



Onondaga County Planning Board

October 17, 2018

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

I. ATTENDANCE

MEMBERS PRESENT

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

STAFF PRESENT

Megan Costa
Allison Bodine
Robin Coon

GUESTS PRESENT

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on October 17, 2018.

III. MINUTES & OTHER BUSINESS

Minutes from September 26, 2018 were submitted for approval. Lisa Dell made a motion to accept the minutes. James Corbett seconded the motion. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Robert Antonacci - yes; Lisa Dell - yes; David Skeval - yes; Marty Voss - yes.

The Board voted unanimously to approve the 2019 OCPB Calendar (see attached document).

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-18-74	CSyrPB	<i>No Position</i>	S-18-75	TCicPB	<i>No Position With Comment</i>
S-18-76	TLafPB	<i>No Position With Comment</i>	Z-18-308	TGedZBA	<i>No Position</i>
Z-18-309	CSyrZBA	<i>No Position With Comment</i>	Z-18-311	TGedZBA	<i>No Position With Comment</i>
Z-18-312	TSkaPB	<i>Modification</i>	Z-18-313	TSkaPB	<i>Modification</i>
Z-18-314	TSkaZBA	<i>Modification</i>	Z-18-315	TDewZBA	<i>No Position</i>
Z-18-316	TDewZBA	<i>No Position</i>	Z-18-317	CSyrPB	<i>No Position</i>
Z-18-318	TOnoTB	<i>No Position With Comment</i>	Z-18-319	TCicZBA	<i>No Position</i>
Z-18-320	TCicZBA	<i>No Position With Comment</i>	Z-18-321	TCicPB	<i>Modification</i>
Z-18-322	CSyrPB	<i>No Position</i>	Z-18-323	TCicTB	<i>Modification</i>
Z-18-324	TSkaTB	<i>Modification</i>	Z-18-325	TSalZBA	<i>No Position With Comment</i>



Onondaga County Planning Board

ONONDAGA COUNTY PLANNING BOARD 2019 CALENDAR

<u>FILE BY:</u>	<u>FOR MEETING ON:</u>	<u>FILE BY:</u>	<u>FOR MEETING ON:</u>
Friday, December 28, 2018	Wednesday, January 9, 2019	Friday, July 5, 2019	Wednesday, July 17, 2019
Friday, January 18, 2019	Wednesday, January 30, 2019	Friday, July 26, 2019	Wednesday, August 7, 2019
Friday, February 8, 2019	Wednesday, February 20, 2019	Friday, August 16, 2019	Wednesday, August 28, 2019
Friday, March 1, 2019	Wednesday, March 13, 2019	Friday, September 6, 2019	Wednesday, September 18, 2019
Friday, March 22, 2019	Wednesday, April 3, 2019	Friday, September 27, 2019	Wednesday, October 9, 2019
Friday, April 12, 2019	Wednesday, April 24, 2019	Friday, October 18, 2019	Wednesday, October 30, 2019
Friday, May 3, 2019	Wednesday, May 15, 2019	Friday, November 8, 2019	Wednesday, November 20, 2019
Friday, May 24, 2019	Wednesday, June 5, 2019	Friday, November 29, 2019	Wednesday, December 11, 2019
Friday, June 14, 2019	Wednesday, June 26, 2019	Tuesday, December 17, 2019*	Monday, December 23, 2019*

*Note Tuesday deadline and Monday meeting dates due to holidays

MEETINGS ARE HELD AT 11:00 A.M. AT THE
SYRACUSE-ONONDAGA COUNTY PLANNING AGENCY CONFERENCE ROOM
11TH 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

Daniel Cupoli, Chair
Robert Antonacci
Lisa Dell
Bill Fisher

James Corbett, Vice Chair
David Skeval
Marty Voss

9/25/18

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JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 17, 2018

OCPB Case # S-18-74

- 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 FINAL SUBDIVISION from the City of Syracuse Planning Commission at the request of Loretto Housing Development Funding Co., Inc. for the property located at 312 Fillmore Avenue; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Interstate Routes 81 and 481, both state highways; and
- WHEREAS, the applicant is proposing to subdivide a 13-acre parcel into two new lots, New Lot 1 (1.57 acres) and New Lot 2 (11.43 acres), as part of a proposed project to renovate an existing building on New Lot 1 for senior housing in a Planned Institutional (PID) zoning district; and
- WHEREAS, the Board is concurrently reviewing an other authorization referral (Z-18-317) as part of the proposed project; in 2009, the Board recommended modification of a site plan referral (Z-09-248) to construct a 61-car parking lot to serve the Loretto Health and Rehabilitation Center, citing drainage requirements for the project; and
- WHEREAS, the 13-acre site contains a portion of the existing Loretto Campus and is located along I-81 in the City's North Valley neighborhood; aerial imagery shows the site has frontage on Fillmore Avenue, a city street to the north, and East Glen Avenue, another city street which ends in an I-81 overpass to the site; the remainder of the Loretto Campus is located on an adjacent parcel to the south; and
- WHEREAS, the submitted preliminary plan dated September 16, 2018 shows the site to contain an existing two- to four-story building (the "Stanley J. Coyne Heritage Building"), an attached four-story building ("St. Pius X Home Building") to the southeast, a detached garage, a large paved parking area near the Fillmore Avenue frontage, and an internal network of roads and walks connecting the Loretto Campus; the campus seems to be generally served by a main internal drive at the front of the site, which partially occurs on front and rear adjacent parcels, and accesses East Glen Avenue and Fillmore Avenue; the preliminary plan shows 40' and 60' ingress-egress rights-of-way along portions of the internal campus drive; and
- WHEREAS, per the local application, the proposed project includes renovating the existing four-story Pius Building for 35 affordable senior housing units; the submitted Exterior Elevations dated September 17, 2018 show exterior improvements to the building to include new vinyl windows in existing openings, new aluminum storefront windows, new entry areas with new doors and canopy, and new vinyl windows and metal wall panels to replace existing overhead doors; and
- WHEREAS, the submitted Concept Site Plan Rendering dated September 17, 2018 shows

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site improvements to include a new front parking lot (32 parking spaces), new sidewalks and landscaping along the front of the building, additional landscaping along the internal campus drive, and additional walks to connect to the rest of the Loretto Campus; an additional row of future reserve parking is shown along the southwest edge of the parking lot; there is a proposed driveway onto the internal campus drive at the front of the site; and

- WHEREAS, per the Concept Site Plan Rendering and details drawings, a proposed entrance ground sign (final sign layout and lettering to be approved by the owner and landscape architect prior to installation) is shown at the intersection of the proposed driveway and the internal campus road; and
- WHEREAS, per the preliminary plan, proposed New Lot 1 (1.57 acres) will contain the Pius Building, and the proposed walk, driveway, and parking improvements; New Lot 2 (11.43 acres) is shown to contain the Heritage Building and the remainder of the site; a proposed 20' sanitary sewer easement is shown to connect the Pius Building to the portion of the Loretto Campus on the adjacent parcel; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated September 14, 2018, 1.5 acres of the site will be disturbed by the proposed project; the Concept Site Plan Rendering shows a stormwater management area to the south of the Pius Building; per the EAF, temporary stormwater detention is proposed due to the presence of highly infiltrative soils; the volume of runoff is anticipated to be minimal;
ADVISORY NOTES: any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; the applicant and municipality are encouraged to minimize the addition of impervious surfaces and consider the use of green infrastructure to further reduce stormwater runoff and improve stormwater quality; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area;
ADVISORY NOTE: the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO);
ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse draft zoning map dated March 2018, the proposed zoning for this lot will remain PID; and
- WHEREAS, the site may contain the Indiana bat or Northern long-eared bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); the site or a portion of it is located in or adjacent to an area designated as sensitive for

archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 17, 2018

OCPB Case # S-18-75

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 & FINAL SUBDIVISION from the Town of Cicero Planning Board at the request of CWI, Inc. for the property located at Pasubio Terrace & 5864 Carmenica Drive; and

WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of county and state-owned portions of Pardee Road and Interstate Route 81 and NYS Route 31, both state highways; and

WHEREAS, the applicant is proposing to combine three parcels totaling 18.238 acres into one new parcel as part of a larger RV sales and service development project in a General Commercial zoning district; and

WHEREAS, the Board recently reviewed concurrent site plan (Z-18-298) and area variance (Z-18-299) referrals to construct a 16,000 sf RV service building and 249 RV display parking spaces on the subject site; the Board recommended modification and no position with comment, respectively, and cited traffic, drainage, and lighting requirements; in 2014, the Board recommended modification of a zone change referral (Z-14-55) to change the zoning of 105 acres, including two of the subject parcels, to General Commercial Plus; the zone change application was ultimately withdrawn by the applicant; the Board reviewed a similar zone change referral (Z-17-185) again in 2017, noting infrastructure constraints in the area and advising consultation with appropriate agencies on infrastructure planning and a more comprehensive approach to large-scale zoning actions; and

