to determine the scope of the study; the applicant must submit the drainage study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.
4. The applicant must submit a lighting plan to be approved by the New York State Department of Transportation to ensure there is no glare or spillover

onto adjacent properties or the State right-of-way.

5. Per the New York State Department of Transportation, the applicant is required to provide a sidewalk at the front of the site along Route 31. Sidewalks in the State right-of-way must be five feet wide and continue through the driveway, and the applicant must contact the Department to obtain permits for any work in the State right-of-way.

6. As this proposed commercial development is located along a highly-developed commercial corridor, the Town is encouraged to require that pedestrian, bicycle, and transit accommodations be incorporated into the site design for this project. Pedestrian flow between Route 31, the proposed buildings, and adjoining developments should be accommodated with sidewalks and crosswalk locations clearly indicated on the plans, and screened by landscaping and/or street trees wherever possible. Bicycle racks should be provided on site.

7. The Board and New York State Department of Transportation recommend an easement be required to allow for a road/driveway connection to the adjacent parcel to the west, the Bank of America drive-thru, to provide future consolidation of access at the signalized intersection.

8. Opportunities for enhanced transit accommodation to the site are recommended and should be required by the Town per coordination with CENTRO, potentially including a transit stop at Route 31 with a dedicated pull off lane for safe access, and/or site planning to facilitate ease of access by buses within the site. Building and parking orientation to facilitate pedestrian circulation is also recommended, per the Route 31 Transportation study.

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

10. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 early in the planning process to determine sewer availability and capacity.

11. The Board discourages building within the delineated wetland area and encourages the applicant to consider a site design that avoids negative wetland impacts, in coordination with the U.S. Army Corps of Engineers, and provides buffer protection for the wetland and streams on site. The applicant is encouraged to reduce parking and pursue opportunities for shared parking with the adjacent Lowe's and Hobby Lobby Plaza in an effort to further minimize wetland impacts.

12. Given the presence of federal wetlands and the large expanse of impermeable surface on the site, the applicant should consider ways to minimize stormwater runoff and improve stormwater quality as much as practical, including installing planting islands in the proposed parking areas or utilizing green infrastructure. For more information on stormwater

management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.

13. The applicant and municipality are advised to ensure the following county, state, and/or federal regulations have been met prior to site plan approval:

- a. State Highway Access and/or Work Permit – Any new or modified driveways and work within the state right-of-way require a highway access and/or work permit from the New York State Department of Transportation.
- b. Federal Wetlands Approval – Any delineated wetlands must be confirmed by the U.S. Army Corps of Engineers. The applicant is also advised to obtain appropriate permits from the Corps for any proposed development or placement of fill in a federal wetland, or drainage of federal wetlands on site.
- c. Threatened or Endangered Species – Per the New York State Department of Environmental Conservation (NYS DEC), if a proposed project is in an area containing threatened or endangered species and/or associated habitats, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional NYS DEC Division of Environmental Permits office.
- d. Archaeological Sensitive Areas – The applicant and/or municipality is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process.

**The motion was made by Daniel Cupoli and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes.**





JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 04, 2017

OCPB Case # Z-17-383

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Pompey Planning Board at the request of Scott Schaal for the property located at 3210 Gardner 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 Pratts Falls Road (Route 218), a county highway, Pratts Falls Park, a county-owned park, and a farm operation located in an Agricultural District; and
- WHEREAS, the applicant is requesting retroactive site plan approval for a landscaping business operating since 2005 on a 40.46-acre parcel in a Farm zoning district; and
- WHEREAS, the site is located at the intersection of Gardner Road, a local road, and Pratts Falls Road, a county road, in a rural area in the Town of Pompey; the site is south across Pratts Falls Road from Pratts Falls County Park; the site and surrounding lands are enrolled in New York State Agricultural District 4 and contain active farmland; and
- WHEREAS, the submitted Site Plan dated July 17, 2017 shows a developed area at the northwestern corner of the lot that includes an existing building, three parking areas on the northern side of the building, a parking area on the southern side of the building, staging and nursery bedding areas south of the building, and storage bins to the south of the building; the remainder of the site consists of a large farm field for planting and production and existing scrub brush/forest; the plan shows an existing driveway on Gardner Road and an existing driveway onto Pratts Falls Road; future green houses, farm office space, and a storage building are shown in the developed area; and
- WHEREAS, per the submitted Retroactive Site Plan Approval Narrative, the existing building, a 2,600 sf pole barn, was constructed in 2005 and the farmland on site has been farmed under contract since 2004; further, "the current site plan approval request is retroactive in nature" because the site has been used for a landscaping and nursery business, Hunter Springs Landscape Company, and farming since its purchase in 2005; and
- WHEREAS, per the narrative, there is no on-site retail sales so parking areas are primarily used for employee parking and company vehicles; the company employs 13 full-time seasonal staff members, 2 part-time summer employees, and 1 college intern; hours of operation vary, but are generally from 7am to 5pm Monday through Friday and half days on Saturdays; and
- WHEREAS, per the narrative, exterior lighting is limited to modest, manually-controlled illumination of the parking lot surrounding the pole barn; and
- WHEREAS, the submitted Environmental Assessment Form (EAF) dated September 19, 2017 indicates that stormwater from the roof will be conveyed via drain tile to

