



Onondaga County Planning Board

October 21, 2015

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

I. ATTENDANCE

MEMBERS PRESENT

Douglas Morris
Robert Jokl
Daniel Cupoli
Chester Dudzinski, Jr.
James Corbett

STAFF PRESENT

Megan Costa
Gilly Cantor
Don Jordan
Robin Coon

GUESTS PRESENT

Jim Gosier

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on October 21, 2015

III. MINUTES

Minutes from September 30, 2015 were submitted for approval. Daniel Cupoli made a motion to accept the minutes. Chester Dudzinski seconded the motion. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Daniel Cupoli - yes; Chester Dudzinski - yes; James Corbett - yes.

OTHER BUSINESS

The Board voted unanimously to approve the 2016 OCPB Calendar.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-15-76	CSyrPB	<i>No Position With Comment</i>	S-15-77	CSyrPB	<i>Approval</i>
S-15-78	TManPB	<i>Modification</i>	S-15-79	TOnoPB	<i>No Position</i>
S-15-80	TCicPB	<i>Modification</i>	Z-15-355	CSyrPB	<i>No Position With Comment</i>
Z-15-356	TDewZBA	<i>Modification</i>	Z-15-357	TClaPB	<i>No Position With Comment</i>
Z-15-358	TClaPB	<i>Modification</i>	Z-15-359	TDewPB	<i>Modification</i>
Z-15-360	CSyrPB	<i>No Position</i>	Z-15-361	TClaTB	<i>No Position</i>
Z-15-362	TManTB	<i>No Position With Comment</i>	Z-15-363	TManPB	<i>Modification</i>
Z-15-364	TManPB	<i>Modification</i>	Z-15-365	CSyrPB	<i>Extension Granted</i>
Z-15-366	TElbTB	<i>No Position With Comment</i>	Z-15-367	TLysTB	<i>Extension Granted</i>
Z-15-368	TCicPB	<i>Modification</i>	Z-15-369	TCicPB	<i>No Position With Comment</i>
Z-15-370	TCicZBA	<i>No Position With Comment</i>	Z-15-371	TCicZBA	<i>No Position</i>
Z-15-372	TCicTB	<i>No Position With Comment</i>	Z-15-373	TSkaPB	<i>No Position With Comment</i>
Z-15-374	TSkaPB	<i>No Position With Comment</i>	Z-15-375	TDewZBA	<i>Modification</i>
Z-15-376	TDewZBA	<i>Modification</i>	Z-15-377	TDewZBA	<i>Modification</i>
Z-15-378	TDewPB	<i>No Position With Comment</i>	Z-15-379	TDewZBA	<i>No Position With Comment</i>
Z-15-380	TDewPB	<i>No Position With Comment</i>	Z-15-381	TPomZBA	<i>No Position</i>



Joanne M. Mahoney
COUNTY EXECUTIVE

Onondaga County Planning Board

ONONDAGA COUNTY PLANNING BOARD 2016 CALENDAR

<u>FILE BY:</u>	<u>FOR MEETING ON:</u>	<u>FILE BY:</u>	<u>FOR MEETING ON:</u>
Friday, January 1, 2016	Wednesday, January 13, 2016	Friday, July 8, 2016	Wednesday, July 20, 2016
Friday, January 22, 2016	Wednesday, February 3, 2016	Friday, July 29, 2016	Wednesday, August 10, 2016
Friday, February 12, 2016	Wednesday, February 24, 2016	Friday, August 19, 2016	Wednesday, August 31, 2016
Friday, March 4, 2016	Wednesday, March 16, 2016	Friday, September 9, 2016	Wednesday, September 21, 2016
Friday, March 25, 2016	Wednesday, April 6, 2016	Friday, September 30, 2016	Wednesday, October 12, 2016
Friday, April 15, 2016	Wednesday, April 27, 2016	Friday, October 21, 2016	Wednesday, November 2, 2016
Friday, May 6, 2016	Wednesday, May 18, 2016	Thursday, November 10, 2016*	Tuesday, November 22, 2016**
Friday, May 27, 2016	Wednesday, June 8, 2016	Friday, December 2, 2016	Wednesday, December 14, 2016
Friday, June 17, 2016	Wednesday, June 29, 2016	Friday, December 23, 2016	Wednesday, January 4, 2017

*Thursday filing deadline due to holiday Veterans Day holiday

**Tuesday meeting date to allow resolutions to be issued prior to Thanksgiving holiday

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

Douglas Morris, Chair
Robert Antonacci
James Corbett
Robert Jokl

Daniel Cupoli, Vice Chair
Brian Donnelly
Chester Dudzinski, Jr.

11/06/15

1100 Civic Center, 421 Montgomery Street, Syracuse, NY 13202
(315) 435-2611, Fax (315) 435-2439
E-mail: countyplanning@ongov.net



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 21, 2015

OCPB Case # S-15-76

- 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 City of Syracuse Planning Commission at the request of Sunoco, Inc. for the property located at 962 Brighton Avenue & 571 East Seneca Turnpike; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Interstate Route 81, a state highway; and
- WHEREAS, the applicant is proposing to combine three parcels into a new 1.9-acre lot in a Local Business Class A (BA) zoning district as part of a project to demolish a vacant gas station and a vacant car wash and construct a 7,200 square foot building to contain a 2,000 square foot Dunkin Donuts with drive-thru and 5,200 square feet of additional retail space; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-15-355) for this project; and
- WHEREAS, the Parcel Merger Plan dated August 25, 2015 shows an existing metal building, block building, shed, and gas pump/canopy area on the proposed new lot at the corner of East Brighton Avenue, a city street, and East Seneca Turnpike; the plan shows the proposed lot also includes 0.3 acres of land along East Seneca Turnpike, which the pre-development meeting summary dated July 10, 2015 indicates is abandoned right-of-way which was sold to the applicant on April 15, 2015; and
- WHEREAS, the Layout Plan dated August 24, 2015 shows a proposed 60' x 120' building set back 75 to 80 feet from both road frontages with 76 proposed parking spaces on all four sides of the building; the proposed Dunkin' Donuts and drive-thru would be located at the southern end of the building; and aerial photography shows the site with one existing driveway on each road and two additional curb cuts on each road which are obstructed by concrete blocks; the plan shows proposed granite curbing around the entire site with one proposed 24' wide driveway each on East Brighton Avenue and East Seneca Turnpike; the meeting summary indicates a Traffic Impact Study was required by the City; and
- WHEREAS, aerial photography shows the site with one existing driveway on each road and two additional curb cuts on each road which are obstructed by concrete blocks; the plan shows proposed granite curbing around the entire site with one proposed 24' wide driveway each on East Brighton Avenue and East Seneca Turnpike; the pre-development meeting summary dated July 10, 2015 indicates a Traffic Impact Study was required by the City; and
- WHEREAS, the Environmental Assessment Form (EAF) notes 1.384 acres will be physically disturbed by the project and storm water will be collected through various

catch basins located throughout the site and treated and managed on site as required and discharged at an approved rate to the municipal system; no stormwater management information is shown on the plan; and

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

WHEREAS, per the EAF, "Phase 1 ESA revealed an ongoing petroleum spill remediation effort" and that "Additional studies are being undertaken to investigate and ensure full remediation"; and

WHEREAS, the site is served by public water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area, in an area tributary to active combined sewer overflows; the meeting summary indicates no offset will be needed for this project; and

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

WHEREAS, the signage materials indicate a proposed 25' high pylon sign with a 13' x 6' Dunkin' Donuts panel and two 4' x 8' tenant panels (total 142 square feet of signage); two sets of wall signs specifically for the Dunkin' Donuts, each with a 55" x 38" logo over 36" x 88" of lettering; and two proposed wall signs for future tenants; the meeting summary indicates the applicant must comply with the city signage ordinance limits, particularly given the quick transition into residential areas south and west of the site; and

WHEREAS, the plan shows proposed 5' wide concrete sidewalks around the site with one path leading to the front entrance; per the meeting summary, pedestrian and bicycle accommodations have been encouraged, as well as street trees and extensive landscaping for drainage and aesthetic purposes; and

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

1. The Board encourages the City and applicant to consider alternative site layout possibilities in order to optimize access to the site and to maximize the use, density, and potential value of the developable land in this heavily-

traveled location.

2. The Board further encourages the installation of street trees and landscaping, utilizing green infrastructure where possible, and incorporating pedestrian and bicycle accommodations to nearby residential neighborhoods and adjacent commercial properties.

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

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

5. The site plan must show how stormwater will be managed on site per New York State stormwater requirements.

The motion was made by Daniel Cupoli and seconded by Chester Dudzinski. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Daniel Cupoli - yes; Chester Dudzinski - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 21, 2015

OCPB Case # S-15-77

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the City of Syracuse Planning Commission at the request of Greater Syracuse Property Development Corporation/Frederico Justiniano & Gregory Kukulski for the property located at 610 & 612 Rowland Street and 409 Hartson Street; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Harbor Brook, a county-owned drainage channel; and
- WHEREAS, the applicant is proposing to convert three parcels into two new lots in Residential Class A (RA) zoning district, in order to add vacant land to two existing residential properties; and
- WHEREAS, the Final Plan dated September 13, 2015 shows an existing parcel on Holden Street to be split and each part added as side yard to an adjacent parcel, one on Hartson Street and one on Rowland Street; the referral materials indicate the owners of the adjacent homes propose to add landscaping and fencing to the side yards which would help to fulfill part of the mission of the Land Bank by putting the property back into productive use; and
- WHEREAS, the plan shows proposed New Lot #15A (0.164 acres) to contain a 1-1/2 story frame house and detached garage on Hartson Street, and proposed New Lot #28B (0.164 acres) to contain an existing two-story frame house and detached garage on Rowland Street; and
- WHEREAS, the plan shows proposed New Lot #15A with an existing driveway on Hartson Street and proposed New Lot #28B with an existing driveway on Rowland Street; and
- WHEREAS, per aerial photography, the site is located across Hartson Street from county-owned land which contains the Harbor Brook drainage channel; and
- WHEREAS, the Environmental Assessment Form indicates the site is located in the 100 year flood plain, and the current FEMA Flood Insurance Rate Maps (FIRM) indicate that the site is in a Special Flood Hazard Area (SFHA); and
- WHEREAS, the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that land adjoining the site contains wetlands or other regulated waterbodies; and
- WHEREAS, the site is served by public water and sewers and is located in the Metropolitan

Wastewater Treatment Plant service area; the EAF notes no new water or wastewater connections will be needed; and

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

Given that this site is located in a floodplain and directly adjacent to Harbor Brook, the Board supports the proposal to utilize the vacant land as additional side yard for the existing adjacent residences.

