



# Onondaga County Planning Board

October 25, 2017

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

## I. ATTENDANCE

### MEMBERS PRESENT

Douglas Morris  
Daniel Cupoli  
Robert Antonacci  
Bill Fisher  
James Corbett  
Lisa Dell  
Marty Voss

### STAFF PRESENT

Megan Costa  
Allison Bodine  
Robin Coon

### GUESTS PRESENT

John Shields  
Justin Miranda

## II. CALL TO ORDER

The meeting was called to order at 11:00 AM on October 25, 2017.

## III. MINUTES & OTHER BUSINESS

Minutes from October 4, 2017 were submitted for approval. Daniel Cupoli made a motion to accept the minutes. James Corbett seconded the motion. The votes were recorded as follows: Douglas Morris - yes; James Corbett - yes; Daniel Cupoli - yes; Lisa Dell - yes; Marty Voss - yes.

## IV. ACTIONS ON GML SECTION 239 REFERRALS

### Summary

S-17-78	TMarPB	<i>Modification</i>	S-17-79	TOnoPB	<i>No Position</i>
S-17-80	TOnoPB	<i>No Position With Comment</i>	S-17-81	TClaPB	<i>No Position With Comment</i>
S-17-82	TSpaPB	<i>No Position With Comment</i>	S-17-83	TSkaPB	<i>No Position With Comment</i>
S-17-85	TElbPB	<i>No Position With Comment</i>	S-17-86	TCamPB	<i>Modification</i>
S-17-87	TDewPB	<i>No Position With Comment</i>	S-17-88	TDewPB	<i>No Position</i>
Z-17-391	TMarPB	<i>Modification</i>	Z-17-392	CSyrZBA	<i>No Position With Comment</i>
Z-17-393	TPomZBA	<i>No Position With Comment</i>	Z-17-394	TOnoTB	<i>No Position</i>
Z-17-395	TSalPB	<i>Modification</i>	Z-17-396	CSyrPB	<i>No Position With Comment</i>
Z-17-397	CSyrPB	<i>No Position</i>	Z-17-398	TClaPB	<i>No Position With Comment</i>
Z-17-399	TSkaPB	<i>Modification</i>	Z-17-400	TCicZBA	<i>No Position</i>
Z-17-401	TCicZBA	<i>No Position With Comment</i>	Z-17-402	TCicZBA	<i>Modification</i>
Z-17-403	TCicZBA	<i>No Position With Comment</i>	Z-17-404	TCicZBA	<i>Disapproval</i>
Z-17-405	TCicPB	<i>No Position With Comment</i>	Z-17-406	TCicPB	<i>No Position With Comment</i>
Z-17-407	TCicZBA	<i>No Position</i>	Z-17-408	TClaZBA	<i>No Position</i>
Z-17-410	CSyrZA	<i>Modification</i>	Z-17-411	CSyrPB	<i>No Position</i>



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 25, 2017

OCPB Case # S-17-78

- 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 Marcellus Planning Board at the request of Andrea Bucci for the property located at 3875 and 3887 Rockwell 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 Rockwell Road (Route 177), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to combine two parcels into one new 5.47-acre lot in a Residential (R-1) zoning district; and
- WHEREAS, the site is located in a rural area in the Town of Marcellus; the site and surrounding lands are enrolled in New York State Agricultural District 2 and the adjacent lands west of the site contain active farmland; other surrounding land uses are low density roadside residential; and
- WHEREAS, the submitted survey map dated August 8, 2016 shows the site consists of two adjacent tax parcels with frontage on Rockwell Road, a county road; the southern parcel contains an existing two-story frame house with front and rear porches, an existing driveway onto Rockwell Road, and an in-ground pool at the rear of the house, and the northern parcel is vacant and primarily grass cover; the survey map shows a hedgerow and stone wall at the rear of the parcels, separating them from the adjacent agricultural fields to the west; and
- WHEREAS, per the survey map, the proposed subdivision will combine parcel 017.-04-9.3 (3.17 acres) with the adjacent parcel to the north, parcel 017.-04-9.2 (2.30 acres), to create a new lot (5.47 acres); a proposed pole barn (40' x 60') is shown on the survey map and situated 60' from the County right-of-way and 64' from the northern lot line on 017.-04-9.2; and
- WHEREAS, the survey map also shows a proposed driveway on the northern parcel near the northern lot line; the survey map indicates that "Driveways are as approved by Onondaga County Department of Transportation letter dated October 4, 2002" and aerial imagery shows an existing gravel drive onto Rockwell Road at the location of the proposed driveway; per the Onondaga County Department of Transportation, the 2002 approval is no longer valid; and
- WHEREAS, the existing house is served by municipal drinking water and an individual septic system; per the Referral Notice, no changes to the existing infrastructure are proposed; and
- WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office

archaeological site inventory; and

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

The applicant must contact the Onondaga County Department of Transportation regarding access to Rockwell Road. Per the Onondaga County Department of Transportation, all existing and proposed access must meet Department requirements and will be determined by the availability of sight distance.

The Board also offers the following comment(s):

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

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 25, 2017

OCPB Case # S-17-79

- 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 Jim Burt for the property located at Tanner 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 Tanner Road (Route 184), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is subdividing a 67-acre parcel into two new lots, Lot 1 (64 acres) and Lot 2 (3.32 acres), to allow the smaller parcel to be conveyed to the neighboring parcel in a Residential and Country (R-C) zoning district; and
- WHEREAS, the site is located in a rural area in the Town of Onondaga; the site and surrounding lands are enrolled in New York State Agricultural District 1 and contain active farmland; and
- WHEREAS, the submitted Preliminary Plan dated September 15, 2017 shows the parcel (67.12 acres) has frontage on Tanner Road, a county road, and is adjacent to a 287-acre parcel; aerial imagery shows the front portion of the site contains an agricultural field and the rear of the site consists of forested land; the adjacent parcel contains Tanner Valley Golf Course, and a portion of the golf course appears to fall on the northeastern corner of the 67-acre parcel; and
- WHEREAS, per the Preliminary Plan, the proposed subdivision will create Lot 1 (64 acres) and Lot 2 (3.12 acres); proposed Lot 2 is shown as a triangular-shaped parcel at the northeastern corner of the site, which includes the portion of the golf course; the Preliminary Plan indicates that the proposed subdivision is intended for conveyance purposes and Lot 2 will be combined with the adjacent golf course; and
- WHEREAS, the Onondaga County Department of Finance Office of Real Property Services indicates that the site is not currently served by drinking water or wastewater infrastructure; no new drinking water or wastewater services are proposed and the site is outside of the Onondaga County Sanitary District; and
- WHEREAS, the Preliminary Plan states "Lot 1 is not an approved building lot until such time as a waste water disposal system, approved by the Onondaga County Health Department, and an approved Onondaga County driveway permit are accepted and filed with the Town of Onondaga Codes Office"; and
- WHEREAS, the Preliminary Plan shows the southern boundary of the site aligning with the center of Gulf Brook; GIS mapping shows an additional stream that runs east-west through the rear portion of the site; both streams appear to fall in the forested land on the site and GIS mapping shows the possible presence of federal wetlands associated with both of the streams; and
- WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that a

significant portion of the adjacent golf course is located within the 100-year floodplain, as well as a small area along the eastern boundary of Lot 2; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