WHEREAS, the site consists of three parcels, two vacant, partially-forested and one containing the recently opened and rebranded Gander Outdoors, formerly known as Gander Mountain; the site is generally included within the Carmel Runne commercial subdivision created in the early 2000s with new road and sewer infrastructure; surrounding land uses include other undeveloped lands and retail, apartments, and hotel properties within and adjacent to the Carmel Runne development; and

WHEREAS, per the submitted Subdivision Plan dated September 12, 2018, the site has frontage on Pardee Road, a county road to the west, and Carmenica Drive and Pasubio Terrace, both local roads; there is a 99' Onondaga County Water Authority Easement that runs diagonally across the site, a 20' wide drainage easement along the west lot line, a 30' drainage easement along the south lot line, and a triangular-shaped drainage easement with an existing detention basin area (per aerial imagery) at the southwest corner of the site; the proposed subdivision will combine the three parcels into one 18.238-acre lot; and

WHEREAS, the materials for the site plan (Z-18-298) and area variance (Z-18-299)

referrals show the proposed 16,000 sf RV service building (Camping World) and large gravel parking lot (249 RV display parking spaces) will cover more than 7 acres of undeveloped lands on the site, with wooded areas on the site to be removed, and be enclosed by a security and chain link fence; the service building will include 14 bays, 7 each occurring on the north and south sides of the building with a concrete pad on either side; overhead canopies are shown on the north and west sides of the building; and

WHEREAS, the materials for the site plan (Z-18-298) and area variance (Z-18-299) referrals show the Gander Outdoors parcel to contain a large existing building set towards the rear of the site, with front and south side parking areas and four existing driveways, two each on Carmenica Drive to the north and Pasubio Terrace to the east; proposed improvements to the Gander Outdoors parcel include replacing the parking on the south side of the building with a row of golf cart parking (11 spaces) and two curbed landscape islands; access to the RV service building and parking is shown to come from a gated asphalt driveway connection to the Gander Outdoors parcel, and ultimately the existing, southerly driveway onto Pasubio Terrace, to be widened; and

WHEREAS, the existing building is served by public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station services areas; additional connections to the drinking water and sewer infrastructure are proposed for the new building;
ADVISORY NOTES: the applicant is advised to contact OCWA's Engineering Department to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO);
ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

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

1. Per the Onondaga County Department of Water Environment Protection, the property owner shall install a waste holding tank for all RV waste pumped or drained at the facility. It is the responsibility of the owner and the consulting engineer to provide a design that meets local and NYSDEC regulations. The holding tank cannot have any interconnections into the sanitary sewer system and all waste shall be hauled by a permitted septic hauler.

2. The Onondaga County Department of Transportation requests that the

municipality and applicant contact the Department regarding the dedication of additional right-of-way to equal 40 feet from the centerline of Pardee Road for highway purposes.

The following comments are reiterated for the project as a whole:

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 17, 2018

OCPB Case # S-18-76

- 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 LaFayette Planning Board at the request of Rick MacDonough for the property located at Cook Farm 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 Cook Farm Road, Apulia Road (Route 1), and West Shore Manor Road (Route 273), all county highways, and Jamesville Beach, a county-owned park; and
- WHEREAS, the applicant is proposing to subdivide a 20.74-acre parcel into two new lots, Lot 2A (a 5.1-acre building lot) and Lot 2B (15.64 acres), in an Agricultural / Residential zoning district; and
- WHEREAS, in 2012, the Board offered no position for a three-mile limit referral (Z-12-15) to resubdivide the subject parcel, which was created in a 2009 subdivision (S-09-9), and an adjacent lot; and
- WHEREAS, the site is located in a rural area in the Town of LaFayette just west of Jamesville Beach Park and the Jamesville Reservoir; the submitted subdivision map dated September 17, 2018 shows the site has 165' of frontage on Cook Farm Road and 60' of frontage on Apulia Road, both county roads; the bulk of the parcel occurs at the rear of six adjacent residential lots fronting on Cook Farm Road and Apulia Road; and
- WHEREAS, aerial imagery shows the site has an existing driveway onto Apulia Road, occurring near a dead end stub of Cook Farm Road which is restricted by a guard rail; the Cook Farm Road intersection occurs 180' southeast of the driveway; there is a cleared area towards the center of the parcel that appears to be used for log processing and the remainder of the site is forested; ADVISORY NOTES: per the Onondaga County Department of Transportation, all existing or proposed driveways on Apulia Road or Cook Farm Road must meet Department requirements; any future or proposed driveways onto Apulia Road or Cook Farm Road require highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, the local application indicates that the proposed subdivision is intended to create a building lot for a residential building, 2,500-3,000 sf in approximate size; the subdivision map shows proposed Lot 2A (5.1 acres), the intended building lot, to contain the Cook Farm Road frontage; Lot 2B (15.64 acres) will contain the Apulia Road frontage, existing driveway, and cleared area; and
- WHEREAS, a new connection to public drinking water and an individual septic system are proposed to serve the building lot; the subdivision map states "Approval of this plan is indicative only that lots shown hereon satisfy minimum town subdivision and zoning requirements. They are not building lots under Onondaga County Health regulations. Construction permits will not be issued

until individual lot sewage disposal plans are submitted to and approved by the Onondaga County Health Department”;

ADVISORY NOTE: prior to any future development, the applicant is advised to contact OCWA's Engineering Department to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, the site may contain the Indiana bat or Northern long-eared bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that some wooded areas on site would need to be removed for any development of the proposed building lot; and

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

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

The applicant is advised that any proposed or future driveways will be subject to the Onondaga County Department of Transportation permitting requirements. Coordination with the Department is encouraged prior to municipal approval of the subdivision to ensure the proposed lots meet minimum sight distance requirements.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 17, 2018

OCPB Case # Z-18-308

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Geddes Zoning Board of Appeals at the request of KMG Properties, LLC for the property located at 1175 State Fair Boulevard; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of State Fair Boulevard (Routes 221 and 80) and Van Vleck Road (Route 80), both county highways, and Interstate Route 690, a state highway; and
- WHEREAS, the applicant is requesting an area variance for an existing billboard located 444 feet from an occupied single-family dwelling where 450 feet is required in a Commercial C / I-690 Billboard Overlay zoning district; and
- WHEREAS, in 2015, the Board reviewed a local law (Z-15-420) referral proposing to create an I-690 Billboard Overlay District in order to permit the limited construction of billboards on select properties contiguous to I-690 in the Town of Geddes; the referral was determined to be incomplete and comments from the New York State Department of Transportation and Syracuse-Onondaga County Planning Agency staff were transmitted to the Town Board under a separate cover; the proposal was not referred to the Board a second time; the local law was approved by the town and §240-19.2 of the Town of Geddes zoning ordinance was added in January 2016; and
- WHEREAS, in 2017, the Board offered no position with comment for a text amendment referral (Z-17-472) to amend §240-19.2: I-690 Billboard Overlay District of the Town zoning ordinance, and encouraged the Town to consider the use of occupied dwelling units as the determination for a buffer distance, as occupancy status is easily changed and difficult to monitor; the proposed text amendment was modified to address the received comments and reviewed by the Board again in 2018 (Z-18-17); and
- WHEREAS, the site is located on State Fair Boulevard, a county road, in the Town of Geddes, and just south of I-690 near the northern end of Onondaga Lake; surrounding land uses are primarily industrial, transitioning to residential to the south; and
- WHEREAS, the submitted survey map dated November 3, 2017 shows the site contains an existing one-story building (multi-tenant) occupying the front of the site and a side parking lot; aerial imagery shows the parking lot to be contiguous with adjacent parcels at the rear of the site; there is a row of parking at the front of the building with unrestricted access to State Fair Boulevard and an existing, delineated driveway onto State Fair Boulevard that serves the side parking lot and rear parcels; and
- WHEREAS, ADVISORY NOTES: per the Onondaga County Department of Transportation, all existing or proposed driveways on State Fair Boulevard must meet

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Department requirements; no parking, loading, or servicing of vehicles in the County right-of-way, or backing of vehicles into the right-of-way, is permitted; any future development of the site may necessitate modifications to the existing access on State Fair Boulevard in order to meet the Department's commercial driveway standards; and

WHEREAS, per the survey map, there is an existing billboard structure with two signs attached to a single steel pole; the base/pole appears to be located within the side parking lot of the site; and

WHEREAS, per the Town of Geddes zoning ordinance, billboards in the I-690 Billboard Overlay District must be set 450' from any occupied single-family dwellings; the local application indicates that the billboard was constructed in 2016 and the ultimate location of the billboard's base/pole was determined by an existing 15' sewer easement, shown in the survey map to cross the northeast corner of the parking lot; a permit granted by the Town for the construction of the billboard was included with the referral materials; and

WHEREAS, off-premises signs located within 660 feet of the edge of the state right-of-way or are otherwise intended to be visible from the highway must be registered with the NYS Department of Transportation, in compliance with the Federal 1965 Highway Beautification Act and Part 150 of the Official Compilation of Codes, Rules and Regulations of the State of New York; per the local application, an Advertising Device Permit was approved for the subject billboard by the NYS Department of Transportation in March 2016; and