The motion was made by Daniel Cupoli and seconded by Chester Dudzinski. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Daniel Cupoli - yes; Chester Dudzinski - yes; James Corbett - recused.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 21, 2015

OCPB Case # S-15-78

- 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 SUBDIVISION from the Town of Manlius Planning Board at the request of John & Stella Penizotto for the property located on the northern corner of Enders Road & New York State Route 92; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of New York State Route 92, a state highway, and Pompey Center Road, a county road; and
- WHEREAS, the applicant is proposing to resubdivide seven parcels totaling 4.35 acres with Residential Multiple-Use (R-M) and Restricted Agricultural (RA) zoning into two new lots with R-M zoning, as part of a project to demolish existing structures and reconstruct a daycare facility (Shining Stars Daycare Center) which would include a gymnasium available for rental; and
- WHEREAS, the Board is concurrently reviewing referrals for a zone change, site plan, and accessory use permit associated with this project (Z-15-362, 363, and 364); an accessory use permit is required in order to rent the daycare's gymnasium for other uses; and
- WHEREAS, the Subdivision Map dated September 18, 2015 shows proposed Lot 1 (1.94 acres) at the corner of New York State Route 92 and Enders Road and proposed Lot 2 (2.41 acres) along Enders Road; per the map and a letter from the engineer to the Town dated September 17, 2015, the overall site contains five existing residential properties and the existing daycare facility, all of which will be demolished; and
- WHEREAS, per two zoning plans submitted with the referral, the four northeastern-most parcels are currently zoned R-A with the remaining parcels already zoned R-M; surrounding properties include Enders Road athletic fields and retail properties to the north, True Value across Enders Road, Nice N Easy on the opposite corner, and residential land to be converted into the new Village of Manlius fire station (Z-15-14) across Route 92; and
- WHEREAS, per town code, the R-M district "is designed to retain the existing residential character of established neighborhoods while permitting unobtrusive uses of a commercial, nonretail nature which are to be regulated in such a manner as to maintain and preserve the residential character of adjacent areas as well as to provide a transition between residential areas and nonresidential areas"; all uses permitted in R-1 districts are also permitted in R-M districts, along with apartments, religious and educational institutions, art/photography/design studios, music instruction of five or fewer pupils, bed-and-breakfasts, tailors, funeral homes, day-care and other care centers, and certain types of non-intensive professional offices; in 2014, the Town added additional uses to R-M

by special permit only, including preparation of food, shoe repair, barbershops, beauty salons and similar uses (Z-14-162); and

WHEREAS, the Rendered Site Plan dated September 18, 2015 shows a proposed 21,140 square foot daycare center building on proposed Lot 2 facing a 45-space parking lot in the side yard; no further plan details or Town applications other than the original zone change application were submitted at this time, and the letter notes that full site plan and subdivision packages will be submitted to the Town Planning Board should the zone change receive approval from the Town Board; and

WHEREAS, the plan shows the proposed parking lot with one proposed driveway on Enders Road opposite Market Place, both local roads, and a right-in/right-out only driveway is shown on Route 92 which would cross proposed Lot 1 and lead to the daycare parking lot; all other existing access to both roads would be removed; any existing or proposed access to Route 92 must meet the requirements of the New York State Department of Transportation; and

WHEREAS, the Environmental Assessment Form dated December 26, 2014 notes a stormwater permit and SWPPP will be required by the New York State Department of Environmental Conservation (NYSDEC) and that a stormwater management pond will be sized to serve the redevelopment with stormwater discharges directed to the existing drainage system along Route 92; no stormwater management information is shown on the plan at this time; and

WHEREAS, per plans and aerial photography, the proposed daycare building and access drive will require clearing wooded land along the northern portion of the site; the NYSDEC EAF Mapper notes the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and

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

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

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

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

1. The New York State Department of Transportation has determined that the municipality and the applicant are required to coordinate access plans for New York State Route 92 with the Department and any Department requirements must be reflected on the plans for this site.
2. The municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the New York State and Onondaga County Departments of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Departments.
3. The site plan must show how stormwater will be managed on site per New York State stormwater requirements.

The Board also offers the following comments:

1. Per the New York State Department of Transportation, the applicant is advised to obtain a highway work permit for any work within the State right-of-way.
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
3. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
4. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.
5. Per the New York State Department of Environmental Conservation (NYS DEC), if a proposed project is in an area containing threatened or endangered species and/or associated habitats, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional NYS DEC Division of Environmental Permits office.
6. Every municipal review provides the opportunity to improve community appearance, and as plans for this project move forward, the Board encourages the Town and applicant to consider site layouts which optimize density, quality, and access on both proposed lots. In particular, the Town and applicant may wish to locate the building along the Enders Road frontage, buffer or move parking to the rear yard, coordinate access to Route 92 with the proposed Fire Station project, consider combined stormwater accommodations

for both lots, and ensure the possibility of future access connections and shared parking arrangements with the adjacent parcel.

7. The Board further encourages the Town and applicant to utilize green infrastructure where possible, add landscaping along the road frontages, and incorporate pedestrian and bicycle accommodations to nearby residential neighborhoods and the adjacent schools.

8. The Board advises the Town and applicant to ensure the proposed access meets the requirements of local emergency service providers.

9. The Board strongly encourages the Town to ensure any future use of these parcels adheres to the intent and uses permitted in the R-M district, and the Town is encouraged to refer updated site plans as they become available.

The motion was made by Daniel Cupoli and seconded by Robert Jokl. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Daniel Cupoli - yes; Chester Dudzinski - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 21, 2015

OCPB Case # S-15-79

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of Onondaga Planning Board at the request of Robert DeForest for the property located at 5727 East Seneca Turnpike; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of New York State Route 173 (East Seneca Turnpike), a state highway, and the municipal boundary between the Town of Onondaga and the City of Syracuse; and
- WHEREAS, the applicant is proposing to subdivide a 19.5-acre parcel into two new lots in Neighborhood Shopping (NS) and Professional Commercial Office (PCO) zoning districts, in order to separate an existing residential lot from the site of a proposed mixed-use development; and
- WHEREAS, the Board previously reviewed a zone change referral from PCO to NS zoning on 3.47 acres of the site to accommodate a proposed gas station/grocery store (Nice N Easy) and retail building as part of a larger planned mixed-use development; the Board reviewed other referrals for the site in 2009 (Z-09-73, Z-09-74, and S-09-37) to create the subject parcel and use the parcel behind it for parking for an adjacent property; requirements for future development include a single access to Route 173 and a drainage study to be submitted to the New York State Department of Transportation and the City of Syracuse Department of Engineering; the Board further offered to host a coordinated review meeting for the overall project, and offered comments on exploring potential environmental considerations for the entire site (floodplains, endangered species, archaeological sensitive areas), water and wastewater service, emergency access safety, and the relocation and reduction of parking; and
- WHEREAS, the Final Plan dated December 2, 2010 shows proposed vacant New Lot 2A (17.160 acres to the road centerline) and proposed New Lot 2B (2 acres to the right-of-way line) which contains an existing brick house and detached frame garage at the southeastern corner of the overall site; an 80-foot wide Niagara Mohawk Power Corporation easement containing power lines runs along the eastern boundary of both proposed lots; and
- WHEREAS, per aerial photography, both lots front New York State Route 173 and the house on proposed New Lot 2B is served by an existing driveway on Route 173; no existing or proposed access to either lot is shown on the plan, and any existing or proposed access to Route 173 for both proposed lots must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, proposed New Lot 2A is currently vacant mostly wooded land and the site is located between existing and proposed development in the City of Syracuse

and a proposed mosque facility (Z-14-218) and is across from land approved for 143 residential lots west of the Shadow Hill subdivision (S-09-73); materials submitted with the zone change referral (Z-15-196) indicated development of the full parcel would include a Neighborhood Grocery (6,700 square feet with 6-pump gas canopy, 2.39 acres), a 7,000 square foot retail building (1.08 acres), five office buildings (27,000 square feet total, 3.78 acres), and seven apartment buildings and wooded area (56 units total, 8.41 acres); and

WHEREAS, an Onondaga County easement is shown at the southwest corner of the site, leading to an existing water tank and associated building, and continuing past the water tank parcel northward; a separate Onondaga sewer easement is shown crossing the rear of the full parcel; and

WHEREAS, the house is served by public water and sewers and the site is located in the Metropolitan Wastewater Treatment Plant service area; per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and

WHEREAS, the referral included a resolution from the Town of Onondaga Planning Board dated September 29, 2015 reaffirming the SEQR determination for the zone change request as adopted by the Town on June 1, 2015, which included a review of a Full Environmental Assessment Form and impacts to traffic, utilities, archaeology, drainage, and impact to the surrounding area and found that the project avoids or minimizes adverse environmental impacts to the maximum extent practicable; only a Short EAF was submitted with the zone change referral and no supporting SEQR documentation was submitted with this referral; and

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that a portion of the proposed New Lot 2A is in a Special Flood Hazard Area (SFHA) and the New York State Department of Environmental Conservation EAF Mapper indicates other potential environmental constraints on proposed New Lot 2A, including archaeological sensitive areas and endangered species and/or habitats; and

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

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

The motion was made by Robert Jokl and seconded by Chester Dudzinski. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Daniel Cupoli - yes; Chester Dudzinski - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 21, 2015

OCPB Case # S-15-80

- 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 Carri Bethka & Amy Kozlowski for the property located at 6709 East Taft 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 Interstate Route 481, a state highway, East Taft Road and Fly Road, both county roads, and the municipal boundary between the Town of Cicero and the Town of DeWitt; and
- WHEREAS, the applicant is proposing to subdivide a 2-acre lot containing an existing cell tower from a residential 28.37-acre parcel in an Agricultural zoning district; and
- WHEREAS, the Preliminary Plan dated August 21, 2015 shows proposed Lot 1 (2 acres), a landlocked parcel containing an existing 151' tall cell tower and two small buildings within a fenced area, several parking spaces, and a cluster of utility boxes; and
- WHEREAS, the plan shows proposed Lot 2 (26.37 acres) with an existing house, detached garage, barn, and existing driveway on East Taft Road; and
- WHEREAS, the plan shows an existing gravel drive extending from proposed Lot 1 through proposed Lot 2 onto East Taft Road, with an existing fence and gate at the end within the County right-of-way; any existing or proposed access to East Taft Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the plan and aerial photography indicate the remainder of proposed Lot 2 contains vacant land with rear frontage on Interstate Route 481, as well as a 99' wide Eastern Branch Pipeline right-of-way for Onondaga County crossing the property; and
- WHEREAS, the plan shows two wetland areas both labeled C-17 at the rear of the parcel; the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the site may also contain federal wetlands in those areas; and
- WHEREAS, the EAF Mapper also indicates the site may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; and
- WHEREAS, the Environmental Assessment Form dated September 2, 2015 notes the house is served by private water and septic; the site is located outside the Onondaga County Sanitary District; 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, the fence and gate must be removed from the County right-of-way. The Town and applicant must also contact the Onondaga County Department of Transportation at (315) 435-3205 to ensure that existing access for proposed Lot 1 meets Department requirements, and all Department requirements must be reflected on the plan.

The motion was made by Daniel Cupoli and seconded by Robert Jokl. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Daniel Cupoli - yes; Chester Dudzinski - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 21, 2015

OCPB Case # Z-15-355

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of JFJ Holdings, LLC for the property located at 962 Brighton Avenue & 571 East Seneca Turnpike; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Interstate Route 81, a state highway; and
- WHEREAS, the applicant is requesting a special permit to demolish a vacant gas station and a vacant car wash and construct a 7,200 square foot building to contain a 2,000 square foot Dunkin Donuts with drive-thru and 5,200 square feet of additional retail space on three parcels totaling 1.9 acres in a Local Business Class A (BA) zoning district; and
- WHEREAS, the Board is concurrently reviewing a subdivision referral (S-15-76) to combine the two parcels into one new lot for this project; and
- WHEREAS, the Parcel Merger Plan dated August 25, 2015 shows an existing metal building, block building, shed, and gas pump/canopy area on the proposed new lot at the corner of East Brighton Avenue, a city street, and East Seneca Turnpike; the plan shows the proposed lot also includes 0.3 acres of land along East Seneca Turnpike, which the pre-development meeting summary dated July 10, 2015 indicates is abandoned right-of-way which was sold to the applicant on April 15, 2015; and
- WHEREAS, the Layout Plan dated August 24, 2015 shows a proposed 60' x 120' building set back 75 to 80 feet from both road frontages with 76 proposed parking spaces on all four sides of the building; the proposed Dunkin' Donuts and drive-thru would be located at the southern end of the building; and aerial photography shows the site with one existing driveway on each road and two additional curb cuts on each road which are obstructed by concrete blocks; the plan shows proposed granite curbing around the entire site with one proposed 24' wide driveway each on East Brighton Avenue and East Seneca Turnpike; the meeting summary indicates a Traffic Impact Study was required by the City; and
- WHEREAS, aerial photography shows the site with one existing driveway on each road and two additional curb cuts on each road which are obstructed by concrete blocks; the plan shows proposed granite curbing around the entire site with one proposed 24' wide driveway each on East Brighton Avenue and East Seneca Turnpike; the pre-development meeting summary dated July 10, 2015 indicates a Traffic Impact Study was required by the City; and
- WHEREAS, the Environmental Assessment Form (EAF) notes 1.384 acres will be physically disturbed by the project and storm water will be collected through various

catch basins located throughout the site and treated and managed on site as required and discharged at an approved rate to the municipal system; no stormwater management information is shown on the plan; and

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

WHEREAS, per the EAF, "Phase 1 ESA revealed an ongoing petroleum spill remediation effort" and that "Additional studies are being undertaken to investigate and ensure full remediation"; and

WHEREAS, the site is served by public water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area, in an area tributary to active combined sewer overflows; the meeting summary indicates no offset will be needed for this project; and

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

WHEREAS, the signage materials indicate a proposed 25' high pylon sign with a 13' x 6' Dunkin' Donuts panel and two 4' x 8' tenant panels (total 142 square feet of signage); two sets of wall signs specifically for the Dunkin' Donuts, each with a 55" x 38" logo over 36" x 88" of lettering; and two proposed wall signs for future tenants; the meeting summary indicates the applicant must comply with the city signage ordinance limits, particularly given the quick transition into residential areas south and west of the site; and

WHEREAS, the plan shows proposed 5' wide concrete sidewalks around the site with one path leading to the front entrance; per the meeting summary, pedestrian and bicycle accommodations have been encouraged, as well as street trees and extensive landscaping for drainage and aesthetic purposes; and

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

1. The Board encourages the City and applicant to consider alternative site layout possibilities in order to optimize access to the site and to maximize the use, density, and potential value of the developable land in this heavily-

traveled location.