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

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

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 25, 2017

OCPB Case # S-17-80

- 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 FINAL SUBDIVISION from the Town of Onondaga Planning Board at the request of Charles Luchsinger for the property located at Abbey 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 Abbey Road (Route 212), a county road, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 66.64-acre parcel into three lots, Lot 1 (63.28 acres), Lot 2 (2.02 acres), and Lot 3 (1.34 acres), in a Residential and Country (R-C) zoning district; and
- WHEREAS, the site is located in a rural area in the Town of Onondaga, southwest of Onondaga Community College and Onondaga Hill hamlet; the site and lands to the west are enrolled in New York State Agricultural District 1 and contain active farmland; and
- WHEREAS, the submitted Preliminary Plan dated September 15, 2017 shows parcel 027.-04-45.1 (66.64 acres) has frontage on Abbey Road, a county road, and is situated behind two residential lots, 027.-04-45.2 and 027.-04-46.0; two adjacent lots at the rear of the site have the same reputed owner (Charles A. Luchsinger) as the parcel; and
- WHEREAS, aerial imagery shows that the site contains an existing barn along Abbey Road and agricultural fields that appear to be part of a larger farm operation on the adjacent rear parcels; there is existing access to the site via a farm road from the rear adjacent parcel that ultimately connects to Bussey Road, a county road to the west, and a gravel drive on Abbey Road in front of the existing barn; and
- WHEREAS, the Preliminary Plan shows the proposed subdivision will create Lot 1 (63.28 acres), Lot 2 (2.02 acres), and Lot 3 (1.34 acres); and
- WHEREAS, proposed Lot 3 consists of the residential lot at the northeastern corner of the site, which was previously subdivided from the site and is labeled as parcel 027.-04-45.2; per the Preliminary Plan, "Lot 3 was conveyed out of the Luchsinger chain of title on Sept. 18, 1984 to a predecessor of the current owner. It was conveyed by the metes and bounds description as shown on this plan and is being shown to clear up the chain of title"; and
- WHEREAS, the Preliminary Plan states "The creation of Lot 2 is for conveyance purposes only. Lot 2 is to be combined with the contiguous property currently owned by the Cherchio Living Trust, also labeled as tax map no. 027-04-46. A recombined deed with metes and bounds description will be filed in the Onondaga County Clerk's office within 30 days of the approval and filing of this subdivision map. The approval of this subdivision is conditioned upon

WHEREAS, said revised deed being duly filed in the Onondaga County Clerk's office"; and the Onondaga County Department of Finance Office of Real Property Services indicates that the existing barn on the site is served by public drinking water and does not have wastewater services, and the existing houses on 027.-04-45.2 and 027.-04-46.0 are each served by public drinking water and individual septic systems; no changes to the existing infrastructure are proposed; and

WHEREAS, the Preliminary Plan states "Lot 1 is not an approved building lot until such time as a waste water disposal system, approved by the Onondaga County Health Department, and an approved Onondaga County driveway permit are accepted and filed with the Town of Onondaga Codes Office"; and

WHEREAS, GIS mapping shows a stream at the rear of the site along the western lot line and a pond area along the southern lot line with the possible presence of federal wetlands associated with both areas; the pond appears to be just west of proposed Lot 2; and

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

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

The Board encourages the Town to require a 60' right-of-way on proposed Lot 1 to ensure appropriate access to the parcel in the event of any future subdivision of the land.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 25, 2017

OCPB Case # S-17-81

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Clay Planning Board at the request of Jo F. Brown for the property located at Burnet Road and NYS Route 31; 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 NYS Route 31, a state highway; and
- WHEREAS, the applicant is proposing to subdivide an 18.79-acre parcel into three new lots, Lot 1A (7.79 acres), Lot 1B (5.0 acres) and Lot 1C (6.0 acres), in a Residential (RA-100) zoning district; and
- WHEREAS, in 2012, the Board recommended No Position With Comment of a Preliminary & Final Subdivision (S-12-92) referral proposing to subdivide a 5-acre building lot from a 24-acre parcel, with the remaining lands ultimately becoming the subject parcel; the Board encouraged the Town to consider planning for any contemplated future development of the remaining lands (the subject parcel), including locating any streams, wetlands, and floodplains on site and identifying feasible locations for access and wastewater, drinking water, and stormwater management facilities; and
- WHEREAS, the site is a vacant, forested lot located at the intersection of NYS Route 31 and Burnet Road, a local road, in the Town of Clay; surrounding land uses are mixed, consisting of single family residential lots, including one at the southeastern corner of the site at the intersection of NYS Route 31 and Burnet Road, several commercial properties, a church, a Town park, and agricultural fields; the site is also less than a mile from the parcels intended for White Pines Commerce Park, which will be an intensive commercial/industrial development; and
- WHEREAS, the submitted survey map dated August 25, 2017 shows the adjacent parcel to the west is owned by the Clay Volunteer Fire Department, and there is an Onondaga County Water District easement along the northern lot line that is partially located on the site; utility box and water valves are also shown at the northeastern corner of the site; aerial imagery shows a gravel driveway accessing the utility box area; and
- WHEREAS, per the survey map, the proposed subdivision will create Lot 1A (7.794 acres) with frontage on Route 31 and Burnet Road and consisting of the southernmost lands, Lot 1B (5.0 acres) with frontage on Burnet Road, and Lot 1C (6.0 acres) with frontage on Burnet Road and consisting of the northernmost lands; and
- WHEREAS, the submitted Environmental Assessment Form (EAF) dated September 13, 2017 indicates Lots 1B and 1C are intended for future residential single family use, however, no proposed plans for development or access are indicated in

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the referral materials; and

WHEREAS, the site has access to public drinking water and an existing water line along Burnet Road is shown in the survey map; per the survey map, "Lots 1A, 1B and 1C are not considered residential building lots prior to the approval of individual subsurface sewerage disposal system plans by the Onondaga County Health Department"; and

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

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

1. Any future development of Lot 1C must occur outside of the Onondaga County Water District easement and should be coordinated with the appropriate owners of the utility box and water valve infrastructure on the site.
2. The applicant is encouraged to maintain as much of the existing forest cover as is practical to allow for sufficient buffer land.
3. Per the New York State Department of Transportation, all access to proposed Lot 1A must come from Burnet Road.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 25, 2017

OCPB Case # S-17-82

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Spafford Planning Board at the request of Michael & Kelley Romano for the property located at 1451 West Valley Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of West Valley Road (Route 113), a county highway; and
- WHEREAS, the applicant is proposing to subdivide a 1.85-acre parcel into two new lots, Lot 1 (1.0 acres) and Lot 2 (0.85 acres), in an Otisco Lake (OL) zoning district; and
- WHEREAS, the site is located in a rural area in the Town of Spafford and is adjacent to residential lots and forested lands; the site and adjacent lands are enrolled in New York State Agricultural District 2; and
- WHEREAS, the submitted Final Plan dated September 1, 2017 shows the site is bisected by West Valley Road, a county road; the northern portion of the parcel has frontage on Otisco Lake and the southern portion of the parcel contains an existing two-story frame house with an existing driveway onto West Valley Road; aerial imagery shows the remainder of the parcel is primarily forested; and
- WHEREAS, the Final Plan shows the proposed subdivision will divide the lot (1.85 acres) into two parcels with the proposed lot line being roughly perpendicular to West Valley Road; Lot 1 (1.0 acres) will consist of the eastern lands and Lot 2 (0.85 acres) will consist of the western lands and the existing house and driveway; each lot will contain lands on both sides of West Valley Road, including more than 100' each of frontage on Otisco Lake; and
- WHEREAS, no development plans for either proposed lot are indicated in the referral materials; and
- WHEREAS, the existing house is served by individual well and septic system; no changes to the existing utilities are proposed; and
- WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that portion of the site along Otisco Lake is located within the 100-year floodplain, which may require elevation of structures and other mitigation; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and
- WHEREAS, GIS mapping shows the presence of federal wetlands along the shoreline of Otisco Lake; the floodplain and wetland areas do not appear to significantly

encumber the site or encroach on the existing house; 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, all existing or proposed driveways on West Valley Road must meet Department requirements.
2. The Board encourages the Town to consider the potential long-term effects of subdivisions to create new residential lots in rural areas, including areas containing NYS agricultural district properties and in farm/agricultural zoning districts, as potential conflicts with agricultural operations, changes to the rural character, reduction of open space and farmland, and impacts to road safety and mobility may cumulatively occur.
3. The applicant and municipality are advised to ensure the following county, state, and/or federal regulation has been met prior to approving this subdivision:
  - a. Septic System Approval – The Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to issuance of a building permit.
4. Given the presence of floodplains and wetlands on the site and the proximity to Otisco Lake, the Board strongly encourages the municipality and applicant to consider limiting tree cutting and site clearing and avoiding adding impervious surfaces where possible prior to any future development of the proposed lots.
5. The applicant and municipality are advised that the following county, state, and/or federal regulations may apply to any future development of the proposed lots:
  - a. County Highway Access and/or Work Permit – Any new or modified driveways and work within the county right-of-way require a highway access and/or work permit from the Onondaga County Department of Transportation.
  - b. Work Along Regulated Waterways – The applicant is advised to ensure all necessary permits and approvals are obtained from the U.S. Army Corps of Engineers (USACE) and NYS Department of Environmental Conservation (NYS DEC), as indicated, for any work below the mean high water line in regulated waterways.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 25, 2017