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

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

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

WHEREAS, the site may contain the Indiana bat or Northern long-eared bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 17, 2018

OCPB Case # Z-18-309

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a USE VARIANCE from the City of Syracuse Board of Zoning Appeals at the request of Sanjay Patel for the property located at 1101-1107 Avery Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of the municipal boundary between the City of Syracuse and the Town of Geddes; and
- WHEREAS, the applicant is requesting a use variance to establish a retail use (grocery store) in an existing vacant grocery store in a Residential, Class A-1 zoning district; and
- WHEREAS, in 2014, the Board offered no position with comment for a project site review referral (Z-14-344) to replace the roof of the existing building which appears to have been completed; and
- WHEREAS, the site is located in a residential area in the City's Westside neighborhood; aerial imagery shows the site has frontage on Avery Avenue and Chemung Street, both city streets, and contains an existing one-story building occupying the front half of the site and a rear parking area; there is an existing curb cut onto Chemung Street at the rear parking area; the other three corner parcels at this intersection include an existing restaurant (Twin Trees), an auto service garage, and a gravel parking lot (under the same ownership as the restaurant parcel); and
- WHEREAS, per the local application, the building on the site has operated as a grocery store, a nonconforming use in the RA-1 district, since it was constructed; per the City zoning ordinance, a nonconforming use that is inactive for a period of two years shall be deemed abandoned; the property has been vacant for several years and requires a use variance to re-establish the grocery store use; and
- WHEREAS, the submitted standards of proof indicate that a new viable tenant has signed a lease to reopen the business as a grocery store contingent upon the granting of a use variance; alternatively, establishing a residential use would require demolition of the existing structure and construction of a new house which would not be able to earn a reasonable return; and
- WHEREAS, the submitted plans show the building to be entirely bordered by asphalt along both road frontages with the asphalt area along Avery Avenue labeled "no parking" in the plans; there is an existing driveway that appears to fall on both the grocery store lot and adjacent parcel and serve the adjacent residential house; aerial imagery shows the "no parking" area may be accessible from the existing driveway; and
- WHEREAS, per the local application, there are 4 off-street parking spaces available on-

site, shown in the plans to occur in the rear parking area; the proposed grocery store would operate seven days a week from 8am to 10pm; and

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

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

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

WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse draft zoning map dated March 2018, the proposed zoning for this lot is 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"; grocery stores are not a permitted use in the proposed R-1 district; two of the other corner parcels at this intersection will be Mixed Use (MX-2); and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734008, 734126, 734075) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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

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

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

1. As the ReZone Syracuse project is currently revising the City's zoning ordinance and zoning map, the Board encourages the City to consider alternative new zoning to allow for continued contextual commercial use for this site, particularly if the use variance is granted.

2. Every municipal review provides the opportunity to improve community appearance and the applicant may wish to work with the City to provide concrete sidewalks along the road frontages, enhance the right-of-way with street trees and planting strips, and better delineate the Avery Avenue

driveway to prevent front yard parking.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 17, 2018

OCPB Case # Z-18-311

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Geddes Zoning Board of Appeals at the request of Jax Signs for the property located at 333 Bridge 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 Bridge Street (New York State Route 297), a state highway, and the New York State Fairgrounds, a state-owned facility; and

WHEREAS, the applicant is requesting an area variance to install an 8' x 40' wall sign on an existing building in an Industrial A (IA) zoning district; and

WHEREAS, in 2017, the Board offered no position with comment for a site plan referral (Z-17-279) to construct a 35' x 20' pre-engineered, fire retardant fabric building to house an Enviro-Rack designed for the fluid removal of scrap vehicles, encouraging additional screening for industrial operations on the site and consultation with the NYS Department of Environmental Conservation; and

WHEREAS, the site is located just south of the New York State Fairgrounds in the Town of Geddes; aerial imagery shows that the site and fairgrounds are separated by a CSX rail line; and

WHEREAS, the submitted Preliminary Site Plan dated June 2017 shows that the site has frontage on Bridge Street, a state road, and contains an existing scrap metal processing facility, Ben Weitsman of Syracuse; the existing facility includes two metal buildings, two brick buildings, a loading dock, and a scale, all of which are situated in a large area of asphalt pavement along the eastern property line; and

WHEREAS, per the Preliminary Site Plan, the site has an existing driveway onto Bridge Street; the plan also shows the developed area of the site is separated from Bridge Street by a fence, that encircles the majority of the site, and a treed buffer; aerial imagery shows there is minimal buffering along the other property lines;

ADVISORY NOTE: per the NYS Department of Transportation, all existing or proposed driveways on Bridge Street must meet Department requirements; and

WHEREAS, the submitted sign drawings and local application indicate the proposed sign, an 8' x 40' non-illuminated wall sign with plastic formed letters and backer panel, will be installed on the front of the facility's main building and facing Bridge Street; the proposed sign will occur partially above the building's roof line; and

WHEREAS, per the Town zoning ordinance, no wall sign or portion thereof shall extend above the first story of the building wall to which it is attached and no wall sign shall exceed 100 square feet; per the local application, the justification

for the request is that the site recently underwent a substantial renovation and the fence surrounding the property necessitates that the sign be larger and higher in the air to be visible; and

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

WHEREAS, GIS mapping shows the possible presence of state wetlands (SYW-14) in the northwestern corner of the property; the wetland area appears to encroach on an existing stormwater management area, but does not appear to encroach on the developed areas; 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 (IDs: C734102, C734116, C734073, 734049, 734066, C734119, 734008); and

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

WHEREAS, the EAF Mapper states that the site of the proposed action may contain a species of animal (Indiana bat), 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 registry; 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:

Given the proximity of the building to the right-of-way, the applicant is encouraged to reduce the scale of the proposed sign or consider installing a ground-mounted sign at the site driveway as an alternative.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 17, 2018

OCPB Case # Z-18-312

- 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 Eileen Murphy for the property located at 3259 East 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 East Lake Road (New York State Route 41), a state highway, Port Street, a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to demolish the existing structures on a property and construct a 3,008 sf dwelling with attached garage, shoreline structures, a tennis court, and a shared driveway on a 1.42-acre lot in Rural and Farming (RF) and Lakefront Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, the Board is concurrently reviewing special permit (Z-18-313) and area variance (Z-18-314) referrals as part of the proposed project; in 2016, the Board reviewed concurrent site plan (Z-16-58), special permit (Z-16-59), and area variance (Z-16-60) referrals to demolish two existing residences and construct a new residence on the subject parcel and an adjacent parcel; all applications were withdrawn at the local level; and
- WHEREAS, the site is located on the east shore of Skaneateles Lake; the submitted survey map dated August 29, 2018 shows the site (a flag lot with lake frontage and 8.8' of frontage on East Lake Road, a state road) contains an existing one-story house, a detached garage, a shed, a tarvia tennis court, and lakefront steps and seawall, all to be demolished; lands east across East Lake Road are enrolled in NYS Agricultural District 2 and appear to contain active farmland; and
- WHEREAS, the submitted Site Plan dated September 4, 2018 shows the proposed project to include a house with attached garage and front and rear covered porches (3,008 sf total), to be set at least 100' from the lake line, a new asphalt tennis court (50' x 100') in the front yard, and shoreline structures (804 sf), including a new seawall, permeable patio, boulder retaining walls, and stone stairs; and
- WHEREAS, per the survey map, there are two existing gravel driveways on East Lake Road, one each on the site and adjacent residential lot to the south; both driveways are to be removed and a new 12' wide shared driveway (6' on either lot) is proposed; the proposed driveway appears to widen at the road front and provide access to the adjacent residential lot at the front of the site;
ADVISORY NOTES: per the NYS Department of Transportation, all existing or proposed driveways on East Lake Road must meet Department requirements; the proposed driveway requires a residential driveway permit from the NYS Department of Transportation Onondaga West Residency office; and
- WHEREAS, per the Town zoning code, lots containing nonconforming structures due to impermeable surface coverage may be redeveloped upon issuance of a special

permit provided that impermeable surface coverage is reduced to the maximum extent feasible; per the local application, existing impermeable surface coverage is 25%, where 10% is the maximum allowed and will be reduced to 23.3%; additionally, a special permit is required to construct the proposed shoreline structures (stairs, patio and retaining walls) within 50' of the lake line; and

WHEREAS, area variances are required to 1) increase the total combined square footage of all shoreline structures from 400 sf (maximum allowed on lots with less than 100' of lake frontage) to 804 sf (proposed), 2) allow for the proposed shoreline structures to occur 8.8' from the south property line, where the minimum side yard setback for the existing nonconforming lot is 17.8', and 3) allow for the proposed dwelling and garage and tennis court to occur 8' from the north property line; the local application indicates that the increased square footage of the shoreline structures is intended to address the existing slope erosion and have been approved by the NYS Department of Environmental Conservation; per the local application, the existing garage and tennis court do not meet side yard setback requirements and the proposed structures will not exacerbate those variances; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated August 30, 2018, the proposed project will disturb 0.95 acres of the site; stormwater currently drains into an existing pipe and swale and the drainage pattern will remain unchanged; and