adjacent open field for dispersal via infiltration and evaporation; and

WHEREAS, per the EAF, the site is served by individual well and septic system; and

WHEREAS, per the New York State Department of Environmental Conservation (NYS DEC), there is a classification C(T) protected stream running north-south along the eastern lot line; GIS mapping indicates the possible presence of federal and state (ORA-19) wetlands along the eastern side of the parcel and covering a significant area to the south; the Site Plan shows a similar area labeled “wetland boundary according to NYSDEC wetland map” which does not appear to encroach on the proposed or existing developed area; and

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

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

The applicant must contact the Onondaga County Department of Transportation to coordinate requirements for the existing driveway on Pratts Falls Road, in order to satisfy commercial driveway standards.

The Board also offers the following comment(s):

1. Per the Onondaga County Department of Transportation, no additional access to Pratts Falls Road will be permitted.
2. The applicant and municipality are advised to ensure the following county, state, and/or federal regulations have been met prior to site plan approval:
  - a. County Highway Access and/or Work Permit – Any new or modified driveways and work within the county right-of-way require a highway access and/or work permit from the Onondaga County Department of Transportation.
  - b. State and/or Federal Wetlands Approval – The applicant is advised to contact the U.S. Army Corps of Engineers (USACE) and/or the New York State Department of Environmental Conservation (NYS DEC) 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. The applicant is also advised to contact the USACE and NYS DEC to determine whether permits are necessary for the proposed project and obtain any applicable permits.

**The motion was made by Daniel Cupoli and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 04, 2017

OCPB Case # Z-17-384

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Skaneateles Planning Board at the request of Skaneateles Country Club for the property located at 3344 West Lake 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 West Lake Road (Route 41A), a state highway, and a farm operation located in an Agricultural District; and
- WHEREAS, the applicant is proposing minor improvements and renovations to the facility grounds located on a 61.7-acre parcel in Rural and Farming and Lakefront Watershed Overlay (RF and LWOD) zoning districts; and
- WHEREAS, in 2015, the Board reviewed Site Plan (Z-15-38) and Special Permit (Z-15-39) referrals for a project to improve the waterfront and shoreline area on the subject parcel; and
- WHEREAS, the site is at the intersection of West Lake Road, a state road, and West Lake Street, a local road, on the western shore of Skaneateles Lake in the Town of Skaneateles; lands to the south and west of the site are enrolled in New York State Agricultural District 2 and contain active farmland; and
- WHEREAS, the submitted Site Plan dated September 22, 2017 shows the site consists of a single parcel containing a portion of the Skaneateles Country Club facility; aerial imagery shows the parcel has a long, full access driveway onto West Lake Street that runs parallel to the northern lot line before cutting southeast towards the waterfront; the front portion of the parcel appears to include a portion of the club's golf course and the waterfront portion includes a dock, boat launch, and swimming area on the lake, a clubhouse with circular entry driveway and parking lots to the north and south, a short game practice area, and a stormwater management facility; and
- WHEREAS, the proposed project includes renovating the existing driving range and short game practice facility; per the Site Plan, the practice facility currently has 15,740 sf of driving range teeing area with a 4,600 sf chipping green and 700 sf practice bunker; the proposed redesign will result in a 20,000 sf driving range tee with a concrete pad where artificial turf mats will be used, an improved chipping green of about 4,000 sf, and an improved practice bunker of about 1,000 sf; Phase 1 of the project will include the development of the new driving range area and Phase 2 will be consist of the improved short game area; and
- WHEREAS, the Site Plan also shows the addition of an 8' x 18' asphalt cart parking area, an 8' x 28' asphalt cart parking area, and an 8' x 12' bench pad, and the removal of an existing 8' x 10'-8" bench pad in the driving range and short game practice area; and