OCPB Case # S-17-83

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Skaneateles Planning Board at the request of Kenneth Karlik for the property located at 1837 West Lake Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of West Lake Road (Route 41A), a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 100.699-acre parcel into three new lots, Lot 1 (96.6 acres), Lot 3 (2.0 acres) and Lot 4 (2.0 acres), in Rural and Farming (RF) and Lakefront Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, in 2015, the Board recommended No Position With Comment of a Preliminary Subdivision referral (S-15-68) proposing to subdivide a parcel into two lots, creating a 2.00-acre building lot and preserving the remaining lands (the subject parcel) for the existing farm operation on the site; and
- WHEREAS, the site is located at the intersection of West Lake Road, a state road, and Heifer Street, a local road, in a rural area in the Town of Skaneateles; the site is west of Skaneateles Lake and situated behind three residential lots, one with frontage on West Lake Road and two with frontage on Heifer Street; the site and adjacent lands are enrolled in New York State Agricultural District 2 and contain active farmland; and
- WHEREAS, the subdivision map dated October 3, 2017 shows the site to contain an existing house, seven barns, and two sheds along the West Lake Road frontage, and two existing driveways, one onto West Lake Road and one extending south to Heifer Road; a Town of Skaneateles environmental easement is shown at the southeastern corner of the site; and
- WHEREAS, per the subdivision map, the proposed subdivision will create two 2-acre building lots with proposed Lots 3 and 4 shown along the Heifer Road frontage adjacent to two other residential lots; the remainder of the site, including the existing structures and agricultural fields, will be Lot 1 (96.695 acres); and
- WHEREAS, the existing house is served by individual well and septic system; new individual wells and septic systems are proposed for Lots 3 and 4; a letter dated October 6, 2017, included in the referral materials, indicates that deep hole soil investigations and percolation tests were performed by a professional engineer and witnessed by the City of Syracuse for the proposed building lots; per the letter, "the type of system that can be designed for these lots would be a raised system due to the poor soils at a depth of 24"; and
- WHEREAS, a creek is shown in the subdivision map, running north-south through the portion of the site that will be Lot 1; GIS mapping shows the possible presence

of federal wetlands along the creek; per the New York State Department of Environmental Conservation, the creek is a class AA stream; proposed Lots 3 and 4 are not encumbered by the creek or wetland area; and

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

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

1. The Board encourages the Town to consider the potential long-term effects of subdivisions to create new residential lots in rural areas, including areas containing NYS agricultural district properties and in farm/agricultural zoning districts, as potential conflicts with agricultural operations, changes to the rural character, reduction of open space and farmland, and impacts to road safety and mobility may cumulatively occur.

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

a. Septic System Approval – The Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service Lots 3 and 4 prior to Department endorsement of the subdivision. The applicant must first contact the Department regarding specific language to be added to the subdivision plan prior to approval.

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

a. City Water Department Approval – The Skaneateles Watershed Rules and Regulations require that the applicant submit stormwater and erosion control plans to the City of Syracuse Water Department for approval.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 25, 2017

OCPB Case # S-17-85

- 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 Elbridge Planning Board at the request of Dean Cummins for the property located at 5815 Jordan Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Jordan Road (Route 317), a state highway; and
- WHEREAS, the applicant is proposing to subdivide a 2.06-acre parcel into two new lots, Lot A (1.03 acres) and Lot B (1.03 acres), in a Residential (R-1) zoning district; and
- WHEREAS, the site is located along Jordan Road, a state road, in a rural area in the Town of Elbridge; surrounding land uses include agricultural fields, forested lands, and low density residential; and
- WHEREAS, the submitted survey map dated June 15, 2017 shows the site to contain an existing house, pool, and driveway onto Jordan Road; aerial imagery shows a treed area that separates the house and pool from an agricultural field on the southern half of the site; and
- WHEREAS, per the survey map, the proposed subdivision will divide the parcel into two lots; Lot A (1.03 acres) is shown to contain the existing structures and Lot B (1.03 acres) will consist of the remainder of the site and primarily the agricultural field; and
- WHEREAS, a proposed driveway onto Jordan Road is shown on the survey map to provide access to proposed Lot B; and
- WHEREAS, the existing house is served by public drinking water and individual septic system; the referral notice indicates a new drinking water connection and septic system are proposed for Lot B; and
- WHEREAS, per the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper, the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and

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

1. The Board encourages the Town to consider the potential long-term effects of subdivisions to create new roadside residential lots in rural areas, including areas containing NYS agricultural district properties and in farm/agricultural

zoning districts, as potential conflicts with agricultural operations, changes to the rural character, reduction of open space and farmland, and impacts to road safety and mobility may cumulatively occur.

2. The applicant and municipality are advised to ensure the following county, state, and/or federal regulations have been met prior to approving this subdivision:

a. Septic System Approval – The Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service Lot B prior to Department endorsement of the subdivision.

b. Residential Driveway Permit – New driveways on residential lots providing access to a state road require a residential driveway permit from the New York State Department of Transportation Onondaga West Residency office, and will be subject to the availability of sight distance.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 25, 2017

OCPB Case # S-17-86

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Camillus Planning Board at the request of Richard Babcock for the property located at 5936 Newport 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 Newport Road, a county highway; and
- WHEREAS, the applicant is proposing a lot line adjustment between two parcels, resulting in two reconfigured lots, Lot 2A-1 (4.56 acres) and Lot 2A-2 (3.22 acres), in a Residential (R3) zoning district; and
- WHEREAS, in 2008, the Board recommended No Position for a Subdivision referral (S-08-16) proposing to subdivide 5.95 acres (one of the subject parcels) from a 14.68-acre lot and merge it with a 1.8-acre lot (the other subject parcel); the merger ultimately does not appear to have happened; and
- WHEREAS, the site is located along Newport Road, a county road, in the Town of Camillus; surrounding land uses are primarily residential lots; the site abuts the Camillus Erie Canal Park; and
- WHEREAS, the site consists of two tax parcels; aerial imagery shows lot 021.-04-20.0 (5.98 acres) to be a vacant, landlocked parcel and lot 021.-04-01.4 to contain an existing one-story house, an attached garage, a driveway onto Newport Road that provides direct access to the house and garage, and two barns north of the house; a gravel driveway is shown along the southern lot line of 021.-04-01.4 that extends along the boundary before turning north and leading to the barns; and
- WHEREAS, the submitted Preliminary Plan dated September 19, 2017 shows the proposed subdivision to include a lot line adjustment between the two tax parcels; Lot 2A-1 (4.56 acres) is shown to consist of mostly lot 021.-04-20.0 with an additional 40' right-of-way onto Newport Road along the southern line of the site to provide access to the landlocked parcel; Lot 2A-2 (3.22 acres) is shown to include all of lot 021.-04-01.4 with additional lands gained to the north and east from lot 021.-04-20.0; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Westside Pump Station service areas; the submitted Environmental Assessment Form (EAF) dated September 20, 2017 indicates the proposed action will connect to existing drinking water and sewer infrastructure; and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a



Combined Sewer Overflow (CSO); and

WHEREAS, the site contains a waterbody listed as water-quality impaired (Ninemile Creek lower tributaries) which is shown with a 100' buffer in the Preliminary Plan along the southern lot line of the site and labeled "seasonal stream or drainage ditch"; GIS mapping shows the possible presence of federal wetlands associated with the creek; and

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

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

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

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

1. The applicant must coordinate with the Onondaga County Department of Transportation on the location of the proposed 40' right-of-way to ensure the availability of sight distance and reflect any required modifications on the subdivision prior to approval by the Town.
2. The existing driveway on proposed Lot 2A-2 must be moved from Lot 2A-1 and located with a 10-foot offset from the proposed lot line.

The Board also offers the following comment(s):

1. The Board discourages the creation of flag lots, particularly in locations where access to the remainder of the site may be impeded by existing features on the site, in this case, a stream, wetlands, and overhead wires.
2. The Board encourages shared access between the lots or other accommodations that provide feasible driveway access to proposed Lot 2A-1 that avoids an additional stream crossing and the existing utility lines.
3. The Onondaga County Department of Transportation requests additional right-of-way to be equal to 40' from the centerline of Newport Road.
4. The applicant and municipality are advised to ensure the following county, state, and/or federal regulations have been met prior to any future development:
  - a. County Highway Access and/or Work Permit – Any new or modified driveways and work within the county right-of-way require a highway access

and/or work permit from the Onondaga County Department of Transportation.