2. The Board further encourages the installation of street trees and landscaping, utilizing green infrastructure where possible, and incorporating pedestrian and bicycle accommodations to nearby residential neighborhoods and adjacent commercial properties.

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

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

5. The site plan must show how stormwater will be managed on site per New York State stormwater requirements.

The motion was made by Daniel Cupoli and seconded by Chester Dudzinski. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Daniel Cupoli - yes; Chester Dudzinski - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 21, 2015

OCPB Case # Z-15-356

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of DeWitt Zoning Board of Appeals at the request of Ultra Dairy, LLC for the property located at 6750 West Benedict 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 Interstate Route 481, a state highway, and Fly Road, a county road; and
- WHEREAS, the applicant is requesting an area variance to reduce the amount of parking as part of a 80,000-100,000 square foot expansion of an existing dairy manufacturing and distribution facility on a 20.26-acre parcel in High-Tech (H-T) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral for this project (Z-15-359); per the referral materials, a reduction of 135 parking spaces is requested in light of the fact that the facility operates three shifts and does not need the required 328 spaces to accommodate its workforce; and
- WHEREAS, the Board previously recommended modification of a site plan referral for a prior version of this proposal (Z-13-110), requiring a traffic study and drainage study; the Board also recommended modification of three site plan referrals for prior expansions of the site (Z-09-109, Z-08-177, and Z-06-372), generally requiring drainage reports to ensure no additional runoff into the State's drainage system; and
- WHEREAS, the Schematic Site Plan revised August 11, 2015 shows the existing metal dairy plant building (including additions from 2007 and 2008), parking area (73 spaces) north of the building, and parking/loading area west of the building (including 11 additional vehicle spaces); the proposed expansion was previously approved in 2013 and includes several small additions on the northeast side of the existing building, a large building addition north of the loading area with optional second addition, a blowmold and regrind addition, a wastewater treatment facility, a substation, a parking area (66 spaces), and a reserved parking area (43 spaces); and
- WHEREAS, per aerial photography and submitted plans, the site fronts Interstate Route 481 to the east, West Benedict Road to the north, and has two frontages on Fly Road between an occupied residence, an existing office building, and a vacant residence (owned by the applicant); plans indicate three existing driveways to remain on West Benedict Road, a local road recently rebuilt by the Town; a new proposed driveway on Fly Road is shown in the location of the vacant residence which would serve the reserved parking area, loading areas, and connect to the westernmost driveway on West Benedict Road; the proposed access meets Fly Road in the location of a dedicated left turn lane; any existing or proposed access to Fly Road must meet the requirements of the Onondaga

County Department of Transportation; and

- WHEREAS, the Environmental Assessment Form dated September 29, 2015 notes 2.25 acres will be physically disturbed by the project; the plan shows an expanded stormwater management area along the southeastern corner of the site; a Stormwater Management Report and Stormwater Pollution Prevention Plan was submitted with the referral; and
- WHEREAS, the proposed project may disturb one acre or more of land and must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the DEC Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality, and the applicant must consult with the municipal engineer to ensure conformance of construction plans with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the NYSDEC Bureau of Water Permits; the proposed project is located within the Onondaga Lake watershed and the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual as specified in the SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001); and
- WHEREAS, the EAF indicates a portion of the site is listed on the NYSDEC Spills Incident database (number 13-03522); the NYSDEC EAF Mapper further indicates that the site may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered, is located over or immediately adjoining a principal aquifer, and is adjacent to wetlands or other regulated waterbodies; and
- WHEREAS, the site is served by public water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; the submitted plan shows the location of a proposed waste treatment facility on the site, which is subject to review by the Onondaga County Department of Water Environment Protection (WEP) Source Control and issuance of an Industrial User Permit; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and
- WHEREAS, the referral materials indicate the landscaping along the northwestern boundary of the site will be enhanced to buffer the adjacent residence from the

proposed substation; 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 Town and applicant must continue to coordinate with the Onondaga County Department of Transportation regarding the proposed access to Fly Road and any other potential requirements, and the plans for the site must be updated to reflect any changes determined by the Department.
2. The municipality must submit copies of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the New York State and Onondaga County Departments of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Departments.
3. The applicant must coordinate with the Onondaga County Department of Water Environment Protection Source Control division regarding review of the on site waste treatment facility and issuance of an Industrial User Permit.

The Board also offers the following comment:

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

The motion was made by Daniel Cupoli and seconded by Robert Jokl. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Daniel Cupoli - yes; Chester Dudzinski - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 21, 2015

OCPB Case # Z-15-357

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of Jakemac, LLC (Hafner's) for the property located at 5224 West 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 West Taft Road and Allen Road, both county roads; and
- WHEREAS, the applicant is proposing exterior renovations to an existing restaurant/tavern on a 1.27-acre parcel in a Limited Use for Restaurants (LuC-2) zoning district; and
- WHEREAS, the Board previously offered no position on a zone change referral (Z-07-225) to eliminate the split-zoning to make the subject parcel LuC-2, and recommended modification of concurrent site plan and area variance referrals (Z-15-224 and 227) to construct the restaurant within the Highway Overlay District front yard setback, requiring the closure of a driveway, a traffic study, and parking agreements, and encouraging the addition of landscaping on site; and
- WHEREAS, the Site Plan dated July 22, 2013 shows an existing masonry garage/storage building (1,486 square feet), an existing frame restaurant/tavern building (5,271 square feet), 169 existing parking spaces on the subject parcel and two adjacent parcels to the east labeled "existing parking agreement," an existing wood deck on the side of the restaurant to be enclosed (1,092 square feet), and a proposed 14' x 6' (approx.) clock tower and silo (65 square feet), both along the front of the restaurant; and
- WHEREAS, Schematic Exterior Elevations dated August 4, 2015 indicate the silo would be nearly 22' high with corrugated metal siding and a new 80" x 32" wall-mounted business sign; the elevations further show the clock tower entrance and new deck siding would match existing building finishes, and the deck would also have 8' x 10' aluminum overhead doors; and
- WHEREAS, the plan shows the subject parcel and adjacent parking parcels with frontage and three existing driveways on West Taft Road, which must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the Environmental Assessment Form dated September 25, 2015 notes the site or land adjoining the site contains wetlands or other regulated waterbodies; National Wetland Inventory Maps indicate the potential presence of federal wetlands on the adjacent property to the south; and
- WHEREAS, the site is served by public water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, the plan shows curbed islands along the Taft Road right-of-way, including a

curbed planter with landscaping and a freestanding monument sign; and

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

1. Per the Onondaga County Department of Transportation, no parking, loading, backing of vehicles, or permanent structures in the County right-of-way will be permitted.
2. Per the Onondaga County Department of Transportation, the Town and applicant are advised that no additional access to West Taft Road will be permitted.
3. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.
4. Every municipal review provides the opportunity to improve community appearance and the Town may wish to work with the applicant to install additional landscaping on site in order to better delineate the curbed islands and to decrease the amount of impervious surface in the parking lot.

The motion was made by Daniel Cupoli and seconded by Chester Dudzinski. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Daniel Cupoli - yes; Chester Dudzinski - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 21, 2015

OCPB Case # Z-15-358

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of Barrett Paving Materials, Inc. for the property located at 4530 Wetzel 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 Wetzel Road, a county road; and
- WHEREAS, the applicant is proposing to construct an office addition to an existing building on a 65.26-acre parcel in an Industrial (I-1) zoning district; and
- WHEREAS, the Board previously recommended modification of an area variance referral (Z-09-9) to construct two additions to the existing building, requiring a drainage study and stormwater management plan for the site; prior to that, the Board offered no position on a subdivision referral (S-08-98) and recommended modification of a concurrent site plan referral (Z-08-460); and
- WHEREAS, the Proposed Site Plan revised September 17, 2015 shows the northwest corner of Parcel 1 of the site (45.96 acres) to contain an existing building with offices (4,553 square feet) and garage/shop space (8,057 square feet), an existing metal building (2,439 square feet), a proposed addition to the offices (2,164 square feet), 31 existing parking spaces, and 12 proposed parking spaces; the majority of Parcel 1 remains undeveloped; and
- WHEREAS, the plan shows the subject lot also includes Parcel 2 (19.30 acres) across a set of railroad tracks, which aerial photography shows contains vacant wooded land; the site is located within the Woodard Industrial Park; and
- WHEREAS, the plan shows the site with an existing common driveway on Wetzel Road located on a 30' ingress and egress easement and sanitary sewer easement shared with the adjacent parcel to the west; any existing or proposed access to Wetzel Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the Environmental Assessment Form dated September 21, 2015 notes 0.07 acres will be physically disturbed by the project; per the Onondaga County Department of Transportation, additional stormwater runoff into the County's drainage system is prohibited; and
- WHEREAS, the site is served by public water and sewers and is located in the Wetzel Road Wastewater Treatment Plant service area; the EAF notes water and sewer lines will not be extended to the proposed addition; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding

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

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

The Town and applicant must contact the Onondaga County Department of Transportation at (315) 435-3205 to discuss potential requirements regarding access and drainage, and the plans for the site must be updated to reflect any changes determined by the Department.

The motion was made by Daniel Cupoli and seconded by Robert Jokl. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Daniel Cupoli - yes; Chester Dudzinski - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 21, 2015

OCPB Case # Z-15-359

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Ultra Dairy, LLC for the property located at 6750 West Benedict 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 481, a state highway, and Fly Road, a county road; and
- WHEREAS, the applicant is proposing a revision to a previously approved site plan to expand an existing dairy manufacturing and distribution facility on a 20.26-acre lot in a High-Tech (H-T) zoning district; and
- WHEREAS, the Board is concurrently reviewing an area variance referral to reduce the number of required parking spaces for the site (Z-15-356); per the referral materials, a reduction of 135 parking spaces is requested in light of the fact that the facility operates three shifts and does not need the required 328 spaces to accommodate its workforce; and
- WHEREAS, the Board previously recommended modification of a site plan referral for a prior version of this proposal (Z-13-110), requiring a traffic study and drainage study; the Board also recommended modification of three site plan referrals for prior expansions of the site (Z-09-109, Z-08-177, and Z-06-372), generally requiring drainage reports to ensure no additional runoff into the State's drainage system; and
- WHEREAS, the Schematic Site Plan revised August 11, 2015 shows the existing metal dairy plant building (including additions from 2007 and 2008), parking area (73 spaces) north of the building, and parking/loading area west of the building (including 11 additional vehicle spaces); the proposed expansion was previously approved in 2013 and includes several small additions on the northeast side of the existing building, a large building addition north of the loading area with optional second addition, a blowmold and regrind addition, a wastewater treatment facility, a substation, a parking area (66 spaces), and a reserved parking area (43 spaces); and
- WHEREAS, per aerial photography and submitted plans, the site fronts Interstate Route 481 to the east, West Benedict Road to the north, and has two frontages on Fly Road between an occupied residence, an existing office building, and a vacant residence (owned by the applicant); plans indicate three existing driveways to remain on West Benedict Road, a local road recently rebuilt by the Town; a new proposed driveway on Fly Road is shown in the location of the vacant residence which would serve the reserved parking area, loading areas, and connect to the westernmost driveway on West Benedict Road; the proposed access meets Fly Road in the location of a dedicated left turn lane; any existing or proposed access to Fly Road must meet the requirements of the Onondaga