WHEREAS, the site is served by an individual septic system and drinking water is obtained directly from Skaneateles Lake; per the referral notice, a new septic system is proposed, which is shown in the Site Plan to occur towards the front of the site; a letter from the Onondaga County Health Department dated September 5, 2018, included with the referral materials, indicates that sewage disposal plans for the service of a four-bedroom dwelling have been approved for the proposed project;

ADVISORY NOTE: the applicant is advised to contact the Onondaga County Department of Water Environment Protection's Plumbing Control office to obtain the appropriate permits for all plumbing installations; and

WHEREAS, 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;

ADVISORY NOTE: the Skaneateles Watershed Rules and Regulations require that the applicant consult with the City of Syracuse Water Department and the Onondaga County Health Department prior to commencing this project; and

WHEREAS, ADVISORY NOTE: the municipality is advised to ensure all necessary permits and approvals are obtained from the U.S. Army Corps of Engineers (USACE) and/or NYS Department of Environmental Conservation (DEC) for any work below the mean high water line in regulated waterways prior to municipal approval; and

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that land along the Skaneateles Lake lakefront is located within the 100-year floodplain, which may require elevation of structures and other mitigation; all proposed structures appear to be located outside the floodplain; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the

free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, GIS mapping shows the land along the Skaneateles Lake lakefront may contain federal wetlands, which may encroach on the proposed shoreline structures; 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 must ensure all conditions are met and approvals are obtained from the City of Syracuse Water Department prior to approving the proposed application.
2. The Board discourages such significant exceedances of impermeable surface coverage limits in the sensitive Skaneateles Lake drinking watershed. Given the scale and nature of the project, the applicant must modify the proposed site plan to further reduce impermeable surface coverage to better meet local regulations.

The Board also offers the following comment(s):

1. The Board discourages the inclusion of non-essential impermeable surface coverage and encourages the applicant to consider a smaller building footprint and using permeable building materials wherever possible, especially for the proposed tennis court and driveway, to minimize runoff to the lake and allow for greater stormwater infiltration into the ground.
2. Per the New York State Department of Transportation, the municipality is advised to ensure appropriate access agreements are in place for the shared driveway on East Lake Road.
3. The municipality is encouraged to minimize exposure to damage from natural hazards and uphold local flood ordinance requirements, as required for good standing in the National Flood Insurance Program, by ensuring that any proposed development would not negatively affect drainage patterns in or near the floodplain.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 17, 2018

OCPB Case # Z-18-313

- 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 Skaneateles Planning Board at the request of Eileen Murphy for the property located at 3259 East Lake 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 East Lake Road (New York State Route 41), a state highway, Port Street, a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting a special permit as part of a proposed project to demolish the existing structures on a property and construct a 3,008 sf dwelling with attached garage, shoreline structures, a tennis court, and a shared driveway on a 1.42-acre lot in Rural and Farming (RF) and Lakefront Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, the Board is concurrently reviewing site plan (Z-18-312) and area variance (Z-18-314) referrals as part of the proposed project; in 2016, the Board reviewed concurrent site plan (Z-16-58), special permit (Z-16-59), and area variance (Z-16-60) referrals to demolish two existing residences and construct a new residence on the subject parcel and an adjacent parcel; all applications were withdrawn at the local level; and
- WHEREAS, the site is located on the east shore of Skaneateles Lake; the submitted survey map dated August 29, 2018 shows the site (a flag lot with lake frontage and 8.8' of frontage on East Lake Road, a state road) contains an existing one-story house, a detached garage, a shed, a tarvia tennis court, and lakefront steps and seawall, all to be demolished; lands east across East Lake Road are enrolled in NYS Agricultural District 2 and appear to contain active farmland; and
- WHEREAS, the submitted Site Plan dated September 4, 2018 shows the proposed project to include a house with attached garage and front and rear covered porches (3,008 sf total), to be set at least 100' from the lake line, a new asphalt tennis court (50' x 100') in the front yard, and shoreline structures (804 sf), including a new seawall, permeable patio, boulder retaining walls, and stone stairs; and
- WHEREAS, per the survey map, there are two existing gravel driveways on East Lake Road, one each on the site and adjacent residential lot to the south; both driveways are to be removed and a new 12' wide shared driveway (6' on either lot) is proposed; the proposed driveway appears to widen at the road front and provide access to the adjacent residential lot at the front of the site;
ADVISORY NOTES: per the NYS Department of Transportation, all existing or proposed driveways on East Lake Road must meet Department requirements; the proposed driveway requires a residential driveway permit from the NYS Department of Transportation Onondaga West Residency office; and

- WHEREAS, per the Town zoning code, lots containing nonconforming structures due to impermeable surface coverage may be redeveloped upon issuance of a special permit provided that impermeable surface coverage is reduced to the maximum extent feasible; per the local application, existing impermeable surface coverage is 25%, where 10% is the maximum allowed and will be reduced to 23.3%; additionally, a special permit is required to construct the proposed shoreline structures (stairs, patio and retaining walls) within 50' of the lake line; and
- WHEREAS, area variances are required to 1) increase the total combined square footage of all shoreline structures from 400 sf (maximum allowed on lots with less than 100' of lake frontage) to 804 sf (proposed), 2) allow for the proposed shoreline structures to occur 8.8' from the south property line, where the minimum side yard setback for the existing nonconforming lot is 17.8', and 3) allow for the proposed dwelling and garage and tennis court to occur 8' from the north property line; the local application indicates that the increased square footage of the shoreline structures is intended to address the existing slope erosion and have been approved by the NYS Department of Environmental Conservation; per the local application, the existing garage and tennis court do not meet side yard setback requirements and the proposed structures will not exacerbate those variances; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated August 30, 2018, the proposed project will disturb 0.95 acres of the site; stormwater currently drains into an existing pipe and swale and the drainage pattern will remain unchanged; and
- WHEREAS, the site is served by an individual septic system and drinking water is obtained directly from Skaneateles Lake; per the referral notice, a new septic system is proposed, which is shown in the Site Plan to occur towards the front of the site; a letter from the Onondaga County Health Department dated September 5, 2018, included with the referral materials, indicates that sewage disposal plans for the service of a four-bedroom dwelling have been approved for the proposed project;
ADVISORY NOTE: the applicant is advised to contact the Onondaga County Department of Water Environment Protection's Plumbing Control office to obtain the appropriate permits for all plumbing installations; and
- WHEREAS, 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;
ADVISORY NOTE: the Skaneateles Watershed Rules and Regulations require that the applicant consult with the City of Syracuse Water Department and the Onondaga County Health Department prior to commencing this project; and
- WHEREAS, ADVISORY NOTE: the municipality is advised to ensure all necessary permits and approvals are obtained from the U.S. Army Corps of Engineers (USACE) and/or NYS Department of Environmental Conservation (DEC) for any work below the mean high water line in regulated waterways prior to municipal approval; and
- WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that land along the Skaneateles Lake lakefront is located within the 100-year floodplain, which may require elevation of structures and other mitigation; all proposed structures appear to be located outside the floodplain; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural

hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, GIS mapping shows the land along the Skaneateles Lake lakefront may contain federal wetlands, which may encroach on the proposed shoreline structures; 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 must ensure all conditions are met and approvals are obtained from the City of Syracuse Water Department prior to approving the proposed application.
2. The Board discourages such significant exceedances of impermeable surface coverage limits in the sensitive Skaneateles Lake drinking watershed. Given the scale and nature of the project, the applicant must modify the proposed site plan to further reduce impermeable surface coverage to better meet local regulations.