- WHEREAS, the site is located in 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; impermeable surface coverage on the site is currently 9.39% and will increase to 9.44% following the proposed project, remaining within the allowable 10%; and
- WHEREAS, the Skaneateles Watershed Rules and Regulations require that the applicant submit stormwater and erosion control plans to the City of Syracuse Water Department for approval; and
- WHEREAS, the Referral Notice indicates that the country club is served by public drinking water and sewers; and
- WHEREAS, GIS mapping shows two streams on the parcel, one near the southern lot line and one running north-south at the rear of the golf course area; the proposed project area appears to encroach on the north-south running stream; GIS mapping also shows the possible presence of federal wetlands associated with the streams; and
- WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that the portion of the site abutting Skaneateles Lake is located within the 100-year floodplain, which may require elevation of structures and other mitigation; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and
- WHEREAS, per the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper, the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and

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

**The motion was made by James Corbett and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 04, 2017

OCPB Case # Z-17-385

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Skaneateles Planning Board at the request of Kathy Burkhardt for the property located at 3139 West Lake 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 West Lake Road (Route 41A), a state highway, Benson Road (Route 117), a county highway, and a farm operation located in an Agricultural District; and
- WHEREAS, the applicant is proposing construction of a 1,418 square foot dwelling on an 18.8-acre parcel containing an existing house and barn in Rural and Farming (RF) and Lakefront Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, in 2006, the Board recommended Modification of a Preliminary Subdivision referral (S-06-136) that ultimately resulted in the subject parcel; as part of its recommendation, the Board required that the existing driveway on Benson Road, a county road, be closed and all access to the proposed lots come from the proposed right-of-way on West Lake Road, a state road; per the Onondaga County Department of Transportation, the existing driveway did not meet Department requirements for minimum sight distance; the subdivision was approved by the Town and the driveway does not appear to have closed; and
- WHEREAS, the site is located at the intersection of Benson Road and West Lake Road in a rural area in the Town of Skaneateles; the site and surrounding lands are enrolled in New York State Agricultural District 2 and appear to contain active farmland; and
- WHEREAS, the submitted Site Plan dated August 16, 2017 shows an existing one-story house situated approximately 47' from the southern lot line on the rear portion of the parcel, a barn just northwest of the house, and an asphalt area at the front of the house; there is an existing gravel driveway onto Benson Road that extends along the southern lot line to the asphalt area at the front of the house and northwest to the barn; per aerial imagery, the remainder of the parcel appears to contain an agricultural field; and
- WHEREAS, the Site Plan shows the proposed one-bedroom house (1,418 sf) set 78' west of the existing house and 34' north of the southern lot line, a patio on the southern side of the house, and an asphalt driveway extension from the existing house to the proposed house; and
- WHEREAS, the site is located in 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; impermeable surface coverage on the site is currently 2.89% and will increase to 3.39% following the proposed project, remaining within the allowable 10%; and

WHEREAS, the Skaneateles Watershed Rules and Regulations require that the applicant submit stormwater and erosion control plans to the City of Syracuse Water Department for approval; and

WHEREAS, per the Town of Skaneateles zoning ordinance, “a lot may contain more than one principal residential structure, provided that it has sufficient acreage to comply with the density requirements of the district”; and

WHEREAS, drinking water and wastewater services are provided to the existing house by an individual well and septic system, respectively; the proposed project includes a tie-in line that will connect the proposed house to the existing septic system; drinking water for the proposed house will be provided by the existing well; and

WHEREAS, per the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper, the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and

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

The Board does not endorse intensifying the use of the parcel given safety concerns with the existing driveway on the site. As indicated by the 2006 Board recommendations for the Preliminary Subdivision referral (S-06-136), the existing driveway does not meet Onondaga County Department of Transportation safety requirements for minimum sight distance.