County Department of Transportation; and

- WHEREAS, the Environmental Assessment Form dated September 29, 2015 notes 2.25 acres will be physically disturbed by the project; the plan shows an expanded stormwater management area along the southeastern corner of the site; a Stormwater Management Report and Stormwater Pollution Prevention Plan was submitted with the referral; and
- WHEREAS, the proposed project may disturb one acre or more of land and must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the DEC Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality, and the applicant must consult with the municipal engineer to ensure conformance of construction plans with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the NYSDEC Bureau of Water Permits; the proposed project is located within the Onondaga Lake watershed and the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual as specified in the SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001); and
- WHEREAS, the EAF indicates a portion of the site is listed on the NYSDEC Spills Incident database (number 13-03522); the NYSDEC EAF Mapper further indicates that the site may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered, is located over or immediately adjoining a principal aquifer, and is adjacent to wetlands or other regulated waterbodies; and
- WHEREAS, the site is served by public water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; the submitted plan shows the location of a proposed waste treatment facility on the site, which is subject to review by the Onondaga County Department of Water Environment Protection (WEP) Source Control and issuance of an Industrial User Permit; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and
- WHEREAS, the referral materials indicate the landscaping along the northwestern boundary of the site will be enhanced to buffer the adjacent residence from the

proposed substation; 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 Town and applicant must continue to coordinate with the Onondaga County Department of Transportation regarding the proposed access to Fly Road and any other potential requirements, and the plans for the site must be updated to reflect any changes determined by the Department.
2. The municipality must submit copies of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the New York State and Onondaga County Departments of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Departments.
3. The applicant must coordinate with the Onondaga County Department of Water Environment Protection Source Control division regarding review of the on-site waste treatment facility and issuance of an Industrial User Permit.

The Board also offers the following comment:

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

The motion was made by Daniel Cupoli and seconded by Robert Jokl. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Daniel Cupoli - yes; Chester Dudzinski - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 21, 2015

OCPB Case # Z-15-360

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a THREE-MILE LIMIT from the City of Syracuse Planning Commission at the request of Olivia Holding, LLC for the property located at 3808 Brewerton Road & 5431 South Bay Road in the Town of Clay; and
- WHEREAS, the site is located within three miles of the City of Syracuse and subject to the extra-territorial jurisdiction of the City of Syracuse under the three-mile limit rule and the site is located within 500 feet of U.S. Route 11, a state highway, South Bay Road and Colonel Eileen Collins Boulevard, both county roads, and the New York State Department of Transportation garage, a state-owned facility; and
- WHEREAS, the applicant is proposing to combine two parcels into a new one-acre lot in a Regional Commercial (RC-1) zoning district, in order to open a new Sonic Restaurant with drive-thru; and
- WHEREAS, the Board previously recommended modification of a site plan referral (Z-15-272) and concurrent area variance and special permit referrals (Z-15-194 and Z-15-216) for this project, citing that access to U.S. Route 11 would be restricted to one right-in/right-out driveway only, requiring a traffic study for the Onondaga County Department of Transportation, and commenting on access permits, water and wastewater connections, landscaping, and cross-connections; per the referral materials, the subdivision was approved administratively by the Town of Clay on September 10, 2015; and
- WHEREAS, the Final Plat dated May 13, 2015 shows proposed Lot 1 with two existing buildings located between U.S. Route 11 and South Bay Road; prior referral materials indicate the building facing South Bay Road is a vacant bank to be expanded for the restaurant, and the building facing Route 11 is a vacant office building which will be demolished; and
- WHEREAS, a site plan dated May 7, 2015 submitted with prior referrals showed one proposed full driveway on each road; per aerial photography, there is an existing driveway on Route 11 and existing access to South Bay Road appears to be undefined; any existing or proposed access to Route 11 and South Bay Road must meet the requirements of the New York State and Onondaga County Departments of Transportation, respectively; and
- WHEREAS, the Environmental Assessment Form dated September 14, 2015 notes 0.3 acres will be physically disturbed by the project; however, a prior EAF dated June 19, 2015 indicated 0.99 acres would be physically disturbed by the project; the EAF stated that currently storm water runoff sheet flows to the east and north or is discharged to a dry well on site which temporarily stores storm water runoff while it is slowly released into the underlying soils, and that drainage patterns for the proposed site would replicate existing patterns

with impervious areas anticipated to be decreased; and

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

WHEREAS, the site is served by public water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; the recent site plan referral included supporting documentation and correspondence between the applicant and OCWA regarding water connections and fire flow testing; and

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

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

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

The motion was made by Robert Jokl and seconded by Chester Dudzinski. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Daniel Cupoli - yes; Chester Dudzinski - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 21, 2015

OCPB Case # Z-15-361

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Clay Town Board at the request of Martin Mulrooney for the property located behind 4850 Buckley Road; 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 Buckley Road, a county road; and
- WHEREAS, the applicant is requesting a zone change from Regional Commercial (RC-1) to Residential Apartment (R-APT) on a landlocked vacant 0.614-acre lot in order to add it to the adjacent apartment complex (Ravada Hill Phase 2); and
- WHEREAS, the Board previously recommended modification of a site plan referral (Z-12-384) for the Phase 2 expansion of the Ravada Hill Apartments on a parcel rezoned R-APT in 2011 (Z-11-1); the Board required a traffic study and permits and commented on water, wastewater, drainage, connections with adjacent parcels, and traditional neighborhood development; and
- WHEREAS, the Zone Change Plan dated September 21, 2015 shows the existing landlocked vacant RC-1 parcel is located between the Ravada Hill Apartments (Extension) Phase 2 parcel, single-family residential lots, and a large RC-1 parcel along Buckley Road (Ace Hardware/Gravina Garden Center); and
- WHEREAS, the plan shows the parcel is located within a Niagara Mohawk Power Corporation Easement and contains a 25' wide Town of Clay Easement; and
- WHEREAS, wetland maps indicate the potential presence of state wetlands and/or the 100-foot state wetland buffer on adjacent parcels; and
- WHEREAS, the Environmental Assessment Form dated September 28, 2015 notes the site or adjoining property has been the subject of ongoing or completed remediation for hazardous waste; and
- WHEREAS, the adjacent apartment complex is served by public water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; and

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

The motion was made by Robert Jokl and seconded by Chester Dudzinski. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Daniel Cupoli - yes; Chester Dudzinski - yes; James Corbett - yes.

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

E-mail Address: countyplanning@ongov.net



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 21, 2015

OCPB Case # Z-15-362

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Manlius Town Board at the request of John & Stella Penizotto for the property located on the northern corner of Enders Road & New York State Route 92; 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 New York State Route 92, a state highway, and Pompey Center Road, a county road; and
- WHEREAS, the applicant is proposing to resubdivide seven parcels totaling 4.35 acres with Residential Multiple-Use (R-M) and Restricted Agricultural (RA) zoning into two new lots with R-M zoning, as part of a project to demolish existing structures and reconstruct a daycare facility (Shining Stars Daycare Center) which would include a gymnasium available for rental; and
- WHEREAS, the Board is concurrently reviewing referrals for a subdivision, site plan, and accessory use permit associated with this project (S-15-78, Z-15-363 and 364); an accessory use permit is required in order to rent the daycare's gymnasium for other uses; and
- WHEREAS, the Subdivision Map dated September 18, 2015 shows proposed Lot 1 (1.94 acres) at the corner of New York State Route 92 and Enders Road and proposed Lot 2 (2.41 acres) along Enders Road; per the map and a letter from the engineer to the Town dated September 17, 2015, the overall site contains five existing residential properties and the existing daycare facility, all of which will be demolished; and
- WHEREAS, per two zoning plans submitted with the referral, the four northeastern-most parcels are currently zoned R-A with the remaining parcels already zoned R-M; surrounding properties include Enders Road athletic fields and retail properties to the north, True Value across Enders Road, Nice N Easy on the opposite corner, and residential land to be converted into the new Village of Manlius fire station (Z-15-14) across Route 92; and
- WHEREAS, per town code, the R-M district "is designed to retain the existing residential character of established neighborhoods while permitting unobtrusive uses of a commercial, nonretail nature which are to be regulated in such a manner as to maintain and preserve the residential character of adjacent areas as well as to provide a transition between residential areas and nonresidential areas"; all uses permitted in R-1 districts are also permitted in R-M districts, along with apartments, religious and educational institutions, art/photography/design studios, music instruction of five or fewer pupils, bed-and-breakfasts, tailors, funeral homes, day-care and other care centers, and certain types of non-intensive professional offices; in 2014, the Town added additional uses to R-M

by special permit only, including preparation of food, shoe repair, barbershops, beauty salons and similar uses (Z-14-162); and

- WHEREAS, the Rendered Site Plan dated September 18, 2015 shows a proposed 21,140 square foot daycare center building on proposed Lot 2 facing a 45-space parking lot in the side yard; no further plan details or Town applications other than the original zone change application were submitted at this time, and the letter notes that full site plan and subdivision packages will be submitted to the Town Planning Board should the zone change receive approval from the Town Board; and
- WHEREAS, the plan shows the proposed parking lot with one proposed driveway on Enders Road opposite Market Place, both local roads, and a right-in/right-out only driveway is shown on Route 92 which would cross proposed Lot 1 and lead to the daycare parking lot; all other existing access to both roads would be removed; any existing or proposed access to Route 92 must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the Environmental Assessment Form dated December 26, 2014 notes a stormwater permit and SWPPP will be required by the New York State Department of Environmental Conservation (NYSDEC) and that a stormwater management pond will be sized to serve the redevelopment with stormwater discharges directed to the existing drainage system along Route 92; no stormwater management information is shown on the plan at this time; and
- WHEREAS, per plans and aerial photography, the proposed daycare building and access drive will require clearing wooded land along the northern portion of the site; the NYSDEC EAF Mapper notes the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and
- WHEREAS, the site has access to public water and sewers and is located in the Meadowbrook Limestone Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

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

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

The Board acknowledges the merits of the proposed zone change to R-M in this location, and strongly encourages the Town to ensure any future use of these parcels adheres to the intent and uses permitted in the R-M district. Should zone change be approved, the Town is encouraged to refer updated site plans as they become available, and the next stage of development should include the following:

1. The New York State Department of Transportation has determined that the municipality and the applicant are required to coordinate access plans for New York State Route 92 with the Department and any Department requirements must be reflected on the plans for this site.
2. The municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the New York State and Onondaga County Departments of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Departments.
3. The site plan must show how stormwater will be managed on site per New York State stormwater requirements.
4. Per the New York State Department of Transportation, the applicant is advised to obtain a highway work permit for any work within the State right-of-way.
5. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
6. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
7. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.
8. Per the New York State Department of Environmental Conservation (NYS DEC), if a proposed project is in an area containing threatened or endangered species and/or associated habitats, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional NYS DEC Division of Environmental Permits office.

9. Every municipal review provides the opportunity to improve community appearance, and as plans for this project move forward, the Board encourages the Town and applicant to consider site layouts which optimize density, quality, and access on both proposed lots. In particular, the Town and applicant may wish to locate the building along the Enders Road frontage, buffer or move parking to the rear yard, coordinate access to Route 92 with the proposed Fire Station project, consider combined stormwater accommodations for both lots, and ensure the possibility of future access connections and shared parking arrangements with the adjacent parcel.

10. The Board advises the Town and applicant to ensure the proposed access meets the requirements of local emergency service providers.

11. The Board further encourages the Town and applicant to utilize green infrastructure where possible, add landscaping along the road frontages, and incorporate pedestrian and bicycle accommodations to nearby residential neighborhoods and the adjacent schools.