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 25, 2017

OCPB Case # S-17-87

- 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 DeWitt Planning Board at the request of Paul Fowler for the property located at Winterton Estates, Section H; 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; and
- WHEREAS, the applicant is amending a final subdivision to create 25 building lots on a 32.68-acre site in a Residential (R-1) zoning district; and
- WHEREAS, in 2004, the Board recommended Modification of a Preliminary Subdivision (S-04-107) to add two home sites to a previously approved 23 home sites employing Town Law 278 (approval of cluster development) to build 25 single family homes in a building envelope on the subject site; and
- WHEREAS, the site is located in a residential area in the Town of DeWitt and adjacent to Interstate 481 (I-481); and
- WHEREAS, the submitted 2nd Amended Final Plan dated September 22, 2017 shows the proposed subdivision will consist of 25 building lots ranging in size from 10,627 sf to 20,035 sf; an area labeled "Parcel acquired from Niagara Mohawk Power Corporation" is shown along I-481 as a single parcel, and the remainder of the site is vacant and shown as another single parcel; and
- WHEREAS, per a phone conversation with the Town of DeWitt, the subdivision for this project was approved in 2005 during which time the plan showed tentative building outlines within a building envelope; the final subdivision under review for this referral amends past iterations of the subdivision and includes all proposed building lot lines and final building outlines; with the exception of the lands conveyed to one of the building lots, the original building envelope and the 25 proposed building lots cover roughly the area; and
- WHEREAS, the 25 lots are shown to be contained within a boundary used in prior subdivision phases; aerial imagery shows that the proposed houses are in various stages of development, with 21 already completed, 1 foundation poured, and 2 foundations measured, and the remainder of the site is undeveloped land; and
- WHEREAS, the 2nd Amended Final Plan shows a "Y" shaped local road network providing access to all lots and ending at two cul-de-sacs; proposed access to either Flametree Drive or Winslow Drive is shown for 16 of the houses and the driveways vary in material, including gravel, tarvia, and pavers; and
- WHEREAS, the submitted Environmental Assessment Form (EAF) dated September 22, 2017 indicates that 16.0 acres of the site will be disturbed by the proposed project; per the EAF, stormwater will be directed to an established conveyance system; the area labeled "Parcel acquired from Niagara Mohawk Power

Corporation” along I-481 is shown to contain a “Proposed Detention Basin Area” with a drainage easement extending to it; topographic data shows significant grade changes from the west side of the 25 lots sloping down toward the detention basin and then sloping back up towards I-481; and

WHEREAS, the site is served by public drinking water and sewers and the site is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; storm sewer, sanitary sewer, and water lines are shown on the 2nd Amended Final Plan and are presumably existing; and

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

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

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

The New York State Department of Transportation requests the applicant to contact the Department regarding drainage data for the proposed project.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 25, 2017

OCPB Case # S-17-88

- 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 DeWitt Planning Board at the request of Michael J. Cummins for the property located at 405 & 407 North Midler Avenue; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of the municipal boundary between the Town of DeWitt and the City of Syracuse; and
- WHEREAS, the applicant is proposing a lot line adjustment between two lots, with TM# 031.-05-01.2 changing from 3.52 acres to 5.85 acres and TM# 031.-05-02.0 changing from 3.44 acres to 1.50 acres, in an Industrial zoning district; and
- WHEREAS, the site is bound by North Midler Avenue, Wavel Street, Danzig Street, and Ponzan Avenue, all local roads, and is located in the Town of DeWitt just north of the municipal boundary with the City of Syracuse and a CSX rail line; surrounding land uses include various manufacturing and industrial sites; and
- WHEREAS, the submitted map dated October 12, 2017 shows the site consists of two tax parcels; the northerly parcel, 031.-05-01.2 (3.52 acres), is shown to contain multiple existing trailers, two buildings, and a house with existing drives throughout the lot providing access to North Midler Avenue and the adjacent parcel to the north which also contains trailers; the southerly parcel, 031.-05-02.0 (3.44 acres), contains multiple trailers on the eastern portion of the lot with the remainder of the lot being undeveloped; and
- WHEREAS, the submitted Subdivision Application indicates that the proposed lot line adjustment will move the southern line of parcel 031.-05-01.2 to increase the size of the parcel to 5.85 acres and include all of the existing mobile homes on the same lot; per the application, parcel 031.-05-02.0 will decrease in size to 1.5 acres and consist of only the undeveloped lands; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; no changes to the existing infrastructure are proposed; and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and
- WHEREAS, the site contains a waterbody listed as water-quality impaired (Ley Creek tributaries) which is shown in the map to cross through the existing mobile home park and parcel 031.-05-01.2; GIS mapping shows the possible presence of federal wetlands associated with the creek; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project is within 2,000 feet of three sites in the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database (C734087, 734032, 734064); and

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

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 25, 2017

OCPB Case # Z-17-391

- 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 Marcellus Planning Board at the request of John Argese for the property located at 3786 and 3796 Bishop Hill 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 Bishop Hill Road (Route 211) and Lee Mulroy Road (Route 175), both county highways, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to use an existing 46' x 64' storage facility on a 1.17-acre parcel to store portable toilets and construct a new 50' x 80' storage facility for the same use on an adjacent 1.82-acre parcel in a Light Industrial zoning district; and
- WHEREAS, the site consists of two tax parcels with frontage on Bishop Hill Road, a county road, in the Town of Marcellus; the site is just north of the intersection with Lee Mulroy Road, a county road, and near several roadside commercial establishments; the southern parcel and surrounding lands are enrolled in New York State Agricultural District 2; there appears to be active farmland north of the site; and
- WHEREAS, the submitted Site Plan dated September 17, 2017 shows the southern parcel, 017.-07-06.1 (1.17 acres), contains an existing storage facility (42' x 64'); per aerial imagery, there is an existing gravel driveway onto Bishop Hill Road that provides access to the storage facility and a gravel area that extends along the west, north, and east sides of the building; and
- WHEREAS, the Site Plan shows the proposed project to include the construction of a storage barn (50' x 80') on the northern parcel, 017.-07-01.4 (1.82 acres); per the Site Plan, there is an existing stone curb cut at Bishop Hill Road extending to a proposed stone drive (12' min. width) and a 20,000 sf parking and storage area surrounding the proposed storage barn; the Site Plan indicates "No site clearing required. All mature growth to remain" for the proposed barn and northern parcel; and
- WHEREAS, the contour lines on the Site Plan indicate that the site slopes from the northwest corner down toward the southeast corner, with mostly flat topography in the areas occupied by the proposed and existing development; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated August 21, 2017, the existing and proposed structures are intended for storing portable toilets; and
- WHEREAS, the Onondaga County Department of Finance Office of Real Property Services indicates that the southern parcel is served by public drinking water and individual septic system; the Site Plan states "No onsite waste disposal system

proposed at this time” and “Public water available. No water supply planned” for the northern parcel; and

WHEREAS, the Site Plan shows Ninemile Creek along the southern lot line of the site, which passes through the southeast corner of the southern parcel; the stream does not extend into the northern parcel or appear to encroach on the proposed or existing structures; federal wetland boundaries are also depicted in the Site Plan and occur along the stream; and

WHEREAS, a 100-year floodplain boundary is shown on the Site Plan that reflects FEMA data from November 4, 2016; the floodplain boundary indicates that the entirety of the southern parcel and a substantial portion of the northern parcel, including the proposed development area, are located within the 100-year floodplain, which may require elevation of structures and other mitigation; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

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

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

The Onondaga County Department of Transportation has determined that the municipality and applicant are required to coordinate all existing, proposed, and future access to Bishop Hill Road with the Department and all driveways must meet Department commercial driveway standards. Per the Onondaga County Department of Transportation, access to Bishop Hill Road will be determined by the availability of sight distance.

The Board also offers the following comment(s):

1. The municipality is encouraged to minimize exposure to damage from natural hazards and uphold local flood ordinance requirements, as required for good standing in the National Flood Insurance Program, by ensuring that any proposed development would not negatively affect drainage patterns in or near the floodplain.

2. Given the sloping topography of the site and the presence of Ninemile Creek, the applicant is encouraged to provide landscaping or a vegetative buffer along the southern side of the proposed parking and storage area to decrease stormwater runoff and improve the quality of stormwater that may be reaching the stream.