The Board also offers the following comment(s):

1. The Board discourages the inclusion of non-essential impermeable surface coverage and encourages the applicant to consider a smaller building footprint and using permeable building materials wherever possible, especially for the proposed tennis court and driveway, to minimize runoff to the lake and allow for greater stormwater infiltration into the ground.
2. Per the New York State Department of Transportation, the municipality is advised to ensure appropriate access agreements are in place for the shared driveway on East Lake Road.
3. The municipality is encouraged to minimize exposure to damage from natural hazards and uphold local flood ordinance requirements, as required for good standing in the National Flood Insurance Program, by ensuring that any proposed development would not negatively affect drainage patterns in or near the floodplain.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 17, 2018

OCPB Case # Z-18-314

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Skaneateles ZBA at the request of Eileen Murphy for the property located at 3259 East Lake 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 East Lake Road (New York State Route 41), a state highway, Port Street, a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting area variances to increase the maximum square footage of shoreline structures allowed and decrease side yard setbacks as part of a proposed project to demolish the existing structures on a property and construct a 3,008 sf dwelling with attached garage, shoreline structures, a tennis court, and a shared driveway on a 1.42-acre lot in Rural and Farming (RF) and Lakefront Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, the Board is concurrently reviewing site plan (Z-18-312) and special permit (Z-18-313) referrals as part of the proposed project; in 2016, the Board reviewed concurrent site plan (Z-16-58), special permit (Z-16-59), and area variance (Z-16-60) referrals to demolish two existing residences and construct a new residence on the subject parcel and an adjacent parcel; all applications were withdrawn at the local level; and
- WHEREAS, the site is located on the east shore of Skaneateles Lake; the submitted survey map dated August 29, 2018 shows the site (a flag lot with lake frontage and 8.8' of frontage on East Lake Road, a state road) contains an existing one-story house, a detached garage, a shed, a tarvia tennis court, and lakefront steps and seawall, all to be demolished; lands east across East Lake Road are enrolled in NYS Agricultural District 2 and appear to contain active farmland; and
- WHEREAS, the submitted Site Plan dated September 4, 2018 shows the proposed project to include a house with attached garage and front and rear covered porches (3,008 sf total), to be set at least 100' from the lake line, a new asphalt tennis court (50' x 100') in the front yard, and shoreline structures (804 sf), including a new seawall, permeable patio, boulder retaining walls, and stone stairs; and
- WHEREAS, per the survey map, there are two existing gravel driveways on East Lake Road, one each on the site and adjacent residential lot to the south; both driveways are to be removed and a new 12' wide shared driveway (6' on either lot) is proposed; the proposed driveway appears to widen at the road front and provide access to the adjacent residential lot at the front of the site;
- ADVISORY NOTES: per the NYS Department of Transportation, all existing or proposed driveways on East Lake Road must meet Department requirements; the proposed driveway requires a residential driveway permit from the NYS

Department of Transportation Onondaga West Residency office; and

WHEREAS, per the Town zoning code, lots containing nonconforming structures due to impermeable surface coverage may be redeveloped upon issuance of a special permit provided that impermeable surface coverage is reduced to the maximum extent feasible; per the local application, existing impermeable surface coverage is 25%, where 10% is the maximum allowed and will be reduced to 23.3%; additionally, a special permit is required to construct the proposed shoreline structures (stairs, patio and retaining walls) within 50' of the lake line; and

WHEREAS, area variances are required to 1) increase the total combined square footage of all shoreline structures from 400 sf (maximum allowed on lots with less than 100' of lake frontage) to 804 sf (proposed), 2) allow for the proposed shoreline structures to occur 8.8' from the south property line, where the minimum side yard setback for the existing nonconforming lot is 17.8', and 3) allow for the proposed dwelling and garage and tennis court to occur 8' from the north property line; the local application indicates that the increased square footage of the shoreline structures is intended to address the existing slope erosion and have been approved by the NYS Department of Environmental Conservation; per the local application, the existing garage and tennis court do not meet side yard setback requirements and the proposed structures will not exacerbate those variances; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated August 30, 2018, the proposed project will disturb 0.95 acres of the site; stormwater currently drains into an existing pipe and swale and the drainage pattern will remain unchanged; and

WHEREAS, the site is served by an individual septic system and drinking water is obtained directly from Skaneateles Lake; per the referral notice, a new septic system is proposed, which is shown in the Site Plan to occur towards the front of the site; a letter from the Onondaga County Health Department dated September 5, 2018, included with the referral materials, indicates that sewage disposal plans for the service of a four-bedroom dwelling have been approved for the proposed project;

ADVISORY NOTE: the applicant is advised to contact the Onondaga County Department of Water Environment Protection's Plumbing Control office to obtain the appropriate permits for all plumbing installations; and

WHEREAS, 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;

ADVISORY NOTE: the Skaneateles Watershed Rules and Regulations require that the applicant consult with the City of Syracuse Water Department and the Onondaga County Health Department prior to commencing this project; and

WHEREAS, ADVISORY NOTE: the municipality is advised to ensure all necessary permits and approvals are obtained from the U.S. Army Corps of Engineers (USACE) and/or NYS Department of Environmental Conservation (DEC) for any work below the mean high water line in regulated waterways prior to municipal approval; and

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that land along the Skaneateles Lake lakefront is located within the 100-year floodplain, which may require elevation of structures and other mitigation; all proposed

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

WHEREAS, GIS mapping shows the land along the Skaneateles Lake lakefront may contain federal wetlands, which may encroach on the proposed shoreline structures; 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 must ensure all conditions are met and approvals are obtained from the City of Syracuse Water Department prior to approving the proposed application.
2. The Board discourages such significant exceedances of impermeable surface coverage limits in the sensitive Skaneateles Lake drinking watershed. Given the scale and nature of the project, the applicant must modify the proposed site plan to further reduce impermeable surface coverage to better meet local regulations.

The Board also offers the following comment(s):

1. The Board discourages the inclusion of non-essential impermeable surface coverage and encourages the applicant to consider a smaller building footprint and using permeable building materials wherever possible, especially for the proposed tennis court and driveway, to minimize runoff to the lake and allow for greater stormwater infiltration into the ground.
2. Per the New York State Department of Transportation, the municipality is advised to ensure appropriate access agreements are in place for the shared driveway on East Lake Road.
3. The municipality is encouraged to minimize exposure to damage from natural hazards and uphold local flood ordinance requirements, as required for good standing in the National Flood Insurance Program, by ensuring that any proposed development would not negatively affect drainage patterns in or near the floodplain.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 17, 2018

OCPB Case # Z-18-315

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of DeWitt Zoning Board of Appeals at the request of McDonald's USA, LLC for the property located at 3207 Erie Boulevard East; 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 Erie Boulevard East (Route 5) and Bridge Street (Route 290), both state highways; and
- WHEREAS, the applicant is requesting an area variance to reduce the number of parking spaces to 53, where 77 are required, as part of a larger renovation of an existing McDonald's restaurant on a 1.45-acre parcel in a Business zoning district; and
- WHEREAS, the Board recently offered no position for a site plan referral (Z-18-199) to remodel the existing McDonald's restaurant, including new signage and pedestrian access improvements; and
- WHEREAS, the site is located at the intersection of Erie Boulevard East, a state road, and Kravec Drive, a local, dead end road; Erie Boulevard East is a corridor of mixed roadside commercial and large retail establishments; and
- WHEREAS, the submitted survey map dated April 18, 2018 shows the site contains an existing one-story building (McDonald's) surrounded on three sides by asphalt parking; the front yard contains a one-way drive for site circulation; a single drive-thru lane is shown to begin at the rear corner of the building, extend behind the building and then along the side to two pickup window areas; the site has two driveways on Erie Boulevard East, that are restricted to right-in and right-out movements by the median along this stretch of Erie Boulevard; the site has an additional, full access driveway on Kravec Drive; and
- WHEREAS, the requested area variance is part of the proposed renovation project; per the local application, additional greenspace is being added to the site at the request of the Town Planning Board, and there are no alternatives to add greenspace other than removing existing pavement within the parking area; an area variance to reduce the number of parking spaces from 77 to 56 was previously granted in 2010; the referral includes a parking study prepared by T LIN in 2010 and indicates the proposed number of parking spaces (53) and the current capacity of the dining room (95 seats) provides a consistent parking ratio for the use (1 parking space per two seats); and
- WHEREAS, the submitted elevations show that the proposed exterior renovations will include removing the existing mansard roofing, painting some of the existing siding on the building, a new aluminum canopy fascia system, and new brick veneer; the proposed project will also consist of parking and signage improvements; and

WHEREAS, per the submitted Site Plan dated April 30, 2018, the proposed site improvements include stop signs and stop bars at the existing exits, a concrete sidewalk and pedestrian crosswalk to connect the building to the sidewalk along Erie Boulevard East, concrete sidewalks with ADA ramps along the side of the building, directional signs and arrows to indicate one-way site circulation, new pre-browse board, digital menu board, and 'order here' canopy, line striping and signage for pull forward and mobile to go parking spaces, and pavement markings and signage for accessible parking spaces; and

WHEREAS, per the Site Plan, proposed signage for the site also includes one "Playplace" sign (22 sf) to be wall-mounted on the building's non drive-thru elevation and one "McDonald's" sign (33 sf) to be wall-mounted on the front elevation of the building; and

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

WHEREAS, the Site Plan shows existing asphalt sidewalks along Erie Boulevard East to remain; the site is located along a stretch of Erie Boulevard which will undergo a large New York State Department of Transportation (NYSDOT) project to install bicycle, pedestrian, and roadway enhancements to accommodate the Empire State Trail; designs for the project are currently being finalized and all applicants and municipalities are advised to coordinate with NYSDOT on site planning within the right-of-way along this portion of Erie Boulevard; and

WHEREAS, the project is within 2,000 feet of a site (ID: C734108) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 17, 2018