The motion was made by Daniel Cupoli and seconded by Chester Dudzinski. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Daniel Cupoli - yes; Chester Dudzinski - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 21, 2015

OCPB Case # Z-15-363

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Manlius Planning Board at the request of John & Stella Penizotto for the property located on the northern corner of Enders Road & New York State Route 92; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of New York State Route 92, a state highway, and Pompey Center Road, a county road; and
- WHEREAS, the applicant is proposing to demolish existing structures and reconstruct a daycare facility (Shining Stars Daycare Center) including a gymnasium available for rental on two proposed lots in a proposed Residential Multiple-Use (R-M) zoning district; and
- WHEREAS, the Board is concurrently reviewing referrals for a subdivision, zone change, and accessory use permit associated with this project (S-15-78, Z-15-362 and 364); the project includes a resubdivision of seven existing parcels with R-M and R-A zoning into the two proposed lots both with R-M zoning, and an accessory use permit is required in order to rent the daycare's gymnasium for other uses; and
- WHEREAS, the Subdivision Map dated September 18, 2015 shows proposed Lot 1 (1.94 acres) at the corner of New York State Route 92 and Enders Road and proposed Lot 2 (2.41 acres) along Enders Road; per the map and a letter from the engineer to the Town dated September 17, 2015, the overall site contains five existing residential properties and the existing daycare facility, all of which will be demolished; and
- WHEREAS, per two zoning plans submitted with the referral, the four northeastern-most parcels are currently zoned R-A with the remaining parcels already zoned R-M; surrounding properties include Enders Road athletic fields and retail properties to the north, True Value across Enders Road, Nice N Easy on the opposite corner, and residential land to be converted into the new Village of Manlius fire station (Z-15-14) across Route 92; and
- WHEREAS, per town code, the R-M district "is designed to retain the existing residential character of established neighborhoods while permitting unobtrusive uses of a commercial, nonretail nature which are to be regulated in such a manner as to maintain and preserve the residential character of adjacent areas as well as to provide a transition between residential areas and nonresidential areas"; all uses permitted in R-1 districts are also permitted in R-M districts, along with apartments, religious and educational institutions, art/photography/design studios, music instruction of five or fewer pupils, bed-and-breakfasts, tailors, funeral homes, day-care and other care centers, and certain types of non-intensive professional offices; in 2014, the Town added additional uses to R-M

by special permit only, including preparation of food, shoe repair, barbershops, beauty salons and similar uses (Z-14-162); and

- WHEREAS, the Rendered Site Plan dated September 18, 2015 shows a proposed 21,140 square foot daycare center building on proposed Lot 2 facing a 45-space parking lot in the side yard; no further plan details or Town applications other than the original zone change application were submitted at this time, and the letter notes that full site plan and subdivision packages will be submitted to the Town Planning Board should the zone change receive approval from the Town Board; and
- WHEREAS, the plan shows the proposed parking lot with one proposed driveway on Enders Road opposite Market Place, both local roads, and a right-in/right-out only driveway is shown on Route 92 which would cross proposed Lot 1 and lead to the daycare parking lot; all other existing access to both roads would be removed; any existing or proposed access to Route 92 must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the Environmental Assessment Form dated December 26, 2014 notes a stormwater permit and SWPPP will be required by the New York State Department of Environmental Conservation (NYSDEC) and that a stormwater management pond will be sized to serve the redevelopment with stormwater discharges directed to the existing drainage system along Route 92; no stormwater management information is shown on the plan at this time; and
- WHEREAS, per plans and aerial photography, the proposed daycare building and access drive will require clearing wooded land along the northern portion of the site; the NYSDEC EAF Mapper notes the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and
- WHEREAS, the site has access to public water and sewers and is located in the Meadowbrook Limestone Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

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

1. The New York State Department of Transportation has determined that the municipality and the applicant are required to coordinate access plans for New York State Route 92 with the Department and any Department requirements must be reflected on the plans for this site.
2. The municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the New York State and Onondaga County Departments of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Departments.
3. The site plan must show how stormwater will be managed on site per New York State stormwater requirements.

The Board also offers the following comments:

1. Per the New York State Department of Transportation, the applicant is advised to obtain a highway work permit for any work within the State right-of-way.
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
3. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
4. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.
5. Per the New York State Department of Environmental Conservation (NYS DEC), if a proposed project is in an area containing threatened or endangered species and/or associated habitats, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional NYS DEC Division of Environmental Permits office.
6. Every municipal review provides the opportunity to improve community appearance, and as plans for this project move forward, the Board encourages the Town and applicant to consider site layouts which optimize density, quality, and access on both proposed lots. In particular, the Town and applicant may wish to locate the building along the Enders Road frontage, buffer or move parking to the rear yard, coordinate access to Route 92 with the proposed Fire Station project, consider combined stormwater accommodations

for both lots, and ensure the possibility of future access connections and shared parking arrangements with the adjacent parcel.

7. The Board further encourages the Town and applicant to utilize green infrastructure where possible, add landscaping along the road frontages, and incorporate pedestrian and bicycle accommodations to nearby residential neighborhoods and the adjacent schools.

8. The Board advises the Town and applicant to ensure the proposed access meets the requirements of local emergency service providers.

9. The Board strongly encourages the Town to ensure any future use of these parcels adheres to the intent and uses permitted in the R-M district, and the Town is encouraged to refer updated site plans as they become available.

The motion was made by Daniel Cupoli and seconded by Robert Jokl. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Daniel Cupoli - yes; Chester Dudzinski - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 21, 2015

OCPB Case # Z-15-364

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Manlius Planning Board at the request of John & Stella Penizotto for the property located on the northern corner of Enders Road & New York State Route 92; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of New York State Route 92, a state highway, and Pompey Center Road, a county road; and
- WHEREAS, the applicant is requesting an accessory use permit to demolish existing structures and reconstruct a daycare facility (Shining Stars Daycare Center) including a gymnasium available for rental on two proposed lots in a proposed Residential Multiple-Use (R-M) zoning district; and
- WHEREAS, the Board is concurrently reviewing referrals for a subdivision, zone change, and site plan associated with this project (S-15-78, Z-15-362 and 363); the project includes a resubdivision of seven existing parcels with R-M and R-A zoning into the two proposed lots both with R-M zoning, and an accessory use permit is required in order to rent the daycare's gymnasium for other uses; and
- WHEREAS, the Subdivision Map dated September 18, 2015 shows proposed Lot 1 (1.94 acres) at the corner of New York State Route 92 and Enders Road and proposed Lot 2 (2.41 acres) along Enders Road; per the map and a letter from the engineer to the Town dated September 17, 2015, the overall site contains five existing residential properties and the existing daycare facility, all of which will be demolished; and
- WHEREAS, per two zoning plans submitted with the referral, the four northeastern-most parcels are currently zoned R-A with the remaining parcels already zoned R-M; surrounding properties include Enders Road athletic fields and retail properties to the north, True Value across Enders Road, Nice N Easy on the opposite corner, and residential land to be converted into the new Village of Manlius fire station (Z-15-14) across Route 92; and
- WHEREAS, per town code, the R-M district "is designed to retain the existing residential character of established neighborhoods while permitting unobtrusive uses of a commercial, nonretail nature which are to be regulated in such a manner as to maintain and preserve the residential character of adjacent areas as well as to provide a transition between residential areas and nonresidential areas"; all uses permitted in R-1 districts are also permitted in R-M districts, along with apartments, religious and educational institutions, art/photography/design studios, music instruction of five or fewer pupils, bed-and-breakfasts, tailors, funeral homes, day-care and other care centers, and certain types of non-intensive professional offices; in 2014, the Town added additional uses to R-M

by special permit only, including preparation of food, shoe repair, barbershops, beauty salons and similar uses (Z-14-162); and

WHEREAS, the Rendered Site Plan dated September 18, 2015 shows a proposed 21,140 square foot daycare center building on proposed Lot 2 facing a 45-space parking lot in the side yard; no further plan details or Town applications other than the original zone change application were submitted at this time, and the letter notes that full site plan and subdivision packages will be submitted to the Town Planning Board should the zone change receive approval from the Town Board; and

WHEREAS, the plan shows the proposed parking lot with one proposed driveway on Enders Road opposite Market Place, both local roads, and a right-in/right-out only driveway is shown on Route 92 which would cross proposed Lot 1 and lead to the daycare parking lot; all other existing access to both roads would be removed; any existing or proposed access to Route 92 must meet the requirements of the New York State Department of Transportation; and

WHEREAS, the Environmental Assessment Form dated December 26, 2014 notes a stormwater permit and SWPPP will be required by the New York State Department of Environmental Conservation (NYSDEC) and that a stormwater management pond will be sized to serve the redevelopment with stormwater discharges directed to the existing drainage system along Route 92; no stormwater management information is shown on the plan at this time; and

WHEREAS, per plans and aerial photography, the proposed daycare building and access drive will require clearing wooded land along the northern portion of the site; the NYSDEC EAF Mapper notes the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and

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

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

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

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

1. The New York State Department of Transportation has determined that the municipality and the applicant are required to coordinate access plans for New York State Route 92 with the Department and any Department requirements must be reflected on the plans for this site.
2. The municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the New York State and Onondaga County Departments of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Departments.
3. The site plan must show how stormwater will be managed on site per New York State stormwater requirements.

The Board also offers the following comments:

1. Per the New York State Department of Transportation, the applicant is advised to obtain a highway work permit for any work within the State right-of-way.
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
3. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
4. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.
5. Per the New York State Department of Environmental Conservation (NYS DEC), if a proposed project is in an area containing threatened or endangered species and/or associated habitats, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional NYS DEC Division of Environmental Permits office.
6. Every municipal review provides the opportunity to improve community appearance, and as plans for this project move forward, the Board encourages the Town and applicant to consider site layouts which optimize density, quality, and access on both proposed lots. In particular, the Town and applicant may wish to locate the building along the Enders Road frontage, buffer or move parking to the rear yard, coordinate access to Route 92 with the proposed Fire Station project, consider combined stormwater accommodations

for both lots, and ensure the possibility of future access connections and shared parking arrangements with the adjacent parcel.

7. The Board further encourages the Town and applicant to utilize green infrastructure where possible, add landscaping along the road frontages, and incorporate pedestrian and bicycle accommodations to nearby residential neighborhoods and the adjacent schools.

8. The Board advises the Town and applicant to ensure the proposed access meets the requirements of local emergency service providers.

9. The Board strongly encourages the Town to ensure any future use of these parcels adheres to the intent and uses permitted in the R-M district, and the Town is encouraged to refer updated site plans as they become available.

The motion was made by Daniel Cupoli and seconded by Robert Jokl. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Daniel Cupoli - yes; Chester Dudzinski - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 21, 2015

OCPB Case # Z-15-365

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a OTHER AUTHORIZATION from the City of Syracuse Planning Commission at the request of Lang Media Properties, Inc. for the property located at 1025 North State Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law the site is located within 500 feet of Interstate Route 81, a state highway; and
- WHEREAS, the applicant is requesting an administrative permit to install a one-sided 11' x 40' Commercial Electronic Variable Message Sign (CEVMS) in the parking lot of a commercial building (Adirondack Furniture) in an Industrial Class A (IA) zoning district; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has obtained an EXTENSION from the referring municipality as commented below.

Per an email from City Zoning dated October 13, 2015, the Board has been granted an extension to act on this referral at the meeting scheduled on November 10, 2015 pending submission of a revised elevation plan for the proposed sign which is being required by the City.