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

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



and/or work permit from the Onondaga County Department of Transportation.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 25, 2017

OCPB Case # Z-17-392

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a USE VARIANCE from the City of Syracuse Board of Zoning Appeals at the request of Greater Syracuse Development Corporation for the property located at 310 Apple 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 a channelized portion of Harbor Brook, a county-owned drainage channel; and
- WHEREAS, the applicant is requesting a use variance to allow for a multi-family use in two existing structures on a 0.1-acre parcel in a Residential, Class A (RA) zoning district; and
- WHEREAS, the site is located along Apple Street, a city street, in the Westside neighborhood of the City of Syracuse; surrounding land uses primarily include other single-family, two-family, and multi-family residential lots; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; according to the ReZone Syracuse draft zoning map dated June 2017, the proposed zoning for this lot is Residential (R-2), which would act to “provide for neighborhoods made up of single-family detached and two-family homes” where “complimentary uses such as parks, open space, schools, places of assembly, minor utilities, and accessory structures may also be allowed”; and
- WHEREAS, per the City of Syracuse zoning ordinance, multi-family dwellings are not a permitted use in the existing Residential, Class A (RA) zoning district; the ReZone Syracuse Module 1 Draft dated November 2016 indicates that multi-family dwellings are also prohibited in the proposed Residential (R-2) zoning district for this lot; a use variance is requested to allow for the proposed use; and
- WHEREAS, the submitted Site Plan (undated) shows an existing house at the front of the site and an existing house at the rear of the site with a concrete court yard separating the two structures; a concrete walk is shown along the western lot line; the site does not have existing driveway access or off-street parking, however, on-street parking is available along Apple Street; and
- WHEREAS, the submitted Environmental Assessment Form (EAF) dated September 21, 2017 states that the use variance is intended to allow for three apartments in the front building and two apartments in the rear building on the site; the submitted Proposed Floor Plans (undated) shows 2 two-bedroom apartments in the rear building, and 2 one-bedroom apartments and 1 five-bedroom apartment in the front building; and
- WHEREAS, a letter to the Syracuse Zoning Administration dated September 20, 2017

explains that the apartment configuration within the structures is existing and operated lawfully until a zone change in 1974; per the letter, the “property was vacant from January 2006 until May of 2009 which caused it to lose its non-conforming use status” and “became vacant again in June 2015” at which time it was seized by the City of Syracuse and turned over to the Greater Syracuse Land Bank in January 2017; and

WHEREAS, the submitted Standards of Proof for Use Variance document indicates that the Land Bank received a development proposal for the property from DeRoma LLC; DeRoma and the Land Bank evaluated three scenarios for the property, including 1) renovate the existing structures as currently configured, 2) demolish the rear structure and reconfigure the front structure as a two-unit building, and 3) demolish both structures, and determined the first scenario provides a reasonable return on investment where the others do not; the three scenarios are detailed in the Standards of Proof for Use Variance document; currently, the purchase of the property by DeRoma is contingent upon the approval of the use variance; and

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

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

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

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

As the ReZone Syracuse project is currently revising the City's zoning ordinance and zoning map, the Board encourages the City to consider alternative new zoning for this particular site if a use variance is granted for the proposed use, which may not be allowable in the proposed R-2 zone.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 25, 2017

OCPB Case # Z-17-393

- 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 Lawrence Brown for the property located at 3993 Oran Delphi 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 Oran Delphi Road (Route 5), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting an area variance to increase the maximum allowable height from 15 feet to 20 feet and reduce the front yard setback from 50 feet to 33 feet to allow for the construction a 20' x 22' garage on a 0.93-acre parcel in a Farm (F) zoning district; and
- WHEREAS, the site is located along Oran Delphi Road, a county road, in a rural area in the Town of Pompey; surrounding land uses include vacant, forested lands and low density residential lots; lands to the north and west of the site are enrolled in New York State Agricultural District 4 and contain active farmland; and
- WHEREAS, the submitted survey map shows the site contains an existing one-story house set back 99' from Oran Delphi Road; the map shows the proposed residential two-car garage (20' x 22') situated in front of the house and set 33' from Oran Delphi Road and 5' from the northern lot line; and
- WHEREAS, per the Town of Pompey zoning ordinance, the required minimum front yard setback is 50' and the maximum allowable height is 15' for accessory structures in a single-family land use of the Farm (F) district, requiring an area variance for the proposed garage; and
- WHEREAS, aerial imagery shows the site has existing access to Oran Delphi Road via an asphalt driveway and the lot is primarily forested outside of the land containing the house and driveway; there is also a tree line and gully separating the site from the adjacent residential lot to the north; and
- WHEREAS, the submitted Application for Variance or Appeal of Zoning Inspector's Determination dated September 26, 2017 indicates that the land slopes down from the rear of the lot to the road, with an elevation decrease of 20' indicated from the front of the proposed garage to the road; per the submitted variance application, the proposed location of the garage is based on the topography of the site and trying to locate the garage farther from the road would produce undue hardship; and
- WHEREAS, the existing house is served by individual well and septic system; no changes to the existing infrastructure are proposed; and
- WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the site of the

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

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

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board 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. Should the Town approve the requested area variance, the applicant is encouraged to maintain as much of the existing tree cover as practical to provide slope stabilization and continued buffering for the adjacent residential lot and gully.
2. Per the Onondaga County Department of Transportation, all existing or proposed driveways onto Oran Delphi Road must meet Department standards.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 25, 2017

OCPB Case # Z-17-394

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Onondaga Town Board at the request of Bell Atlantic Mobile Systems of Allentown, Inc. dba Verizon Wireless for the property located at 4600 Southwood Heights Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Route 173 (East Seneca Turnpike), a state highway; and
- WHEREAS, the applicant is proposing to co-locate and operate a wireless telecommunication facility on the roof top of the existing Iroquois Nursing Home on a 10.0-acre parcel in a Planned Residential Community (PRC) zoning district; and
- WHEREAS, in 2007, the Board recommended No Position for a Special Permit referral (Z-07-53) proposing to install six cellular antennas onto the penthouse of an existing building (Iroquois Nursing Home) on the subject parcel; and
- WHEREAS, the site is located on Southwood Heights Road, a local road, just south of East Seneca Turnpike, a state road, in the Town of Onondaga; surrounding land uses include single-family residential neighborhoods, senior housing, and several apartment complexes; and
- WHEREAS, aerial imagery shows the site contains an existing one to four-story building, the Iroquois Nursing Home, with three existing driveways onto Southwood Heights Drive, a large associated parking area to the west of the facility, and a drive encircling the building that includes additional rows of parking spaces; the site abuts residential lots to the east and south; there are some trees along the southern lot line and a more substantial tree buffer along the eastern boundary; and
- WHEREAS, the proposed wireless telecommunications facility will include an area of leased equipment space (20' x 24') and 3 areas of leased antenna space (12' x 12'-6") on the roof of the building to accommodate 12 roof-mounted antennas (8' tall), 1 GPS antenna, and a roof-mounted equipment shelter (10' x 10') on an elevated platform (16' x 22') and an area of ground space (4' x 6') for a ground-mounted generator off the southwestern corner of the building; the submitted Environmental Assessment Form (EAF) dated September 22, 2017 states that proposed roof-mounted antennas will be installed at a height of 56' above ground level; and
- WHEREAS, a letter submitted to the Town of Onondaga Town Board dated September 27, 2017, included in the referral materials, indicates that the proposed wireless telecommunications facility will be unmanned and visited for routine maintenance and inspection once a month; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the

Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and

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

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

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 25, 2017

OCPB Case # Z-17-395

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Salina Planning Board at the request of Tony Barraco for the property located at 3712 New Court Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Court Street (Route 298) and New Court Avenue (Route 598), both state highways, and the municipal boundary between the Town of Salina and the Town of DeWitt; and
- WHEREAS, the applicant is proposing to enclose an overhang on the current structure (Vesuvius Family Eatery) to increase the interior size of the restaurant on a 0.468-acre parcel in a Highway Commercial (C-2) zoning district; and
- WHEREAS, the site is located along NYS Route 598 in the Town of Salina; the site has additional frontage on Gaynor Avenue and Noble Avenue, both local roads, and is just west of the municipal boundary between the Town of Salina and the Town of DeWitt; surrounding land uses include primarily residential lots and some industrial sites along Route 598 and NYS Route 298; and
- WHEREAS, aerial imagery shows that the site abuts two lots to the rear; the lot to the southwest contains a single-family dwelling and is bounded by a stockade fence and the lot to the southeast is vacant and wooded; and
- WHEREAS, the submitted survey map dated August 31, 2017 shows an existing one-story masonry building situated on the eastern half of the lot with a concrete area and overhang enclosed by a rail fence that extends along the northern and eastern sides of the building; asphalt is shown to surround the building and concrete area and provide 25 parking spaces on the site; per the survey map, there are two existing driveways onto Route 598, a concrete sidewalk along Route 598, and an existing driveway onto Noble Avenue; and
- WHEREAS, aerial imagery shows the westerly driveway onto Route 598 is at the intersection with Route 298 where Route 598 transitions from a single lane to a two-lane highway; and
- WHEREAS, the submitted Environmental Assessment Form (EAF) dated September 29, 2017 indicates that the overhang out the existing building (Vesuvius Family Eatery) will be closed in to increase the size of the restaurant; the submitted elevations (undated) indicate that the restaurant addition will consist of the concrete and canopy area on the eastern side of the building; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; no changes to the existing infrastructure are proposed; and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow



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

WHEREAS, per the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper, the project is within 2,000 feet of two sites in the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database (734029, 734057); and

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

The applicant must contact the New York State Department of Transportation to coordinate requirements for the existing driveways on NYS Route 598, in order to satisfy commercial driveway standards.