**The motion was made by Bill Fisher and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 04, 2017

OCPB Case # Z-17-386

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Van Buren Zoning Board of Appeals at the request of Third Day Worship Centre for the property located at 6987 Jones Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Jones Road and Van Buren Road, both county roads, and the NYS Thruway, a state highway; and
- WHEREAS, the applicant is requesting an area variance to allow for a front yard setback of 38.1 feet where 50 feet is required for the proposed construction of a front porch entry on an existing commercial structure, along with repair and expansion of the existing parking lot on a 0.83-acre parcel in an Industrial-A (InA) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-17-379) for the proposed project; in 2004, the Board recommended Modification of a Site Plan referral (Z-04-408) proposing to open a private club/restaurant in the existing building on the subject parcel and cited access requirements to meet Onondaga County Department of Transportation driveway standards; and
- WHEREAS, the site is located near the intersection of Jones Road and Van Buren Road, both county roads, in the Town of Van Buren; the site is just west of the I-690 and I-90 interchange; surrounding land uses include industrial lots situated along I-690 and I-90, near the interchange; and
- WHEREAS, the submitted survey map dated April 9, 2016 shows the site consists of a single parcel with frontage on Jones Road and an existing one-story frame building, formerly the Moose Lodge; per the survey map, there is a broken tarvia parking lot on the eastern side of the building connecting to a gravel parking area which extends into the adjacent lot to the east; aerial imagery shows access to the parking area from a u-shaped gravel driveway with two access points onto Jones Road, one on the subject parcel and one on the adjacent lot to the east; and
- WHEREAS, the submitted Environmental Assessment Form (EAF) dated September 1, 2017 states the proposed project will include renovating the interior first floor of the existing building to accommodate church services, adding a front porch entry, and improving and increasing the parking lot on-site; and
- WHEREAS, the submitted Site Plan dated June 5, 2017 shows the existing building (48.38' x 71.98'), a deck with a shed roof, proposed wood stairs, proposed concrete stairs, and proposed concrete sidewalk at the rear of the building, a basement entry awning with a modified concrete walkway on the eastern side of the building, a proposed concrete landing for rear sanctuary exit on the western side of the building, and a proposed front porch (12' x 16') with stairs;

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the Site Plan shows the parking lot will be squared off and situated 10' east of the building and 3' from the eastern lot line; the parking lot will be covered with new crushed stone and have space for 34 vehicles; and

WHEREAS, proposed access to the site consists of a u-shaped driveway with two full access points onto Jones Road, both 28' wide and located on the subject parcel; the existing parking lot and u-shaped driveway will be separated from the adjacent parcel by a 3' wide strip of grass along the eastern lot line; and

WHEREAS, a ground sign is shown on the Site Plan that is located at the front of the existing building and proposed porch and out of the County right-of-way; and

WHEREAS, per the Town of Van Buren zoning ordinance, a 50' front yard setback is required for principal and attached accessory structures in the Industrial A (InA) zoning district; the Site Plan shows the proposed front porch entry will have a front yard setback of 38.1' requiring an area variance for the project; submission of a formal area variance application to the Town is anticipated; and

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

WHEREAS, GIS mapping shows the possible presence of state and federal wetlands at the rear of the site with a portion of the state wetland (CAM-14) area encroaching on the parcel; the existing building does not appear to fall in the wetland area, however, the rear of the parking lot may be encumbered by state wetlands; and

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

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

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

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

While the Board offers no position with regard to the proposed area variance, the Town is encouraged to review the project in its entirety including the following comments for the accompanying site plan:

1. Per the Onondaga County Department of Transportation, only one ingress and one egress onto Jones Road will be permitted. The municipality and applicant must contact the Onondaga County Department of Transportation to coordinate the proposed access to Jones Road, which must meet Department commercial driveway standards. The Site Plan must be modified to reflect all driveway requirements prior to municipal approval.