The motion was made by Robert Jokl and seconded by Chester Dudzinski. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Daniel Cupoli - yes; Chester Dudzinski - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 21, 2015

OCPB Case # Z-15-366

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Elbridge Town Board at the request of Town of Elbridge Town Board for the property located on Old Route 31; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of River Road, Old Route 31 and Plainville Road, all county highways, the municipal boundaries between the Town of Elbridge and the Towns of Van Buren and Lysander, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is requesting a zone change from Rural Residential (RR) to Residential (R-1) on a 0.8-acre lot and a 1.5-acre lot, in order to bring them into conformance; and
- WHEREAS, per town code, minimum lot size in the RR district is 2 acres, and minimum size of lots with access to public water in the R-1 district is 30,000 square feet; and
- WHEREAS, per aerial photography, the lots are located between River Road and the Seneca River, and the smaller lot contains an existing residence and the larger lot contains vacant wooded land; per a conversation with the Town Attorney on October 8, 2015, the owner of the house parcel may purchase the vacant lot and may propose development in the future; and
- WHEREAS, per aerial photography, the house has an existing driveway on River Road; any existing or proposed access to River Road for both lots must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the Environmental Assessment Form dated October 1, 2015 notes the site is located in the 100 year flood plain and aerial photography shows a Seneca River tributary runs alongside the existing house and driveway; preliminary updated FIRM data released in June 2008 shows that land on the house parcel and the majority of the vacant parcel are anticipated to be added to the SFHA once maps are finalized; and
- WHEREAS, 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 EAF notes the site or land adjoining the site contains wetlands or other regulated waterbodies; National Wetland Inventory Maps indicate the potential presence of federal wetlands on both parcels; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; the applicant

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

E-mail Address: countyplanning@ongov.net

must obtain appropriate permits from the U.S. Army Corps of Engineers for any proposed development or drainage in federal wetlands on site; and

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

WHEREAS, the Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service these properties prior to issuance of a building permit; and

WHEREAS, the Onondaga County Agricultural Districts map shows neighboring farmed properties located in New York State Agricultural District 3; 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 acknowledges the merits of a zone change which would bring the existing lots into conformance, however discourages any future development on these lots, given the numerous environmental constraints present. In particular, the Board does not endorse new or expanded development within floodplains, wetlands, or on riverfront parcels which often cannot meet on-site wastewater system standards for new construction as required by the Onondaga County Health Department.

The motion was made by Daniel Cupoli and seconded by Chester Dudzinski. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Daniel Cupoli - yes; Chester Dudzinski - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 21, 2015

OCPB Case # Z-15-367

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a OTHER AUTHORIZATION from the Town of Lysander Town Board at the request of Town of Lysander for the property located 8185 Emerick Road; 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 and the site is located within 500 feet of State Route 690, a state highway; and
- WHEREAS, the Town Board is seeking comment relative to the proposed application of Incentive Zoning overlay standards for the creation of a 37-lot subdivision on approximately 26 acres of land in an Agricultural Residential (AR-40) zoning district; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has obtained an EXTENSION from the referring municipality as commented below.

Per an email from the Lysander Town Supervisor dated October 16, 2015, the Board has been granted an extension through November 15, 2015 to act on this referral.

The motion was made by Robert Jokl and seconded by Chester Dudzinski. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Daniel Cupoli - yes; Chester Dudzinski - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 21, 2015

OCPB Case # Z-15-368

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Michael J. Cesta for the property located at 9140 Brewerton Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Interstate Route 81 and Brewerton Road, both state highways; and
- WHEREAS, the applicant is proposing to utilize a vacant commercial property to operate a used auto sales and towing business on an 8.08-acre lot in a General Commercial (GC) zoning district; and
- WHEREAS, the Site Plan dated August 5, 2015 shows an existing frame building, an existing detached metal building, a trailer to be removed, 100 proposed display vehicle spaces and 8 proposed employee/customer parking spaces on existing gravel areas, an existing post and rail fence along the front of the gravel parking areas, and an existing stockade fence to be replaced for towing impound area adjacent to the metal building; and
- WHEREAS, the plan notes hours will be 8:00 am to 5:00 pm Mondays through Fridays with a maximum of 100 display cars and 10 impounded cars at any time; and
- WHEREAS, the plan shows the site with frontage and an existing gravel driveway over a culvert on Brewerton Road, with a proposed gate to be installed approximately 30 feet from the right-of-way; any existing or proposed access to Brewerton Road must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the plan shows the site includes vacant land along Interstate Route 81 located across a National Grid easement bisecting the property; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the site contains a tributary of Oneida Lake and may contain federal wetlands; wetland maps do not show any wetlands on site; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; and
- WHEREAS, the site is served by public water and private septic system; per the Onondaga County Health Department, if any floor drains are proposed in the facility, they may not flow to the septic system and a holding tank must be installed; and
- WHEREAS, the plan states no new landscaping is proposed and an existing sign will be utilized; the plan shows the existing sign next to the driveway; and
- WHEREAS, the plan shows six proposed residential-style lamp posts on existing concrete pads within the display parking area; and

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

1. Per the New York State Department of Transportation, the portion of the driveway located in the State right-of-way must be paved per Department requirements, and the applicant must obtain a highway work permit for work in the State right-of-way.
2. The Town must ensure that the applicant has received acceptance or approval from the Onondaga County Health Department for any existing or proposed sewage disposal plans for this facility, prior to approving this application.
3. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.

The motion was made by Daniel Cupoli and seconded by Robert Jokl. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Daniel Cupoli - yes; Chester Dudzinski - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 21, 2015

OCPB Case # Z-15-369

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Stacy Uzunoff (Evolve Salon & Spa) for the property located at 8431 Brewerton Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Brewerton Road, a state highway; and
- WHEREAS, the applicant is proposing a 1,091 square foot addition, 1,200 square foot storage building, and additional paving at an existing salon and spa facility on a 1.13-acre lot in a General Commercial (GC) zoning district; and
- WHEREAS, the Board is concurrently reviewing an area variance referral (Z-15-370) for this project; an area variance is required to expand an existing nonconforming structure, which does not meet the minimum required front yard setback of 50 feet (18.3 feet existing); and
- WHEREAS, the Site Plan dated September 8, 2015 shows an existing frame building at the front of the site with a proposed one story addition on the rear and side which would partially be located in the front yard setback, 28 existing parking spaces, and a proposed one-story pole barn at the rear of the site on an expanded asphalt area; and
- WHEREAS, the plan indicates the existing hours of operation for the salon will not be changing and the proposed pole barn will be used for storage of salon supplies and require electricity but no other utilities; the town application notes the pole barn is replacing a garage which was removed; and
- WHEREAS, the plan shows the site with frontage and an existing driveway on U.S. Route 11, which must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the Environmental Assessment Form dated September 17, 2015 notes the site or land adjoining the site contains wetlands or other regulated waterbodies; wetland maps do not indicate any wetlands on or near the site; and
- WHEREAS, the site is served by public water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a

Combined Sewer Overflow (CSO); unless it can be demonstrated that anticipated flows will not exceed previous flows, the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

WHEREAS, the plan shows existing trees and brush around part of the sides and rear of the site and an existing freestanding sign with surrounding landscape area; two proposed residential lighting figures are shown on the proposed pole barn; and

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

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

The motion was made by Daniel Cupoli and seconded by Chester Dudzinski. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Daniel Cupoli - yes; Chester Dudzinski - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 21, 2015

OCPB Case # Z-15-370

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Cicero Zoning Board of Appeals at the request of Stacy Uzunoff (Evolve Salon & Spa) for the property located at 8431 Brewerton 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 Brewerton Road, a state highway; and
- WHEREAS, the applicant is requesting an area variance as part of a project to construct a 1,091 square foot addition, 1,200 square foot storage building, and additional paving at an existing salon and spa facility on a 1.13-acre lot in a General Commercial (GC) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-15-369) for this project; an area variance is required to expand an existing nonconforming structure, which does not meet the minimum required front yard setback of 50 feet (18.3 feet existing); and
- WHEREAS, the Site Plan dated September 8, 2015 shows an existing frame building at the front of the site with a proposed one story addition on the rear and side which would partially be located in the front yard setback, 28 existing parking spaces, and a proposed one-story pole barn at the rear of the site on an expanded asphalt area; and
- WHEREAS, the plan indicates the existing hours of operation for the salon will not be changing and the proposed pole barn will be used for storage of salon supplies and require electricity but no other utilities; the town application notes the pole barn is replacing a garage which was removed; and
- WHEREAS, the plan shows the site with frontage and an existing driveway on U.S. Route 11, which must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the Environmental Assessment Form dated September 17, 2015 notes the site or land adjoining the site contains wetlands or other regulated waterbodies; wetland maps do not indicate any wetlands on or near the site; and
- WHEREAS, the site is served by public water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, the Onondaga County Department of Water Environment Protection has

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

WHEREAS, the plan shows existing trees and brush around part of the sides and rear of the site and an existing freestanding sign with surrounding landscape area; two proposed residential lighting figures are shown on the proposed pole barn; and

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

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

The motion was made by Daniel Cupoli and seconded by Chester Dudzinski. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Daniel Cupoli - yes; Chester Dudzinski - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 21, 2015

OCPB Case # Z-15-371

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Cicero Zoning Board of Appeals at the request of Robert R. Morrison for the property located at 5813 Bartel 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 Bartel Road, a county road; and
- WHEREAS, the applicant is requesting an area variance to construct a 24' x 44' detached accessory garage at an existing residence on a 0.516-acre lot in a Residential (R-10) zoning district; and
- WHEREAS, per the referral notice, the proposed garage is 1,056 square feet where a maximum of 700 square feet are allowed; the Environmental Assessment Form dated October 8, 2015 notes the building is proposed to store a 37' motor home, a classic car, a tractor and garden/lawn equipment and items, and an antique camper; and
- WHEREAS, the House Location and Plot Plan dated September 26, 2015 shows an existing house, an attached garage with adjacent concrete pad, an in ground pool, and a proposed pole building in the rear yard; the referral materials indicate a maximum height of 18'6"; and
- WHEREAS, the plan shows the site with frontage and an existing blacktop drive on Bartel Road, which must meet the requirements of the Onondaga County Department of Transportation; per the Department, no additional access to Bartel Road will be permitted; and
- WHEREAS, the house is served by public water and sewers and is located in the Brewerton Wastewater Treatment Plant service area, and the EAF indicates no new connections are proposed; and

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

The motion was made by Robert Jokl and seconded by Chester Dudzinski. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Daniel Cupoli - yes; Chester Dudzinski - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 21, 2015

OCPB Case # Z-15-372

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Cicero Town Board at the request of Savannah Civil SiteWork, LLC for the property located at 6054 East Taft 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 East Taft Road, a county road; and
- WHEREAS, the applicant is requesting a zone change from General Commercial (GC) to General Commercial Plus (GCP) on a 5.15-acre lot containing an existing house, in order to utilize the existing structure for a construction company office and add a gravel parking lot for vehicle and equipment storage; and
- WHEREAS, per the referral materials and aerial photography, the site is surrounded by other GC Plus properties along the southern side of East Taft Road, including the adjacent Hancock Airpark; the opposite side of East Taft Road contains a mix of smaller commercial uses with some remaining residences; and
- WHEREAS, per town code, the GC Plus district is designed and intended to provide for a co-existence between commercial uses and light industrial uses; and
- WHEREAS, the Zone Change Plan dated September 25, 2015 shows an existing frame house, frame garage, and frame shed on the subject parcel; the proposed gravel lot is not indicated; and
- WHEREAS, the plan shows the site with an existing gravel drive on East Taft Road, which must meet the commercial requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the Environmental Assessment Form dated October 2, 2015 notes 0.5 acres will be physically disturbed by the project; an existing swale leading to a culvert on East Taft Road is shown on the adjacent parcel running through the front of the subject parcel; and
- WHEREAS, the existing house is served by public water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); unless it can be demonstrated that

anticipated flows will not exceed previous flows, the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

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

Should the Town approve the zone change, the plan for the next stage of development should include the following:

1. Per the Onondaga County Department of Transportation, no additional access to East Taft Road will be permitted, and the applicant must contact the Department at (315) 435-3205 to coordinate requirements for the existing driveway on East Taft Road, in order to satisfy commercial driveway standards. The Town and applicant are further advised that any future development of this site beyond the proposed use may require additional review by the Department.
2. The applicant is required to obtain a permit from the Onondaga County Department of Transportation prior to any proposed work within a county road right-of-way.
3. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
4. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
5. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.