The Board also offers the following comment(s):

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

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 25, 2017

OCPB Case # Z-17-396

- 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 National Grid for the property located at 300-324 West Willow 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 Interstate Route 690, a state highway, and West Street, a state-owned arterial; and
- WHEREAS, the applicant is requesting a special permit to waive screening and landscaping requirements to allow for parking lot improvements on a 1.54-acre parcel in a Central Business District - General Service (CBD-GS) zoning district; and
- WHEREAS, the site is located in Downtown Syracuse and bound to the north by Herald Place, to the south by West Willow Street, and to the east by North Franklin Street, all of which are city streets; the site is west across North Franklin Street from a restaurant, Dinosaur Bar-B-Que, and abuts an office building to the rear; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; according to the ReZone Syracuse draft zoning map dated June 2017, the proposed zoning for this lot is Mixed Used Central Business District (MX-5), which would act to “provide for areas of highest-density residential development, maximum building height, minimal parking, and the greatest range and mix of uses”; and
- WHEREAS, the submitted Boundary Survey dated September 8, 2017 shows the entirety of the site consists of a paved parking lot that is enclosed by a chain link fence; there is a concrete sidewalk along each road front and two paved entrances with gates, one onto West Willow Street and one onto North Franklin Street; a metal guide rail is shown in the Boundary Survey, separating a small western portion of the parking lot that abuts the adjacent office building from the remainder of the lot; and
- WHEREAS, per the City of Syracuse zoning ordinance, parking lots and parking garages are special uses permitted in the CBD-GS zoning district and the maximum permitted parking surface coverage shall be 100%; per the City zoning ordinance, there are planting and screening requirements for parking lots that include providing space for landscaping and/or screening along street lines and side and rear yards that are adjacent to specific uses; and
- WHEREAS, per the submitted Application for Special Permit Review dated October 5, 2017, the proposed parking lot improvements include resurfacing and restriping the existing parking lot; a waiver of the screening and landscaping requirements is also requested for the proposed improvements; and

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

E-mail Address: [countyplanning@ongov.net](mailto:countyplanning@ongov.net)

WHEREAS, the submitted Justification of Waiver indicates that the requested waiver is intended to allow for the maximum number of parking spaces in the lot which will help to address a shortage of parking in downtown Syracuse; per the Justification of Waiver, the parking lot is utilized by National Grid employees during weekdays and the Downtown Committee during evenings and weekends and granting the waiver provides a safe parking area for those employees and visitors; and

WHEREAS, the site does not have existing drinking water or wastewater services and no new services are proposed; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the site is near the Syracuse Post Office and Court House, Niagara Mohawk Building, which includes offices for National Grid, C.W. Snow & Company Warehouse which are all listed on, or have been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

WHEREAS, the EAF Mapper indicates that the project is within 2,000 feet of three sites in the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database (734060, C734089, V00588); and

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

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

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

The applicant is encouraged to contact the Onondaga County "Save the Rain Program" for creative ways to preserve stormwater and improve stormwater quality on the site, and to consider non-intrusive screening options, as this is an important gateway and visitor area for Downtown Syracuse.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 25, 2017

OCPB Case # Z-17-397

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Planning Commission at the request of Edward J. Grabowski c/o St. Joseph's Hospital for the property located at 301 Prospect Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Interstate Route 81, a state highway; and
- WHEREAS, the applicant is proposing to establish a heliport and construct an enclosed ramp on the roof of an existing building of St. Joseph's Hospital on a 2.23-acre parcel in a Planned Institutional District (PID) zoning district; and
- WHEREAS, the Board has reviewed several referrals regarding St. Joseph's Hospital Planned Institutional District (PID), including a Site Plan referral (Z-13-160) to add a rain garden, a Site Plan referral (Z-13-161) to add a monument sign, a Project Site Review referral (Z-13-197) to install a gas turbine, and an Other Authorization referral (Z-14-17) to install backlit signage, with all proposed projects intended for the subject parcel; and
- WHEREAS, the site is along North State Street, a city-owned portion of NYS Route 11, in the Northside neighborhood of the City of Syracuse; the parcel contains a portion of the St. Joseph's Hospital facility and has frontage on North Townsend Street, Union Avenue, Prospect Avenue, Hickory Street, and East Laurel Street, all city streets; St. Joseph's Hospital facility also occupies a number of the adjacent or nearby parcels; other surrounding land uses include various residential and commercial lots; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; according to the ReZone Syracuse draft zoning map dated June 2017, the proposed zoning for this lot is Planned Institutional District (PID), which would act to "allow for the orderly, cooperative, and flexible development and expansion of institutional land uses"; and
- WHEREAS, aerial imagery shows the site (2.23 acres) contains a large, existing building that occupies most of the parcel and an existing building at the southern end of the parcel, both of which contribute to St. Joseph's Hospital Health Center; there is minimal parking shown on the site, however, adjacent and nearby parcels that are also part of St. Joseph's facility, provide additional parking lots and parking garages; and
- WHEREAS, the submitted Environmental Assessment Form (EAF) dated September 28, 2017 states the proposed helicopter landing pad (heliport) will be 55' x 55' and installed on a portion of the existing building's roof along North State Street with a safety apron and covered patient entrance to the hospital; and

WHEREAS, a letter to the City of Syracuse Zoning Administrator dated October 2, 2017, included in the referral materials, states that the proposed “heliport is primarily designed to accommodate cardio (heart) patients from outside the immediate CNY area” and “previously, such patients were flown to the Syracuse International Airport and transported to St. Joseph’s by ambulance, but this practice has been discontinued by the authorities”; and

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

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper indicates that the site is southeast of the North Salina Street Historic District which is listed on the National Register of Historic Places; and

WHEREAS, the EAF Mapper indicates that the project is within 2,000 feet of four sites in the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database (734060, C734089, V00588, E734109); and

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

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 25, 2017

OCPB Case # Z-17-398

- 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 Hovey-Buckley, LLC for the property located at 4483 Buckley 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 Buckley Road and Morgan Road, both county highways; and
- WHEREAS, the applicant is proposing to expand an existing parking lot on 3 lots totaling 10.93 acres in an Industrial 1 (I-1) zoning district; and
- WHEREAS, in 2007, the Board recommended No Position of a Site Plan referral (Z-07-341) proposing to construct a 6,000 sf building on the subject site; and
- WHEREAS, the site is located at the intersection of Buckley Road and Morgan Road, both county roads, in the Town of Clay; the site contains an industrial park occupied by four businesses, Truax & Hovey, Hearth Cabinets & More, C&R Supply Inc., and Onondaga Construction Systems; surrounding land uses include various commercial and service businesses and residential neighborhoods to the west; and
- WHEREAS, the submitted Amended Site Plan dated October 9, 2017 shows the site consists of three tax parcels totaling 10.93 acres and has 175' of frontage on Buckley Road at the southern side of the site and 50' of frontage on Morgan Road at the western side of the site; the plan shows six existing buildings totaling over 65,000 sf of warehouse, office, and retail/showroom space; the four existing buildings along the eastern lot line are surrounded by an existing asphalt parking area and a large gravel parking area is shown to the west of the asphalt; the total number of existing parking spaces on-site is 81;
- WHEREAS, the Amended Site Plan also shows an existing asphalt driveway onto Buckley Road at the southeastern corner of the site, an existing asphalt driveway onto Morgan Road at the northwestern corner of the site, and a detention basin just south of the northern boundary of the site and the northerly driveway; and
- WHEREAS, per the Amended Site Plan, there is a 40' utility easement running north-south between the buildings and a 25' "Buckeye" Pipeline/New York Transit Co. Inc. easement running east-west in the northern portion of the site; no structures appear to be over the easement areas, though portions of the existing asphalt parking lot do; and
- WHEREAS, the Amended Site Plan shows the proposed project consists of expanding the existing parking area by 0.34 acres (28 parking spaces); per the plan, the proposed parking area will be gravel/asphalt and located along one of the southern boundary lines; aerial imagery shows that the area for the proposed parking lot expansion is currently forested and the southern boundary is

shared with several residential lots; and

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

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

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

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

1. Per the Onondaga County Department of Transportation, all existing driveways on Morgan Road and Buckley Road must meet Department commercial driveway standards.
2. The applicant is encouraged to buffer the proposed parking area from the adjacent residential lots by maintaining some of the existing tree cover or providing landscaping or other screening.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 25, 2017