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



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

3. The applicant must contact the Onondaga County Department of Transportation regarding proposed hours of operation and hours of proposed religious services.
4. The Onondaga County Department of Transportation has determined that the applicant must provide the Department with ITE Trip Generation traffic figures and complete any appropriate mitigation as may be determined by the Department.
5. The applicant and municipality are advised to ensure the following county, state, and/or federal regulation has been met prior to site plan approval:
  - a. County Highway Access and/or Work Permit – Any new or modified driveways and work within the county right-of-way require a highway access and/or work permit from the Onondaga County Department of Transportation.
  - b. State Wetlands Approval – The applicant is advised to contact the New York State Department of Environmental Conservation to confirm the presence of state wetlands and/or the 100-foot state wetland buffer on the site, and to determine whether permits are necessary for the proposed project. Any applicable permits should be obtained and all confirmed wetlands should be shown on the plans for the site.

**The motion was made by Daniel Cupoli and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 04, 2017

OCPB Case # Z-17-387

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Tully Zoning Board of Appeals at the request of Mildred and Nicholas D'Antonio for the property located at 5479 Lake Road; and
- WHEREAS, General Municipal Law Section 239-1-3 allows municipalities to refer applications to the County Planning Board for informal review or technical assistance; and
- WHEREAS, the applicant is requesting an area variance to allow an existing storage shed to remain in its current location on a 3.93-acre parcel in a Residential (R-3) zoning district; and
- WHEREAS, the site is located within 500 feet of Lake Road (Route 134), a county highway, and a farm operation located in an Agricultural District; per the County's municipal mandate relief agreement with the Town of Tully, variances involving side yard setbacks and residential accessory structures are exempt from the requirements of General Municipal Law, Section 239m, paragraph 1; at the request of the Town, an informal review of the proposed project is being provided; and
- WHEREAS, the site is located in a rural area in the Town of Tully; the submitted survey map dated October 6, 2016 shows the site has frontage on Lake Road, a county road, and abuts Crooked Lake to the west; the site and adjacent lands to the south are enrolled in New York State Agricultural District 1; the site does not appear to contain active farmland, but several areas to the south appear to be agricultural land; and
- WHEREAS, aerial imagery shows an existing house, an existing driveway on Lake Road, and a shed set into a wooded area along the southern lot line, just east of the house; the existing driveway does not extend to the shed; and
- WHEREAS, a submitted letter from the Town Attorney, included in the referral materials, indicates that the proposed area variance for a reduction in side yard setback is intended for the shed on the site, which is located approximately 2' from the side yard boundary; town council is investigating whether a front yard setback variance is applicable as well; and
- WHEREAS, per the Town of Tully zoning ordinance, the required minimum side yard setback is 30' on each side; per the letter, the required minimum side yard setback was 20' at the time the shed was constructed; and
- WHEREAS, per the letter, the neighbor to the south is intending to potentially develop the adjacent parcel and requests that the shed be relocated outside of the applicable setback (20' or 30'); the owner of the subject shed would like it to remain in its existing location, and as such a variance from the 20' or 30' requirement is sought; and

WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, the existing house is served by individual well and septic system; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the site is located over, or immediately adjoining, a sole source aquifer (Cortland-Homer-Preble SSA); 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 James Corbett and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 04, 2017

OCPB Case # Z-17-388

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a OTHER AUTHORIZATION from the City of Syracuse Zoning Administration at the request of Chinedu Okigbo (Ariella, Inc.) for the property located at 352-368 South Warren Street & Jefferson Street (aka 125 East Jefferson Street); and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law the site is located within 500 feet of the Onondaga County Central Library and the Carnegie Building, both county owned facilities, and
- WHEREAS, the applicant is requesting a sign waiver for a 247.5" X 112" sign (BlueRock Energy) mounted 51' above grade on an existing structure (Barclay Damon Tower) in a Central Business District - Retail zoning district; and
- WHEREAS, in 2011, the Board reviewed a Project Site Review referral (Z-11-163) proposing to renovate the two first floor entrances of the building, formerly Onondaga Tower, on the subject parcel; and
- WHEREAS, the site is located at the intersection of East Jefferson Street and South Warren Street, both city streets, in Downtown Syracuse; the site is bound to the west by Bank Alley, a city street, and is part of a block of zero-lot-line buildings; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; according to the ReZone Syracuse draft zoning map dated June 2017, the proposed zoning for this lot is Mixed Used Central Business District (MX-5), which would act to "provide for areas of highest-density residential development, maximum building height, minimal parking, and the greatest range and mix of uses"; and
- WHEREAS, the submitted survey map dated July 26, 1995 shows the site contains an existing 15-story steel and masonry building, the newly renovated Barclay Damon Tower; the survey map shows areas labelled "parking garage entrance/exit" on the northern portion of the building along South Warren Street and Bank Alley; aerial imagery shows existing curb cuts at the parking entrances and exits; overhead walkways are shown in the survey map, one crossing Bank Alley to the building west of the site and one crossing East Jefferson Street to the building south of the site; and
- WHEREAS, proposed signage for BlueRock Energy, which recently moved to the Barclay Damon Tower, includes a wall-mounted sign (247.5" x 112") at a height of 51'-1" from grade to the top of sign and located on the corner facing the intersection of East Jefferson Street and South Warren Street; and
- WHEREAS, per the City of Syracuse zoning ordinance, the following regulations apply to signage in the Central Business District: 1) "signs identifying individual uses