The motion was made by Daniel Cupoli and seconded by Chester Dudzinski. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Daniel Cupoli - yes; Chester Dudzinski - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 21, 2015

OCPB Case # Z-15-373

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Skaneateles Planning Board at the request of Deborah Hubbard for the property located at 810-814 West Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of U.S. Route 20, a state highway, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is requesting a special permit to operate a medical office in an existing 3,288 square foot commercial building on a 1.06-acre lot in Highway Commercial and Lakefront Watershed Overlay (HC and LWOD) zoning districts; and
- WHEREAS, the Board previously recommended modification of concurrent site plan and special permit referrals to open a medical office in the building (Z-11-358 and 359) requiring septic system acceptance/approval, and modification of an area variance referral (Z-09-66) and a special permit referral (Z-06-113) when the building was occupied by a pizzeria, hair salon, and health food store, requiring a single driveway with controlled access on Route 20 and no parking which would require backing into the State right-of-way; prior Board comments encouraged green infrastructure, traditional neighborhood development, and sidewalk installation; and
- WHEREAS, the Site Plan dated October 1, 2015 shows an existing two-level concrete block commercial building with an existing ramp on the west side and a proposed rear ramp to the lower level, 19 parking spaces in the rear, and 9 parking spaces along the front which would require backing into the State right-of-way; the back half of the parcel is shown to be vacant; and
- WHEREAS, per a narrative and floor plans dated October 1, 2015, there is one current lower level occupant with 2 employees (Bacon & Seiler); an additional office with 5 employees is proposed for the lower level and a medical office with 2-4 doctors is proposed for the main floor; hours of operation for the medical office are anticipated to be 8:00am to 5:00pm with possible evening and weekend appointments; and
- WHEREAS, per the plan and aerial photography, the site has a double-lane one-way entrance and a single-lane one-way exit, both on Route 20; the narrative notes the Western Gateway program has reduced the curb cut and provided the crosswalk shown in front of the property, which is located between the two driveways; any existing or proposed access to Route 20 must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the narrative notes most of the site is in the LWOD except for the front of the lot which drains to West Genesee Street and that 264 square feet of land will

be disturbed by the project; the referral materials indicate impermeable surface coverage has been approved at 34.64%, and will be reduced to 34.3%; and

WHEREAS, the site is served by public water and private septic and is located outside the Onondaga County Sanitary District; per the Onondaga County Health Department, the Health Department and the City of Syracuse Department of Water are currently working with the Town and applicant; and

WHEREAS, per the narrative, signage is anticipated to be above the entry and below the canopy and no change in lighting is proposed; and

WHEREAS, the site is located in a commercial area at the western gateway to the Village of Skaneateles and bordered to the south by farmland; the Onondaga County Agricultural Districts map further shows surrounding farmed properties which are located in New York State Agricultural District 2; and

WHEREAS, the recently adopted 2015 Skaneateles Joint Comprehensive Plan emphasizes the enhancement of the Town/Village gateway areas to create higher density, mixed use, and walkable neighborhoods compatible and connected with adjacent village development patterns; the plan notes commercial properties should locate parking in the rear and side yards and ensure it is well-screened from the road and adjacent properties; the plan further notes that traditional street network with connecting sidewalks on both sides of streets should be incentivized and encouraged; 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:

Per the New York State Department of Transportation, no parking shall be located that would require vehicles to back into the State right-of-way. The Town and applicant must contact the New York State Department of Transportation regarding the proposed front yard parking and the existing access on Route 20 and plans for the site must be updated to reflect any changes as determined by the Department.

The Board also offers the following comments:

1. The Town is advised to ensure all conditions are met and approvals are obtained from the City of Syracuse Department of Water and the Onondaga County Health Department prior to approving the proposed application.

2. The Board encourages the Town to consider the proposal in the context of its location at the gateway to the Village. The Town should ensure that any proposed changes enhance the character at this important location and considerations should include locating all parking behind the building, incorporating adequate natural screening of parking from adjacent properties, installing sidewalks, and extending the crosswalk path back to the building.

The motion was made by Daniel Cupoli and seconded by Chester Dudzinski. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Daniel Cupoli - yes; Chester Dudzinski - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 21, 2015

OCPB Case # Z-15-374

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Skaneateles Planning Board at the request of Ira Coleman for the property located at 3067 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, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing to replace existing shoreline steps and extend a lower level patio at an existing residence on a 1.10-acre lot in Rural and Farming and Lakefront Watershed Overlay (RF and LWOD) zoning districts; and
- WHEREAS, the Site Plan dated September 29, 2014 shows an existing two-story frame house, a proposed extension of an existing lower level patio, existing rock steps to be replaced with permeable paver steps, existing and proposed rock retaining walls, an existing dock, and existing lakefront storage; and
- WHEREAS, the plan shows the site with an existing driveway on East Lake Road, which must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the plan indicates 164 square feet of brick driveway pavers near the house, reducing impermeable surface coverage back to the approved 16.83% amount; a narrative dated October 1, 2015 notes a total of 522 square feet will be disturbed in three separate areas; and
- WHEREAS, FEMA Flood Insurance Rate Maps (FIRM) and wetland maps indicate that the shoreline is in a Special Flood Hazard Area (SFHA) and may contain federal wetlands; the applicant is advised to ensure any permits required from the New York State Department of Environment Conservation and/or the U.S. Army Corps of Engineers are obtained; and
- WHEREAS, the referral materials indicate the City of Syracuse Department of Water was contacted on October 1, 2015; and
- WHEREAS, the site is served by private water and septic and is located outside the Onondaga County Sanitary District; the plan shows the approximate location of the existing septic system in the front yard; per the Onondaga County Health Department, the existing system has previously been inspected and approved; 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:

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

E-mail Address: countyplanning@ongov.net

The Town is advised to ensure all City of Syracuse Department of Water conditions are met prior to approving the proposed application.

The motion was made by Daniel Cupoli and seconded by Chester Dudzinski. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Daniel Cupoli - yes; Chester Dudzinski - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 21, 2015

OCPB Case # Z-15-375

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of DeWitt Zoning Board of Appeals at the request of Verizon Wireless-Lyndon Golf Course for the property located at 7054 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of New York State Route 5 (East Genesee Street) and New York State Route 92 (Highbridge Road), both state highways, and the municipal boundary between the Town of Dewitt and the Town of Manlius; and
- WHEREAS, the applicant is requesting a specific use permit to construct and operate a 65-foot high wireless telecommunications tower on a 4,780 square foot lease parcel within a 68.8-acre golf course lot in a Residential (R-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing an area variance referral (Z-15-375) for this project; per the referral materials, town code has inconsistent maximum height requirements for wireless communications towers, so a variance may be required if it is determined that the maximum allowed is 50 feet; and
- WHEREAS, the Board previously recommended modification of concurrent site plan and special permit referrals (Z-08-233 and 234) for a similar proposal, requiring a drainage study and recommending closure of a driveway on East Genesee Street; per a conversation with the Town on October 15, 2015, the tower was not built at that time; and
- WHEREAS, the Environmental Assessment Form dated August 14, 2015 notes the project is to install a 65' monopole with a 4' lightning rod, 12 antennas and related equipment to be mounted at a height of 61', a 12' x 30' accessory equipment shelter on a concrete slab, and related cabling and utility services within a 43' x 50' fenced compound on the lease parcel; and
- WHEREAS, per aerial photography and the Setback Plan revised August 14, 2015, the proposed monopole would be located on the portion of the golf course located north of Highbridge Road near the White House and related buildings, which may be eligible for the National Register of Historic Places; per the Town, the applicant has been encouraged to explore alternative locations for the tower, including on additional golf course land across Highbridge Road; and
- WHEREAS, plans indicate a proposed 12' wide access drive with pavers connecting to a proposed 30' wide access and utility easement containing the White House's existing asphalt driveway on Highbridge Road; per aerial photography, the White House has an additional driveway leading to East Genesee Street; any existing or proposed access to Highbridge Road and East Genesee Street must meet the requirements of the New York State Department of Transportation;

and

- WHEREAS, the EAF notes 0.19 acres will be physically disturbed by the project; no stormwater information was included with the referral, and topography in this area slopes towards Highbridge Road; per the New York State Department of Transportation, no additional stormwater runoff into the State's drainage system will be permitted; and
- WHEREAS, the New York State Department of Environmental Conservation EAF Mapper indicates that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and
- WHEREAS, the detail plan shows proposed vegetative screening around the fenced compound and driveway connection, including in the location of a proposed 22' wide turnaround area with grass pavers; the EAF notes a motion light will be installed at the front and at the rear of the shelter; and
- WHEREAS, per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

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

The Board also offers the following comments:

1. The Town is encouraged to explore locations for the proposed tower which would not adversely impact a structure which may be eligible for Historic Register status.
2. Per the New York State Department of Transportation, the Town is advised to ensure appropriate access agreements are in place for any shared driveways on Highbridge Road and/or East Genesee Street.
3. The Town is further advised to ensure legal agreements are in place for any proposed shared parking arrangements prior to approving this project.

The motion was made by Daniel Cupoli and seconded by Robert Jokl. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Daniel Cupoli - yes; Chester Dudzinski - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 21, 2015

OCPB Case # Z-15-376

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of DeWitt Zoning Board of Appeals at the request of Verizon Wireless-Lyndon Golf Course for the property located at 7054 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of New York State Route 5 (East Genesee Street) and New York State Route 92 (Highbridge Road), both state highways, and the municipal boundary between the Town of Dewitt and the Town of Manlius; and
- WHEREAS, the applicant is requesting an area variance to construct and operate a 65-foot high wireless telecommunications tower on a 4,780 square foot lease parcel within a 68.8-acre golf course lot in a Residential (R-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing a specific use permit referral (Z-15-374) for this project; per the referral materials, town code has inconsistent maximum height requirements for wireless communications towers, so a variance may be required if it is determined that the maximum allowed is 50 feet; and
- WHEREAS, the Board previously recommended modification of concurrent site plan and special permit referrals (Z-08-233 and 234) for a similar proposal, requiring a drainage study and recommending closure of a driveway on East Genesee Street; per a conversation with the Town on October 15, 2015, the tower was not built at that time; and
- WHEREAS, the Environmental Assessment Form dated August 14, 2015 notes the project is to install a 65' monopole with a 4' lightning rod, 12 antennas and related equipment to be mounted at a height of 61', a 12' x 30' accessory equipment shelter on a concrete slab, and related cabling and utility services within a 43' x 50' fenced compound on the lease parcel; and
- WHEREAS, per aerial photography and the Setback Plan revised August 14, 2015, the proposed monopole would be located on the portion of the golf course located north of Highbridge Road near the White House and related buildings, which may be eligible for the National Register of Historic Places; per the Town, the applicant has been encouraged to explore alternative locations for the tower, including on additional golf course land across Highbridge Road; and
- WHEREAS, plans indicate a proposed 12' wide access drive with pavers connecting to a proposed 30' wide access and utility easement containing the White House's existing asphalt driveway on Highbridge Road; per aerial photography, the White House has an additional driveway leading to East Genesee Street; any existing or proposed access to Highbridge Road and East Genesee Street must meet the requirements of the New York State Department of Transportation; and

- WHEREAS, the EAF notes 0.19 acres will be physically disturbed by the project; no stormwater information was included with the referral, and topography in this area slopes towards Highbridge Road; per the New York State Department of Transportation, no additional stormwater runoff into the State's drainage system will be permitted; and
- WHEREAS, the New York State Department of Environmental Conservation EAF Mapper indicates that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and
- WHEREAS, the detail plan shows proposed vegetative screening around the fenced compound and driveway connection, including in the location of a proposed 22' wide turnaround area with grass pavers; the EAF notes a motion light will be installed at the front and at the rear of the shelter; and
- WHEREAS, per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

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

The Board also offers the following comments:

1. The Town is encouraged to explore locations for the proposed tower which would not adversely impact a structure which may be eligible for Historic Register status.
2. Per the New York State Department of Transportation, the Town is advised to ensure appropriate access agreements are in place for any shared driveways on Highbridge Road and/or East Genesee Street.
3. The Town is further advised to ensure legal agreements are in place for any proposed shared parking arrangements prior to approving this project.