OCPB Case # Z-17-399

- 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 Richard & Shannon Pratten for the property located at 2595 Benson Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Benson Road (Route 117), a county highway, the municipal boundary between the Town of Skaneateles and Cayuga County, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting a special permit to construct and operate an event center on a 3.6-acre parcel in Rural and Farming (RF) and Lakefront Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, the site is located along Benson Road, a county road, in a rural area in the Town of Skaneateles; the rear of the site abuts the boundary between Onondaga and Cayuga Counties; the site and adjacent lands are enrolled in New York State Agricultural District 2 and lands to the north and east across Benson Road appear to contain active farmland; and
- WHEREAS, the submitted Location Survey dated April 5, 2016 shows the site contains an existing two-story frame house with front porch, rear enclosed porch, and rear deck, and a detached garage and frame shed; per the Location Survey, the site has existing access onto Benson Road via a brick drive; and
- WHEREAS, the submitted drawing (undated) shows the proposed barn (4,320 sf) situated towards the center of the site with permeable surfaces along the east, south, and west sides of the building; a proposed driveway onto Benson Road is shown towards the southern lot line and extending 100' to a parking area (6,300 sf) with space for 48 vehicles; per the drawing, there is a proposed permeable walkway from the parking area to the barn; the referral materials indicate the Onondaga County Department of Transportation was contacted on September 28, 2017 regarding proposed access to the site; and
- WHEREAS, a submitted letter to the Planning Board (undated), included in the referral materials, indicates that the proposed barn will be used as an upscale event center operating Thursday through Monday from 7am to 11:30pm with a likelihood for decreased operations January through March; and
- WHEREAS, aerial imagery shows existing forest covering the majority of the site outside the existing residence and yard area, which is shown in the submitted drawing to be roughly half an acre at the northeastern corner of the site; per the letter, "with most of the natural habitat remaining the noise and light pollution will be minimal"; and
- WHEREAS, the site is located in the Skaneateles Lake watershed; Skaneateles Lake is the



primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; impermeable surface coverage on the site is currently 2.3% and will increase to 7.6% following the proposed project; and

WHEREAS, the existing residence is served by individual well and septic system; per the referral notice, a new well and separate septic system are proposed for the event center; the referral materials indicate the Onondaga County Health Department was contacted on September 28, 2017 regarding onsite wastewater management; and

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

1. Per the Onondaga County Department of Transportation, the applicant must continue to coordinate all proposed access to Benson Road with the Department.
2. The Onondaga County Department of Transportation has determined that the municipality and applicant must contact the Department at (315) 435-3205 to discuss any required traffic data for the proposed project. Any modifications to the Site Plan required by the Department must be reflected on a revised Site Plan prior to municipal approval.
3. The Onondaga County Department of Transportation has determined that the applicant must complete a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to meet Department requirements verifying that the proposed development would not create additional stormwater runoff into the County's drainage system and is required to first contact the Department to determine the scope of the study; the applicant must submit the drainage study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.
4. The applicant must submit a lighting plan to be approved by the Onondaga County Department of Transportation to ensure there is no glare or spillover onto adjacent properties or the county right-of-way.

The Board also offers the following comment(s):

1. The municipality is encouraged to consult with the New York State Department of Agriculture and Markets prior to approving the requested special permit, to ensure against conflicts with New York State Agricultural District law for certified properties in the municipality.
2. The applicant and municipality are advised to ensure the following county, state, and/or federal regulations have been met prior to approving this special permit request:
  - a. County Highway Access and/or Work Permit – Any new or modified driveways and work within the county right-of-way require a highway access and/or work permit from the Onondaga County Department of Transportation.

- b. Septic System Approval – The Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to municipal approval of the special permit request.
- c. City Water Department Approval – The Skaneateles Watershed Rules and Regulations require that the applicant submit stormwater and erosion control plans to the City of Syracuse Water Department for approval.
- d. Notice of Public Hearing – Per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality. Such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 25, 2017

OCPB Case # Z-17-400

- 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 Eric Taylor for the property located at 8879 Waterview Circle; 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 Lakeshore Road (Route 123), a county highway; and
- WHEREAS, the applicant is requesting an area variance to construct a 14' x 32' garage addition with a front yard setback of 22.3 feet where 30 feet is required on a 0.28-acre parcel in a Residential (R-10) zoning district; and
- WHEREAS, the site is located at the intersection of Waterview Circle, a local road, and Lakeshore Road, a county road, in a residential neighborhood in the Town of Cicero; the site is south of South Bay in Oneida Lake; and
- WHEREAS, the submitted survey map dated August 8, 2016 shows the site contains an existing two-story frame house with an attached two-car garage, a front porch, and a rear deck, and a frame shed at the northeastern corner of the lot; per the survey map, there is existing access to the site via an asphalt driveway onto Waterview Circle; the approximate location of a wood fence is shown to enclose the yard at the rear of the house; per the Onondaga County Department of Transportation, no access to Lakeshore Road shall be permitted; and
- WHEREAS, the submitted Proposed Plan dated September 28, 2017 shows the proposed single-story addition (14' x 32') to the existing attached garage will provide a third garage bay on the southern side of the house; the addition will be situated with the eastern corner set back 22'-3 5/16" from Lakeshore Road and the western corner set back 25'-6 1/2" from Lakeshore Road; and
- WHEREAS, per the Town of Cicero zoning ordinance, a minimum front yard setback of 30' is required in a Residential (R-10) zoning district; as the proposed addition will have a minimum setback of 22'-3 5/16" from the street line, an area variance is requested; and
- WHEREAS, the existing house is served by public drinking water and sewers and is located in the Brewerton Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and
- WHEREAS, per the EAF Mapper, the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as

threatened or endangered; and

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 25, 2017

OCPB Case # Z-17-401

- 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 Charles P. Money for the property located at 8852 Beach Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of the municipal boundary between the Town of Cicero and Oswego County; and
- WHEREAS, the applicant is requesting an area variance to construct an 8' x 10' shed with a 16.75 foot front yard setback where 30 feet is required on a 0.17-acre parcel in a Residential (R-10) zoning district; and
- WHEREAS, the site is located along Beach Road, a local road, in the Town of Cicero; the site abuts Oneida Lake to the rear and is adjacent to other residential lots; and
- WHEREAS, the submitted survey map dated August 7, 2017 shows the site contains an existing two-story house with rear deck and a concrete retainer along the shoreline; per the survey map, the site has existing access to Beach Road via a 44' wide asphalt driveway; and
- WHEREAS, per the submitted Supporting Attachment for the Zoning Board of Appeals Application Form, the proposed shed will be delivered, placed, and leveled with concrete blocks by a 3rd party maker; the survey map shows the proposed shed (8' x 10') will be situated at the front, southern corner of the house, set back 16.75' from Beach Road and 6' from the eastern lot line; and
- WHEREAS, per the Town of Cicero zoning ordinance, a minimum front yard setback of 30' is required in a Residential (R-10) zoning district; as the proposed shed will have a minimum setback of 16.75' from the street line, an area variance is requested; and
- WHEREAS, the existing house is served by public drinking water and sewers and is located in the Brewerton Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that the entirety of the site is located within the 100-year floodplain, which may require elevation of structures and other mitigation; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

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 strongly discourages the granting of area variances on a site in the 100-year floodplain. The Board encourages the Town to strictly adhere to the Floodplain Zone overlay restrictions.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 25, 2017