OCPB Case # Z-18-316

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of DeWitt Zoning Board of Appeals at the request of Wendy & Adrian Rhodes for the property located at 2 Pebble Hill Road, North; 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 Jamesville Road (Route 7), a county highway; and
- WHEREAS, the applicant is requesting an area variance to replace an existing 6' tall privacy fence, where 4' is the maximum height allowed, on a 0.27-acre parcel in a Residential (R-2) zoning district; and
- WHEREAS, the site is located at the intersection of Jamesville Road, a county road, and Pebble Hill Road North, a local road, in a residential neighborhood just north of Manlius Pebble Hill School; the submitted survey map dated May 27, 1974 shows the site contains an existing one-and-a-half-story house with an attached garage and has a paved driveway onto Pebble Hill Road North; and
- WHEREAS, the submitted letter to the Town Zoning Board of Appeals dated September 24, 2018 indicates the proposed 6' tall privacy fence will replace an existing 6' tall privacy fence on the site; per the local application, the fence is intended to ensure the safety of the applicant's children and pets; and
- WHEREAS, the submitted estimate shows the proposed fence will enclose the rear yard and include an extension along the remainder of the Jamesville Road frontage; ADVISORY NOTES: per the Onondaga County Department of Transportation, fencing is not permitted in the county right-of-way and must not obstruct sight distance; no access to Jamesville Road will be permitted; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and
- WHEREAS, the site may contain the Indiana bat or Northern long-eared bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 17, 2018

OCPB Case # Z-18-317

- 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 Loretto Housing Development Fund Co., Inc. for the property located at 312 Fillmore 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 Interstate Routes 81 and 481, both state highways; and
- WHEREAS, the applicant is proposing to renovate an existing four-story building for senior housing, along with associated site improvements on a proposed 1.57-acre parcel in a Planned Institutional (PID) zoning district; and
- WHEREAS, the Board is concurrently reviewing a subdivision referral (S-18-74) as part of the proposed project; in 2009, the Board recommended modification of a site plan referral (Z-09-248) to construct a 61-car parking lot to serve the Loretto Health and Rehabilitation Center, citing drainage requirements for the project; and
- WHEREAS, the 13-acre site contains a portion of the existing Loretto Campus and is located along I-81 in the City's North Valley neighborhood; aerial imagery shows the site has frontage on Fillmore Avenue, a city street to the north, and East Glen Avenue, another city street which ends in an I-81 overpass to the site; the remainder of the Loretto Campus is located on an adjacent parcel to the south; and
- WHEREAS, the submitted preliminary plan dated September 16, 2018 shows the site to contain an existing two- to four-story building (the "Stanley J. Coyne Heritage Building"), an attached four-story building ("St. Pius X Home Building") to the southeast, a detached garage, a large paved parking area near the Fillmore Avenue frontage, and an internal network of roads and walks connecting the Loretto Campus; the campus seems to be generally served by a main internal drive at the front of the site, which partially occurs on front and rear adjacent parcels, and accesses East Glen Avenue and Fillmore Avenue; the preliminary plan shows 40' and 60' ingress-egress rights-of-way along portions of the internal campus drive; and
- WHEREAS, per the local application, the proposed project includes renovating the existing four-story Pius Building for 35 affordable senior housing units; the submitted Exterior Elevations dated September 17, 2018 show exterior improvements to the building to include new vinyl windows in existing openings, new aluminum storefront windows, new entry areas with new doors and canopy, and new vinyl windows and metal wall panels to replace existing overhead doors; and
- WHEREAS, the submitted Concept Site Plan Rendering dated September 17, 2018 shows

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site improvements to include a new front parking lot (32 parking spaces), new sidewalks and landscaping along the front of the building, additional landscaping along the internal campus drive, and additional walks to connect to the rest of the Loretto Campus; an additional row of future reserve parking is shown along the southwest edge of the parking lot; there is a proposed driveway onto the internal campus drive at the front of the site; and

WHEREAS, per the Concept Site Plan Rendering and details drawings, a proposed entrance ground sign (final sign layout and lettering to be approved by the owner and landscape architect prior to installation) is shown at the intersection of the proposed driveway and the internal campus road; and

WHEREAS, per the preliminary plan, proposed New Lot 1 (1.57 acres) will contain the Pius Building, and the proposed walk, driveway, and parking improvements; New Lot 2 (11.43 acres) is shown to contain the Heritage Building and the remainder of the site; a proposed 20' sanitary sewer easement is shown to connect the Pius Building to the portion of the Loretto Campus on the adjacent parcel; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated September 14, 2018, 1.5 acres of the site will be disturbed by the proposed project; the Concept Site Plan Rendering shows a stormwater management area to the south of the Pius Building; per the EAF, temporary stormwater detention is proposed due to the presence of highly infiltrative soils; the volume of runoff is anticipated to be minimal;

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

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

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

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

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

WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse draft zoning map dated March 2018, the proposed zoning for this lot will remain PID; and

WHEREAS, the site may contain the Indiana bat or Northern long-eared bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); the site or a portion of it is located in or adjacent to an area designated as sensitive for

archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 17, 2018

OCPB Case # Z-18-318

- 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 Onondaga Town Board at the request of Syracuse Heights Associates, LLC for the property located at 6003 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 South Salina Street (NYS Route 11), a state highway, and the municipal boundary between the Town of Onondaga and the City of Syracuse; and
- WHEREAS, the applicant is proposing exterior renovations and a new sidewalk replacement for an existing retail building, Green Hills Plaza, located on an 11.23-acre parcel in a Neighborhood Shopping, Nedrow (NS-N) zoning district; and
- WHEREAS, the Board recently offered no position for a special permit referral (Z-18-282) to allow Planet Fitness to occupy a portion of the Green Hills Plaza on the site; in 2011, the Board offered no position with comment on a site plan referral (Z-11-125) to redirect an on-site stormwater drainage channel to address recurring flooding; and
- WHEREAS, the site includes the Green Hills Plaza, an existing multi-tenant retail building located in Nedrow; the building contains multiple small tenants with a large, shared parking lot (to remain) which accesses South Salina Street, a state owned road, via Southland Drive, a local road; and
- WHEREAS, the submitted Overall Site Plan dated September 27, 2018 shows an existing sidewalk and planting strip along South Salina Street, and a curbed, landscaped median along Southland Drive; there is an existing plaza monument sign (to remain) at the South Salina Street/Southland Drive intersection; aerial imagery also shows a drainage channel running north-south through the site, separating the retail building and parking lot from an abandoned, broken asphalt parking area at the rear of the site; and
- WHEREAS, per the Overall Site Plan, proposed site improvements are shown to include a new ADA compliant concrete sidewalk along the front of the retail building with four planter beds; and
- WHEREAS, the submitted Exterior Elevations drawings dated September 27, 2018 show proposed exterior renovations to include new EIS façade and brick and stone veneer column wraps; the color scheme for the façade of the proposed Planet Fitness (Z-18-282) tenant space will match the company's branding; and
- WHEREAS, the site is served by public water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Nedrow Pump Station service areas; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the

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submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO);

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

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

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

The Board commends the Town and applicant on the proposed site improvements and efforts to revitalize the existing retail center and offers the following comments:

1. The Board encourages the applicant to install additional landscape islands to delineate access along the eastern portion of Southland Drive, enhance the aesthetic of the parking lot, and aid in stormwater management.
2. Additional sidewalks or crosswalks are encouraged to provide pedestrian connections along Southland Drive and from the building to the existing sidewalks along South Salina Street. Per the New York State Department of Transportation, any work within the state right-of-way will be subject to a work permit.
3. Given the large expanse of impervious area and the presence of an existing drainage channel on the site, the applicant is encouraged to consider restoring the rear abandoned asphalt area to grass and provide a vegetated buffer area to the drainage channel. The applicant may wish to consider the use of green infrastructure to further reduce stormwater runoff and improve stormwater quality.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 17, 2018

OCPB Case # Z-18-319

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Cicero Zoning Board of Appeals at the request of Kevin Greer for the property located at 7343 Thompson 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 Thompson Road (Route 13) and East Taft Road (Route 19), both county highways; and
- WHEREAS, the applicant is requesting an area variance to reduce the side yard setback to 5.5' where 15' is required and construct a 20' x 40' addition on an existing nonconforming structure located on a 0.64-acre parcel in a General Commercial (GC) zoning district; and
- WHEREAS, the site is located on Thompson Road, a county road, just north of the intersection with East Taft Road, another county road; surrounding land uses are a mix of residential, commercial, and recreation; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated September 20, 2018, the proposed addition is intended to provide additional storage and workable space for the existing contractor/construction business on the site; and
- WHEREAS, the submitted survey map dated September 26, 2018 shows the site contains an existing one-story building set towards the front of the site; there is a paved parking area at the front of the building, gravel at the rear, and a gravel driveway along the side of the building that serves a smaller existing one-story building at the rear of the site; and
- WHEREAS, per the survey map, the Thompson Road frontage is curbed, with an existing guard rail restricting access across the south half of the frontage and two existing curb cuts on the northern half;
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Thompson Road must meet Department requirements; and
- WHEREAS, the survey map shows the proposed addition (20' x 40') to be constructed at the rear of the larger existing building; per the local application, the existing structure is nonconforming with a 35' front yard setback where 50' is required; per the Town zoning code, no nonconforming building, structure or use shall be enlarged, expanded or increased; and
- WHEREAS, aerial imagery shows vegetated buffers between the southern lot line and rear of the site and the adjacent lots; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Thompson Road Pump Station service areas; no changes to the existing infrastructure are proposed; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project ultimately flows to the Davis Road Pump Station which is designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO);