The motion was made by Daniel Cupoli and seconded by Robert Jokl. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Daniel Cupoli - yes; Chester Dudzinski - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 21, 2015

OCPB Case # Z-15-377

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of DeWitt Zoning Board of Appeals at the request of Safety Kleen for the property located at 6741 V.I.P. Parkway; 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 Molloy Road, a county road; and
- WHEREAS, the applicant is requesting a specific use permit to construct a 75' x 65' garage and add parking at an existing waste processing facility on a 4.774-acre lot in an Industrial zoning district; and
- WHEREAS, the Board recently recommended modification of a site plan referral for this project (Z-15-349), requiring traffic figures and copies of drainage reports for the Onondaga County Department of Transportation and commenting on wastewater and green infrastructure; and
- WHEREAS, the Site Plan dated June 26, 2015 shows an existing 12,898 square foot masonry and metal building at the front of the site with a proposed 156 square foot addition, a proposed 4,875 square foot garage at the rear of the site, 55 existing parking spaces (44 for employees and visitors and 11 for large trucks), and proposed additional parking to include approximately 8 new employee and visitor spaces and 23 new spaces for larger vehicles, mostly located in front of the proposed garage and in a new lot in the front of the site; and
- WHEREAS, the plan shows the site with two existing driveways on V.I.P. Parkway, a local road which ends at East Molloy Road, a county road; the plan also shows a temporary turnaround easement in the northwest corner of the site "to terminate upon future extension of street"; and
- WHEREAS, a statement of use on the plan notes the site will "continue to be used for warehousing, including storage of flammable and combustible liquids in drums and bulk storage tanks for solvent, oils and petroleum products" which requires a specific use permit, per the town application; and
- WHEREAS, the Environmental Assessment Form dated August 28, 2015 notes 1.4 acres will be physically disturbed by the project and a grading plan was submitted with the referral; and
- WHEREAS, the proposed project may disturb one acre or more of land and must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the DEC Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality, and the applicant must consult with the municipal engineer to ensure conformance of construction plans with the municipality's

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

E-mail Address: countyplanning@ongov.net

Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the New York State Department of Environmental Conservation Bureau of Water Permits; the proposed project is located within the Onondaga Lake watershed and the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual as specified in the SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001); and

WHEREAS, the EAF notes the site or an adjoining property has been the subject of ongoing or completed remediation for hazardous waste; and

WHEREAS, the plan states the garage will connect to all utilities; the site is served by public water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; and

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

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

WHEREAS, the plan shows three street trees along V.I.P. Parkway and includes a note which states the "owner will maintain and replace all landscaping"; 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 at East Molloy Road and V.I.P. Parkway, and complete any appropriate mitigation as may be determined by the Department.
2. The municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department.

The Board also offers the following comments:

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

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

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

The motion was made by Daniel Cupoli and seconded by Robert Jokl. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Daniel Cupoli - yes; Chester Dudzinski - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 21, 2015

OCPB Case # Z-15-378

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Tarbell Rd. Associates, LLC for the property located at 6040 Tarbell 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 New York State Route 298 and Interstate Route 90 (New York State Thruway), both state highways; and
- WHEREAS, the applicant is proposing to construct vestibule and loading dock additions to an existing mixed-use building on a 4.61-acre lot in an Industrial zoning district; and
- WHEREAS, the Board is concurrently reviewing an area variance referral (Z-15-379) for this project, and a site plan referral (Z-15-380) to construct a 95-space parking lot for the facility on a 1.1-acre lot located across Mautz Road; and
- WHEREAS, the Board previously recommended modification of a site plan referral (Z-11-224) to rehabilitate the existing 60,000 square foot building on site for industrial laboratory space, requiring coordination with the New York State Department of Transportation and the Onondaga County Department of Water Environment Protection; and
- WHEREAS, the site is located in a commercial and industrial area west of Carrier Circle between the DeWitt Service Area on the New York State Thruway and New York State Route 298; the Boundary and Topographic Survey Map revised in 2010 shows an existing one-story block building with a large side and rear asphalt parking lot (190 spaces per the town application) at the corner of Tarbell Road and Mautz Road, both local roads, and a vacant mostly cleared lot across Mautz Road which would contain the proposed 95-space parking lot; and
- WHEREAS, site plans for both parcels dated September 28, 2015 show the proposed 192 square foot proposed loading dock on the north side of the existing building, the proposed 150 square foot proposed vestibule on the eastern side of the building, and a proposed concrete path leading from the vestibule to the proposed parking lot across Mautz Road via painted crosswalk; and
- WHEREAS, per the plan, the existing building is non-conforming to the 50' front yard setback requirements on Tarbell and Mautz Roads, and area variances are required as the additions will further encroach into the setbacks (36.42' and 26.83' proposed, respectively); and
- WHEREAS, per aerial photography, the existing building parcel has two existing driveways on Tarbell Road and one existing driveway on Mautz Road, and plans show the proposed new parking lot with one proposed driveway each on Tarbell Road and Mautz Road; and

WHEREAS, an Environmental Assessment Form dated September 28, 2015 notes the proposed parking lot will disturb an acre of land and that stormwater will be detained in an underground storm sewer system, which is shown on the site plan; and

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

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

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

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

WHEREAS, a landscaping plan for the parking lot indicates small street trees will be planted along Mautz Road underneath overhead power lines, medium to large street trees will be planted along Tarbell Road, and additional shade trees will be planted at the rear of the parking lot; a parking lot lighting plan was also submitted with the referral; and

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

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

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

The motion was made by Daniel Cupoli and seconded by Chester Dudzinski. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Daniel Cupoli - yes; Chester Dudzinski - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 21, 2015

OCPB Case # Z-15-379

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of DeWitt Zoning Board of Appeals at the request of Tarbell Rd. Associates, LLC for the property located at 6040 Tarbell 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 New York State Route 298 and Interstate Route 90 (New York State Thruway), both state highways; and
- WHEREAS, the applicant is requesting an area variance to construct a vestibule and loading dock area at an existing mixed-use building on a 4.61-acre lot in an Industrial zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-15-378) for the additions, and a site plan referral (Z-15-380) to construct a 95-space parking lot for the facility on a 1.1-acre lot located across Mautz Road; and
- WHEREAS, the Board previously recommended modification of a site plan referral (Z-11-224) to rehabilitate the existing 60,000 square foot building on site for industrial laboratory space, requiring coordination with the New York State Department of Transportation and the Onondaga County Department of Water Environment Protection; and
- WHEREAS, the site is located in a commercial and industrial area west of Carrier Circle opposite a New York State Thruway Service Area north of New York State Route 298; the Boundary and Topographic Survey Map revised in 2010 shows an existing one-story block building with a large side and rear asphalt parking lot (190 spaces per the town application) at the corner of Tarbell Road and Mautz Road, both local roads, and a vacant mostly cleared lot across Mautz Road which would contain the proposed parking lot; and
- WHEREAS, site plans for both parcels dated September 28, 2015 show the proposed 192 square foot proposed loading dock on the north side of the existing building, the proposed 150 square foot proposed vestibule on the eastern side of the building, and a concrete path from the vestibule to the proposed parking lot across Mautz Road via painted crosswalk; and
- WHEREAS, per the plan, the existing building is non-conforming to the 50' front yard setback requirements on Tarbell and Mautz Roads, and area variances are required as the additions will further encroach into the setbacks (36.42' and 26.83' proposed, respectively); and
- WHEREAS, per aerial photography, the existing building and parking lot has two existing driveways on Tarbell Road and one existing driveway on Mautz Road, and plans show the proposed new parking lot with one proposed driveway each on Tarbell Road and Mautz Road; and

WHEREAS, an Environmental Assessment Form dated September 28, 2015 note the proposed parking lot will disturb an acre of land and that stormwater will be detained in an underground storm sewer system; the site plan shows an underground stormwater storage area; and

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

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

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

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

WHEREAS, a landscaping plan for the parking lot indicates small street trees will be planted along Mautz Road underneath overhead power lines, medium to large street trees will be planted along Tarbell Road, and additional shade trees will be planted at the rear of the parking lot; a parking lot lighting plan was also submitted with the referral; and

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

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

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

The motion was made by Daniel Cupoli and seconded by Chester Dudzinski. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Daniel Cupoli - yes; Chester Dudzinski - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 21, 2015

OCPB Case # Z-15-380

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Tarbell Rd. Associates, LLC for the property located on the southeast corner of Tarbell Road and Mautz 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 New York State Route 298 and Interstate Route 90 (New York State Thruway), both state highways; and
- WHEREAS, the applicant is proposing to construct a 95-space parking lot on a 1.1-acre lot in an Industrial zoning district as part of a project to construct a vestibule and loading dock area at an existing mixed-use building on a 4.61-acre lot across the street; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-15-378) and an area variance referral (Z-15-379) for the additions to the existing building across Mautz Road; and
- WHEREAS, the Board previously recommended modification of a site plan referral (Z-11-224) to rehabilitate the existing 60,000 square foot building on site for industrial laboratory space, requiring coordination with the New York State Department of Transportation and the Onondaga County Department of Water Environment Protection; and
- WHEREAS, the site is located in a commercial and industrial area west of Carrier Circle opposite a New York State Thruway Service Area north of New York State Route 298; the Boundary and Topographic Survey Map revised in 2010 shows an existing one-story block building with a large side and rear asphalt parking lot (190 spaces per the town application) at the corner of Tarbell Road and Mautz Road, both local roads, and a vacant mostly cleared lot across Mautz Road which would contain the proposed parking lot; and
- WHEREAS, site plans for both parcels dated September 28, 2015 show the proposed 192 square foot proposed loading dock on the north side of the existing building, the proposed 150 square foot proposed vestibule on the eastern side of the building, and a concrete path from the vestibule to the proposed parking lot across Mautz Road via painted crosswalk; and
- WHEREAS, per the plan, the existing building is non-conforming to the 50' front yard setback requirements on Tarbell and Mautz Roads, and area variances are required as the additions will further encroach into the setbacks (36.42' and 26.83' proposed, respectively); and
- WHEREAS, per aerial photography, the existing building and parking lot has two existing driveways on Tarbell Road and one existing driveway on Mautz Road, and plans show the proposed new parking lot with one proposed driveway each on

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E-mail Address: countyplanning@ongov.net

Tarbell Road and Mautz Road; and

WHEREAS, an Environmental Assessment Form dated September 28, 2015 note the proposed parking lot will disturb an acre of land and that stormwater will be detained in an underground storm sewer system; the site plan shows an underground stormwater storage area; and

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

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

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

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

WHEREAS, a landscaping plan for the parking lot indicates small street trees will be planted along Mautz Road underneath overhead power lines, medium to large street trees will be planted along Tarbell Road, and additional shade trees will be planted at the rear of the parking lot; a parking lot lighting plan was also submitted with the referral; and

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

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the

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planning process to determine sewer availability and capacity.

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

The motion was made by Daniel Cupoli and seconded by Chester Dudzinski. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Daniel Cupoli - yes; Chester Dudzinski - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 21, 2015

OCPB Case # Z-15-381

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Pompey Zoning Board of Appeals at the request of Dan Dimon (Carley Farms, LLC) for the property located at 7501 Burke 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 Henneberry Road, a county road, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is requesting an area variance to construct 10-foot addition to an existing barn in the front yard setback on an 8.2-acre lot in a Farm zoning district; and
- WHEREAS, per the referral materials, the existing building is non-conforming to front yard setbacks and an increase in the variance is requested; and
- WHEREAS, the town application notes the building cannot be expanded to the south or west because of a signed contract with Onondaga County Soil & Water not to build for fifteen years to protect existing wetlands and a creek in that location, and an existing building is located to the east; and
- WHEREAS, a Barnyard Management System Plan (date cutoff) shows an existing barn, silos, and lean-to on the portion of the parcel along Burke Road, a local road; a handwritten note indicates the lean-to as the site of the proposed expansion toward the road; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates a tributary of the West Branch of Limestone Creek runs behind the barns; and
- WHEREAS, FEMA Flood Insurance Rate Maps (FIRM) indicate that land around the creek is located in a Special Flood Hazard Area (SFHA), and National Wetland Inventory Maps indicate the potential presence of federal wetlands in that location; and
- WHEREAS, the referral materials indicate the site is served by private water and septic and is located outside the Onondaga County Sanitary District; and
- WHEREAS, the Onondaga County Agricultural Districts map and aerial photography indicate the site and surrounding properties contain active farmland in New York State Agricultural District 4; and

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

The motion was made by Robert Jokl and seconded by Chester Dudzinski. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Daniel Cupoli - yes; Chester Dudzinski - yes; James Corbett - yes.