shall not be located above the first floor except where the use is the sole tenant of the building,” 2) “signs identifying other uses which do not have street frontage may not be situated on the exterior of the building,” and 3) “only one sign per wall shall be used to identify a business”; sign waivers are sought to allow for the proposed signage; and

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

WHEREAS, per the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper, the project is within 2,000 feet of a site in the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database (734060);

WHEREAS, the EAF Mapper indicates that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; 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 James Corbett and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 04, 2017

OCPB Case # Z-17-389

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of Green World 168, LLC for the property located at 2312 Erie Boulevard East; 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 Erie Boulevard East, a state highway; and
- WHEREAS, the applicant is requesting a special permit to establish an indoor recycling center on a 1.36-acre parcel in a Commercial Class B zoning district; and
- WHEREAS, in 2014, the Board recommended No Position With Comment for a Special Permit referral (Z-14-109) requesting to modify an existing special permit for an indoor amusement and recreation facility on the subject parcel; and
- WHEREAS, the site is located along Erie Boulevard East, a state road, in the City of Syracuse; Erie Boulevard East is a corridor of mixed roadside commercial and large retail establishments; south of the site is primarily residential neighborhoods, though the adjacent southerly parcel contains a church; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; according to the ReZone Syracuse draft zoning map dated June 2017, the proposed zoning for this lot is Commercial (CM), which would act to "provide appropriate areas on or near major roadways that would permit the development and continued use of land for compatible commercial and service uses where access requires good vehicular circulation"; and
- WHEREAS, the submitted survey map dated July 3, 2014 shows an existing one-story concrete block building, the former Erie Blvd. Bowling Center, at the front of the site, an existing driveway onto Erie Boulevard East with a 44' curb cut, a row of parking spaces east of the building along the driveway, and a large asphalt parking area at the rear of the site; and
- WHEREAS, aerial imagery shows a concrete sidewalk along the front of the adjacent parcel to the east that stops at the driveway on the site; and
- WHEREAS, the proposed bottle and can return center will make use of the existing building; proposed signage is shown to include a 3' x 15' x 0.75' roof sign to be located where the existing signage is currently; and
- WHEREAS, per the Referral Notice, the existing building is served by municipal drinking water and public sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the New York State Department of Environmental Conservation (NYS DEC)

Environmental Assessment Form (EAF) Mapper, the project is within 2,000 feet of a site in the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database (C734090, B00072, C734103); and

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

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

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

1. The applicant must coordinate with the New York State Department of Transportation on the existing site access to ensure the driveway meets Department commercial driveway standards.
2. Per the New York State Department of Transportation, the existing concrete sidewalk at the western property line must be extended across the front of the site.

The Board also offers the following comment(s):

1. The City and applicant are encouraged to evaluate the parking needs of the proposed use and consider minimizing the extent of impermeable surface coverage on the site by reducing the parking areas.
2. Recent multi-agency land use and transportation planning efforts, capital projects, and development reviews by the City of Syracuse, Town of DeWitt, and the New York State Department of Transportation have increasingly focused on improving the safety, multi-modalism, density, aesthetics, and community character of the Erie Boulevard corridor. Given the planning goals for the Erie Boulevard corridor, the Board further encourages the applicant to reinforce walkability by incorporating elements such as street trees or additional landscaping along the road frontage and around the parking lot.
3. The applicant and municipality are advised to ensure the following county, state, and/or federal regulation has been met prior to approving this special permit request:
  - a. State Highway Access and/or Work Permit – Any new or modified driveways and work within the state right-of-way require a highway access and/or work permit from the New York State Department of Transportation.