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

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 17, 2018

OCPB Case # Z-18-320

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Cicero Zoning Board of Appeals at the request of Peter Giordano for the property located at 9011 Beach 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 the municipal boundary between the Town of Cicero and the Town of Constantia and the boundary between Onondaga County and Oswego County; and
- WHEREAS, the applicant is requesting area variances for front and side yard setbacks and lot coverage to remove an existing 18' x 34' garage and construct a new 24' x 36' garage on a 0.076-acre parcel in a Residential (R-10) zoning district; and
- WHEREAS, in 2016, the Board recommended disapproval, given that the project would increase lot coverage in the floodplain, of an area variance referral (Z-16-4) to demolish and rebuild a single-family dwelling on a parcel under common ownership located across Beach Road from the subject parcel; the project was approved locally; and
- WHEREAS, the site is located along Beach Road, a local road, just southwest of Oneida Lake; aerial imagery shows the site contains an existing one-story garage, to be demolished, and a front asphalt parking lot with unrestricted access onto Beach Road; and
- WHEREAS, the submitted tract map dated September 27, 2018 shows the proposed garage (24' x 36') requires area variances to 1) reduce the front yard setback from 30' to 26', 2) reduce the side yard setback (one side minimum) from 6' to 3', 3) reduce the side yard setback (total) from 15' to 9', and 4) increase the maximum lot coverage from 25% to 26%; and
- WHEREAS, the local application indicates that the siting of the garage is intended to allow for more green space behind the garage and access to a doorway on one side of the garage; additionally, providing a 6' setback on one side of the garage means only one side would need to be fire rated; the submitted plan shows the proposed garage to provide first floor space for two cars and a second floor storage area; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Brewerton Wastewater Treatment Plant service area; drinking water and wastewater accommodations are intended for the proposed garage to allow for future bathroom installation; per the Onondaga County Department of Water Environment Protection, there is an existing County-owned trunk sewer line along the front of the site which would require coordination with the Department for any additional connections directly to this sewer infrastructure; and

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

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that 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 Town of Cicero has established a Floodplain Zone overlay "to allow Oneida Lake and streams and tributaries flowing into said lake to carry abnormal flows of water in times of flood, to prevent encroachments into the floodplains of these waterways which will unduly increase flood heights and damage, and to prevent excessive property damage as well as a potential threat to the health and safety in the area of greatest flood hazard"; and

WHEREAS, GIS mapping shows the rear half of the site may contain federal wetlands, which appears to encroach on the existing and proposed garage; ADVISORY NOTE: the applicant is advised to conduct a formal wetland delineation to determine the presence and location of any federal wetlands on the site; any delineated wetlands must be confirmed by the U.S. Army Corps of Engineers and shown on the plans for the site; the applicant is also advised to obtain any necessary permits from the Corps for any proposed development or placement of fill in a federal wetland, or drainage of federal wetlands on site; and

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

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

1. The Board strongly discourages the granting of area variances on a site in the 100-year floodplain and which may contain federal wetlands. The applicant is encouraged to consider reducing the scale of the proposed garage to better meet the Town's zoning requirements.

2. The Board encourages the Town to minimize runoff and allow for greater stormwater infiltration on the site by strictly adhering to the Floodplain Zone overlay restrictions and minimizing exposure to damage from natural hazards, as required for good standing in the National Flood Insurance Program, by ensuring that any proposed development would not negatively affect drainage

patterns in or near the floodplain.

3. The Town is advised to ensure any permitting requirements for development in the floodplain are satisfied prior to municipal approval of the project.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 17, 2018

OCPB Case # Z-18-321

- 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 GGBDS Realty Company for the property located at 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 Interstate Route 81, a state highway, and the municipal boundary between the Town of Cicero and the Village of North Syracuse; and
- WHEREAS, the applicant is proposing construction of a 25,000 sf building (Five Star Equipment) on two parcels totaling 10 acres in a Regional Commercial zoning district; and
- WHEREAS, from 2016 to 2018, the Board reviewed multiple referrals for the surrounding area, including subdivision (S-18-35) and site plan (Z-17-462) referrals to subdivide an adjacent 16.717-acre lot into two lots and construct an 8,000 sf Enterprise Rent-A-Car facility, a site plan referral (Z-17-373) to renovate one of the existing buildings in the Airport Business Park for an orthopedic surgery center, subdivision (S-16-95) and site plan (Z-16-450) referrals to subdivide a 19.211-acre lot into two lots and construct a Nice-N-Easy gas station and convenience store, and a large-scale zone change referral (Z-16-300) affecting approximately 400 acres of land in the Town, including some adjacent parcels; and
- WHEREAS, the site is located north of East Taft Road, a county road, and along I-81 at the Town of Cicero and Village of North Syracuse municipal boundary; the western portion of the site is located in North Syracuse and the eastern portion falls in Cicero; the site abuts two vacant parcels to the south that are slated for the recently approved Enterprise Rent-A-Car facility and two developed parcels to the east containing the Airport Business Park, which consists of a large asphalt parking lot and two large buildings; and
- WHEREAS, the submitted Topographic Survey dated September 11, 2007 shows the site is vacant with some tree and brush cover, except for the southeast corner, which contains a portion of the existing Airport Business Park parking lot (to remain), and a gravel road (to be removed) from the parking lot to an existing 4' diameter pole with two billboard signs along I-81 (to remain); and
- WHEREAS, the submitted Site Layout Plan dated September 11, 2018 shows the proposed building (24,670 sf) surrounded on three sides by concrete and/or gravel, an equipment testing area (16,250 sf) on the north side of the building, a display area (berm) at the rear, and a stormwater management area on the south side, all to be enclosed by a fence with two gated entrances; a proposed asphalt parking lot (20 spaces) is shown at the front of the building; two proposed asphalt drives are shown to connect to the Airport Business Park parking area and serve the front parking lot, a side loading area, the enclosed portion of the

facility, and the existing billboard; and

WHEREAS, aerial imagery shows site access will ultimately come from the existing ingress-egress easement and internal road on East Taft Road that serves the Airport Business Park and additional existing connections to Bellevue Drive, a local road, and Church Street, a county road, at the opposite end of the business park; the survey map shows easements to the Onondaga County Water Authority and Niagara Mohawk Power Corporation along the north and west site boundaries; all proposed development appears to be outside of the easements; and

WHEREAS, per the local application, hours of operation for Five Star Equipment will be Monday through Friday 7:30am to 5pm and the maximum number of employees on site at one time will be 25; per the Site Layout Plan, proposed signage includes two pylon signs (25' and 50' tall), with the 25' tall sign to be located at the front of the site and the 50' tall sign in the proposed display area (berm) along I-81;

ADVISORY NOTE: signage and outdoor advertising along state highways is regulated under federal and state law; the applicant and municipality are advised to ensure the appropriate approvals and permits are obtained from the NYS Department of Transportation for the proposed signage; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated September 13, 2018, 5.75 acres of the site will be disturbed by the proposed project; stormwater will be collected, treated and managed on-site prior to discharge to the existing conveyance systems in the right-of-way at a managed rate; per the Site Layout Plan, a proposed stormwater management area will be south of the building and gravel parking;

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

WHEREAS, the site has access to public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; the Site Layout Plan shows a Town sewer line and "manholes filled with debris" to the north, which may need to be resolved before the project can tie into the sewer line;

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

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

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

WHEREAS, GIS mapping shows the portion of the site closest to the Airport Business Park

falls within a Runway Protection Zone (RPZ) associated with the Syracuse Hancock International Airport; the portion of the site within the RPZ appears to include a portion of the existing business park parking lot and the proposed internal drives; and

WHEREAS, the site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper); the site may contain troublesome sedge, which has been listed by the state or federal government as a threatened or endangered plant species (per EAF Mapper); and

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

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

1. The Onondaga County Department of Transportation has determined that the applicant must provide the Department with ITE Trip Generation traffic figures. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval.
2. The municipality must submit copies of the Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County and New York State Departments of Transportation. Any mitigation as may be determined by the Departments must be reflected on the project plans prior to municipal approval. Additional stormwater runoff into the county's and/or state's right-of-way or drainage system will be prohibited.

The Board also offers the following comment(s):

1. The Town is advised to ensure that the project is also reviewed by the Village of North Syracuse as a portion of the proposed project occurs on a Village parcel. 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 Village of North Syracuse.
2. Dedicated access easements are encouraged for the additional driveways on Church Street and Bellevue Drive serving the Airport Business Park.
3. Given the extent of the proposed project, the applicant and municipality are encouraged to consider reducing the amount of impervious surface on the site and using green infrastructure, such as permeable pavement and landscaping, to further reduce stormwater runoff and improve stormwater quality.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 17, 2018

OCPB Case # Z-18-322

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the City of Syracuse Planning Commission at the request of Pyramid Network Services for the property located at 821 East Brighton Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Interstate Routes 81 and 481, both state highways, Rock Cut Road (Route 103), a county highway, and the municipal boundary between the City of Syracuse and the Town of Onondaga; and
- WHEREAS, the applicant is proposing installation of an unmanned wireless service facility (Sprint) on an existing senior residential complex (Brighton Towers) on an 11.5-acre parcel in a Residential Class B (Res B) zoning district; and
- WHEREAS, in 2012, the Board offered no position for a site plan referral (Z-12-197) to add two new wireless antennas and corresponding cables to an existing rooftop antenna structure on Brighton Towers; and
- WHEREAS, the site is located at the intersection of Rock Cut Road and Brighton Avenue, both city-owned portions of the streets, near the I-81/I-481 interchange; aerial imagery shows the site contains two high-rise senior apartment buildings (Brighton Towers) and associated parking lots, sidewalks, and recreation facilities; site access includes two full access driveways, one each occurring on Brighton Avenue and Rock Cut Road; and
- WHEREAS, the submitted Property Plan dated June 2018 shows the proposed wireless service facility will be installed on the roof of the western building; per the submitted Environmental Assessment Form (EAF) dated August 24, 2018, 6 proposed Sprint antennas will be mounted on 3 proposed non-penetrating roof mounts with a centerline elevation of 172' above ground level; a proposed equipment cabinet and power/fiber panel will be installed on a proposed 10' x 10' non-penetrating roof platform with associated conduits; electric and fiber services will be routed from the first floor to the roof thru spaces in the building; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse draft zoning map and Consolidated Draft dated March 2018, the proposed zoning for this lot is Mixed Use Office (MX-3) and antennas (and related supporting structures and frameworks) on buildings will be permitted in all zoning districts, providing they are placed 30 feet above grade (172' proposed) and do not extend more than 20 feet above the building roof lines (11'-6" proposed); and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the

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existing infrastructure are proposed; and

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

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

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

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 17, 2018

OCPB Case # Z-18-323

- 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 Cicero Town Board at the request of JT Picciott Realty, LLC for the property located at 6176 & 6180 South Bay Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of South Bay Road (Route 208) and Thompson Road (Route 14), both county highways; and
- WHEREAS, the applicant is proposing a zone change on two lots totaling 1.035 acres from Industrial to General Commercial in order to establish an auto sales and repair facility in an existing vacant establishment; and
- WHEREAS, the site is located in a pocket of industrial and commercial land uses north of the Gillette Road Middle School and generally surrounded by residential neighborhoods; per the submitted survey map dated April 9, 2017, the two parcels have frontage on South Bay Road, a county road, and contain two existing one-story buildings, formerly Syracuse Pool and Patio; and
- WHEREAS, aerial imagery shows an enclosed pool and patio display area and gravel parking at the front of the buildings, a rear gravel area, and two existing driveways onto South Bay Road; the existing driveways and gravel areas appear to be contiguous with, or partially occur on, the adjacent parcels to the north and south; the adjacent parcel to the north has additional access to Thompson Road, a county road, via an existing driveway on a rear parcel; ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on South Bay Road and Thompson Road must meet Department requirements; and
- WHEREAS, per the submitted referral notice, the proposed zone change is intended to allow for an auto sales and repair use on the site; no additional information regarding future use or development of the site is included; and
- WHEREAS, per the Town zoning code, the "General Commercial District is designed to provide for those medium-sized commercial uses whose primary market is Town-wide" and allows for the following uses: shopping centers, hotels and motels, gas/service stations and car-wash facilities, restaurants and drive-in activities, health-related facilities, light assembly, automobile sales and services, including recreational vehicles and boats, veterinary clinics, and apartment developments; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated September 24, 2018, stormwater discharges will be conveyed to existing conveyance systems; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station

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

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

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

Per the Onondaga County Department of Transportation, access to Thompson Road via the adjacent parcels will not be permitted. Prior to municipal approval, the applicant must modify plans for the proposed project to eliminate access to the adjacent parcels by delineating all parking areas on the site.

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

1. The applicant is advised to contact the Onondaga County Department of Transportation to coordinate requirements for the existing driveways on South Bay Road, which may require reducing the width of the existing driveways to meet the Department's current commercial driveway standards or consolidating access.
2. Every municipal review provides the opportunity to improve community appearance and the applicant is encouraged to consider site planning that incorporates front yard landscaping and screening for parking areas and restores any unused paved areas to greenspace or landscaping.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 17, 2018

OCPB Case # Z-18-324

- 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 C of the Year 2018 to amend Section 148-56 of the Code of the Town of Skaneateles; and
- WHEREAS, the Town Board resolution dated October 1, 2018 indicates “the purpose of the proposed local law is to require a landowner to obtain a special permit in order to process raw logs into firewood, wood pellets or lumber, in every zoning district in the Town except for the Industrial/Research/Office (IRO)” except in instances where “raw logs are harvested, processed and used on the same tax parcel”; and
- WHEREAS, the proposed local law will amend the definitions of “Light Industry” and “Agriculture” of §148-56. Definitions of the Town zoning code so that the processing of raw logs into firewood, wood pellets or lumber, and off-site use thereof, will be considered “Light Industry”; in instances where raw logs are processed and used on the same tax parcel as where they are harvested, it will be considered an “Agriculture” use; and
- WHEREAS, per the Town zoning code, “Light Industry” is a use permitted upon issuance of a special permit in all zoning districts, except the IRO district where it is permitted by right, subject to site plan review; “Agriculture” is permitted by right in all zoning districts; and
- WHEREAS, according to the Town zoning code, considerations in granting or denying special permits may include consistency with the purposes of the land use district, comprehensive plan, community goals, and rural siting principles, potential impacts to the availability of affordable housing, traffic congestion, pedestrian safety, road conditions, public infrastructure, facilities, or services, and natural or historic resources, suitability of the existing site, and appropriateness of proposed parking, accessibility, and site operation, design and layout; and
- WHEREAS, Skaneateles is a rural town, primarily zoned Rural and Farming (RF) and Rural Residential (RR), per the Town zoning map; the Town has limited access to public drinking water; the entirety of the Town is outside the Onondaga County Sanitary District and does not have access to public sewers; 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. Timber operations are covered under New York State Agriculture and Markets Law (AML) and as such, the Town must consult with the New York State Department of Agriculture and Markets prior to enactment of the proposed local law, to ensure it is not unreasonably restrictive or in conflict with AML §305-a.
2. The Town is advised to further refine the proposed local law to allow for certain low-impact and/or small-scale processing for personal use.

The Board also offers the following comment:

Potential alternative paths to consider in achieving the Town's goals may include framing the regulation in the context of commercial sale of timber rather than in the context of transporting the product, or regulating the proposed action as an agricultural use or standalone use rather than as an industrial use, with certain specific thresholds or limitations explicitly identified in the zoning text.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 17, 2018

OCPB Case # Z-18-325

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Salina Zoning Board of Appeals at the request of James W. Chrysler for the property located at 307 Factory 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 Factory Avenue (Route 93), a county highway, and Ley Creek, a county-owned drainage channel; and
- WHEREAS, the applicant is requesting an area variance to construct a 50' x 12' addition on an existing auto garage, with a side yard setback of 2' where 20' is required, in an Industrial 1 (I-1) zoning district; and
- WHEREAS, in 2005, the Board recommended disapproval of an area variance referral (Z-05-388) to construct a 6' high fence, citing inadequate sight distance for vehicle access; and
- WHEREAS, the site is located at the intersection of Factory Avenue, a county road, and Anderson Avenue, a local road; surrounding land uses are primarily industrial; and
- WHEREAS, aerial imagery shows the site contains an existing one-story building, an auto service garage, set along the west lot line and surrounded on the three remaining sides almost entirely by asphalt and gravel; the site has unrestricted access to Factory Avenue and Anderson Avenue;
ADVISORY NOTES: per the Onondaga County Department of Transportation, all existing or proposed driveways on Factory Avenue must meet Department requirements; no parking, loading, or servicing of vehicles in the county right-of-way, or backing of vehicles into the right-of-way, is permitted; and
- WHEREAS, per aerial imagery, there is a fenced enclosure and shed at the rear of the building, to be replaced by the proposed addition (50' x 12'); and
- WHEREAS, the site is served by public drinking and sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO);
ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and
- WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734074, 734067) in the

NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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

Prior to the issuance of a building permit, the applicant is advised to contact the Onondaga County Department of Transportation to coordinate requirements for the existing driveway on Factory Avenue, in order to satisfy commercial driveway standards, which will require delineating access, and to discuss delineating on-site parking to prevent parking in the right-of-way. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval.

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