**The motion was made by Daniel Cupoli and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 04, 2017

OCPB Case # Z-17-390

- 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 Liverpool Planning Board at the request of Dr. Douglas Wojcik for the property located at 6770 Onondaga Lake Parkway; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Onondaga Lake Parkway (NYS Route 370), a state highway, Onondaga Lake Park, a county-owned park, Liverpool Pump Station, a county-owned facility, and the Village of Liverpool and Town of Salina municipal boundaries; and
- WHEREAS, the applicant is proposing parking lot reconstruction to add additional parking and address drainage issues on a 1.83-acre parcel in a Commercial zoning district; and
- WHEREAS, in 2010, the Board recommended Modification of a Site Plan referral (Z-10-367) proposing to add a 2,880 sf addition to the veterinary hospital on the subject parcel; and
- WHEREAS, the site is located across Onondaga Lake Parkway (NY-370) from the Onondaga Lake Park, a county park, in the Village of Liverpool; the adjacent parcel to the north contains a restaurant, Heid's of Liverpool, and there is a CSX rail line abutting the rear of the parcel; other surrounding land uses include various commercial establishments along Oswego Street and Old Liverpool Road; and
- WHEREAS, the submitted Existing Conditions & Demolition Plan dated September 18, 2017 shows the site has frontage on Onondaga Lake Parkway and contains an existing one-story building, the Liverpool Village Animal Hospital, a large parking area north of the building with 51 parking spaces and 3 landscape islands, a full access driveway onto Onondaga Lake Parkway situated between the building and parking area, and a one-way entry drive across the front of the building with an exit-only access point onto Onondaga Lake Parkway; and
- WHEREAS, per the Existing Conditions & Demolition Plan, a portion of the land that makes up the animal hospital area is on a separate tax parcel that is located in the Town of Salina; this parcel appears to include a grassy area south of the existing building, a corner of the building, and a portion of the asphalt area, including dumpster enclosure, at the rear of the building; further, aerial imagery shows there is an attached parking lot on the adjacent parcel to the north (Heid's) that is accessible from the parking area on the site; and
- WHEREAS, the Proposed Site Changes plan dated September 18, 2017 shows two proposed additions to the existing parking area, new parking lot striping, and a curb cut at the northeastern corner of one of the landscape islands; per the Proposed Site Changes plan, the parking lot additions will add a total of 12 parking spaces and replace existing grass areas, one of which is partially on the adjacent parcel to the south; and



WHEREAS, the submitted Site Development & Special Permit Application explains the proposed curb cut is intended to address drainage issues on the site that results in unsafe conditions in winter and renders several parking spaces unusable during rain and snow melt; per the submitted narrative, the proposed curb cut will allow for better drainage of water from the parking area to the landscape island; and

WHEREAS, the submitted narrative indicates that, due to rapid growth of the animal hospital, a larger project to expand the existing building is in the early planning stages; and

WHEREAS, the existing building is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Liverpool Pump Station service areas; the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and

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

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the site is located over, or immediately adjoining, primary and principal aquifers; and

WHEREAS, per the EAF Mapper, the project is within 2,000 feet of a site in the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database (734030, V00501); and

WHEREAS, per the EAF Mapper, the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and

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

1. The Village is advised to ensure that the project is also reviewed by the Town of Salina as a portion of the proposed improvements are intended for a parcel located within the Town. The project has been reviewed as a whole by the County Planning Board with this GML 239 referral and will not require additional referral from the Town of Salina.

2. Per the New York State Department of Transportation, the municipality is advised to ensure appropriate agreements are in place for any shared access or parking on the site.

3. The applicant and municipality are advised to ensure the following county,

state, and/or federal regulation has been met prior to site plan approval:

a. Notice of Public Hearing – 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.

The Board also encourages the applicant to consider the following comment(s) prior to the stated future addition to the current building:

1. The applicant must coordinate with the New York State Department of Transportation on required drainage data and possible modifications to the existing access on Onondaga Lake Parkway to increase safety and improve access to the site.
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 early in the planning process to determine sewer availability and capacity and possible requirements for a 1 gallon to 1 gallon offset plan/project for any additional sanitary flow.

**The motion was made by Daniel Cupoli and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes.**