OCPB Case # Z-17-402

- 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 Amit Sangani for the property located at 6175 State Route 31 & 8424 Damon 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 NYS Route 31, a state highway, and Thompson Road, a county road; and
- WHEREAS, the applicant is requesting an area variance to construct three buildings, a drive-thru restaurant, a two-story retail building, and a 24-unit apartment building, on two parcels totaling 2.8 acres in a General Commercial zoning district; and
- WHEREAS, in 2007, the Board recommended Modification of a Site Plan referral (Z-07-253) proposing to construct a 50' x 40' addition to an existing building on the corner subject parcel; and
- WHEREAS, the site is located east of Interstate 81 along Route 31, a state road, in the Town of Cicero; surrounding land uses include residential neighborhoods and roadside commercial; and
- WHEREAS, the submitted map (undated) shows the site consists of two tax parcels, 089.-01-86.1 and 089.-01-69.2, and is bound to the west by Damon Road, a local road, and to the east by Torchwood Lane, a local road; Torchwood Lane becomes Thompson Road, a county road, south of Route 31; per the New York State Department of Transportation, the intersection of Route 31 and Thompson Road/Torchwood Lane is slated for future reconstruction for which additional right-of-way is anticipated; and
- WHEREAS, aerial imagery shows the corner parcel at Torchwood Lane contains an existing one-story commercial building with 3-4 businesses, an existing parking lot along the front and eastern sides of the building, and two existing driveways, one onto Route 31 and one onto Torchwood Lane; aerial imagery shows the westerly parcel is vacant, though formerly housing the Damon's banquet facility at the rear of the parcel; and
- WHEREAS, per the map, the site contains a 20' New York Telephone ROW and easement that runs east-west through tax parcel 089.-01-69.2, then north-south along the shared lot line between the parcels and along the front of 89.-01-86.1; additionally, there is a 20' drainage easement along the western and northern lot lines of 089.-01-86.1 and a 10' Verizon New York, Inc ROW and Easement at the front of 089.-01-69.2; and
- WHEREAS, the submitted Conceptual Plan dated October 2, 2017 shows the proposed development for the site will include demolishing the existing retail building

and constructing a 2,500 sf restaurant with one lane drive-thru on the eastern side of the site, a 24-unit two-story residential building (16,232 sf) at the rear of the site, and a 25,160 sf two-story retail building on the western side of the site; the center of the site is shown to contain a parking lot with approximately 100 parking spaces; the Conceptual Plan shows additional parking along the two road frontage sides of the drive-thru restaurant and at the front of the residential building; and

WHEREAS, proposed access to the site includes two full access driveways, one onto Damon Road and one onto Torchwood Lane, and a right-in, right-out driveway onto Route 31; and

WHEREAS, per the Town of Cicero zoning ordinance, a front yard setback of 50' is required in the General Commercial (GC) zoning district and area variances are sought for the proposed project for the proposed 20' setback from Torchwood Lane, the 25' setback from Route 31, and the 10' setback from Damon Road; per the submitted Variance Request dated October 2, 2017, the "primary benefit of the variance is the placement of the cars within the interior of the site"; and

WHEREAS, the submitted Environmental Assessment Form (EAF) dated October 2, 2017 indicates that 2.64 acres of the site will be disturbed by the proposed project and stormwater will be conveyed from storm inlet structures into an infiltration basin on the site; no additional details regarding on-site stormwater management are provided in the referral and it is not apparent from the submitted plan where a stormwater management facility would be located; and

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

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

1. The New York State Department of Transportation anticipates a future reconstruction project at the intersection of Route 31 and Thompson Road/Torchwood Lane, and as such, the plan should be modified to remove or relocate the parking shown on the south side of the drive-thru restaurant in order to retain the required 50' front yard setback along Route 31.
2. The New York State Department of Transportation has determined that all proposed access to Route 31 is prohibited. The plan must be modified to remove the proposed access prior to Town approval.

The Board also offers the following comments for the next phase of development:

1. The New York State Department of Transportation has determined that the applicant must complete a Traffic Impact Study (TIS) for full build out to meet Department requirements and is required to contact the Department to determine the scope of the study; the applicant must submit the traffic study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.

2. The New York State Department of Transportation has determined that the



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

3. The applicant must submit a lighting plan to be approved by the New York State Department of Transportation to ensure there is no glare or spillover onto adjacent properties or the State right-of-way.

4. The Onondaga County Department of Transportation requests copies of the Traffic Impact Study (TIS), Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies, and lighting plan that the applicant submits to the New York State Department of Transportation.

5. The municipality is advised to ensure that applicable permissions are obtained for any development within the NY Telephone or Verizon rights-of-way and easement areas on site.

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

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

8. 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.

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

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

b. State Pollutant Discharge Elimination System (SPDES) Permit – Any project that cumulatively disturbs one acre or more of land, must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity. For projects within a designated municipal storm sewer system (MS4) municipality, the applicant must prepare a Stormwater Pollution Prevention Plan (SWPPP) and consult with the municipal engineer to

ensure conformance with the municipality's Storm Water Management Plan (SWMP). The municipality is advised that they must sign and submit an MS4 SWPPP Acceptance Form and Notice of Intent (NOI) to the New York State Department of Environmental Conservation (NYS DEC) Bureau of Water Permits. The municipality should ensure that a letter of acceptance is received from the NYS DEC prior to issuance of a building permit.

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

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 25, 2017

OCPB Case # Z-17-403

- 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 Joseph Mastroianni for the property located at South Bay 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 South Bay Road and Whiting Road, both county highways; and
- WHEREAS, the applicant is requesting an area variance to construct a 140' x 70' storage building to house landscaping company materials and equipment on a 2.40-acre parcel in an Agricultural (AG) zoning district; and
- WHEREAS, the Board recently reviewed a Site Plan referral (Z-17-293) as part of the proposed project; the Board recommended Modification, citing required coordination with the Onondaga County Department of Transportation regarding traffic data and site access and with the Onondaga County Health Department regarding onsite wastewater systems; and
- WHEREAS, the site consists of a vacant, partially wooded parcel with frontage on South Bay Road, a county road, in the Town of Cicero; surrounding land uses include primarily vacant, wooded parcels, agricultural fields, and low-density residential lots; and
- WHEREAS, aerial imagery shows the site has a large clearing and an existing gravel area at the front of the site with an existing driveway onto South Bay Road; and
- WHEREAS, the submitted Site Plan dated August 14, 2017 shows the proposed one-story pole barn (140' x 70'), a proposed gravel lot situated at the front of the building and extending along the southern side and to the rear, three bins (15' x 20' each) at the rear of the building and stone lot, a grass swale along the northern lot line, and a pond at the rear of the lot; per the Site Plan, the proposed gravel lot will provide parking for 15 vehicles and access to the site will come from a proposed driveway onto South Bay Road; and
- WHEREAS, per the submitted Memo to the Town of Cicero Zoning Board of Appeals dated September 4, 2017, the proposed pole barn is intended for vehicle and equipment storage for a landscape business, Hummer Lawn and Snow; and
- WHEREAS, per the Town of Cicero zoning ordinance, a minimum side yard setback of 50' is required in an Agricultural (AG) zoning district; as the proposed pole barn will have a setback of 30' from the northern boundary and 46.86' from the southern boundary, area variances are requested; and
- WHEREAS, the referral notice indicates that the site is not currently served by drinking water or wastewater facilities, however it was indicated in the previously reviewed Site Plan referral (Z-17-293) that there are two wells on site; no infrastructure is proposed for the pole barn; and

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

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

While the Board offers No Position with regard to the requested area variances, the following comments are reiterated from the Board's review of the Site Plan referral for this project:

1. The Onondaga County Department of Transportation has determined that the municipality and applicant must contact the Department at (315) 435-3205 to discuss any required traffic data for the proposed project. Any modifications to the Site Plan required by the Department must be reflected on a revised Site Plan prior to municipal approval.
2. Per the Onondaga County Department of Transportation, the blacktop entrance for the proposed access onto South Bay Road must extend to the edge of the County right-of-way to meet Department standards.
3. The applicant must contact the Onondaga County Health Department regarding plans for onsite wastewater systems given the presence of wells on the site and any proposed wastewater accommodations must be shown on the Site Plan prior to municipal approval.
4. Per the Onondaga County Department of Transportation, additional stormwater runoff into the County right-of-way is prohibited.
5. All existing or proposed access to South Bay Road must meet Onondaga County Department of Transportation requirements and will be subject to the availability of sight distance. Access for the landscaping business must meet Department commercial driveway standards.
6. Per the Onondaga County Department of Transportation, no parking, loading, or servicing of vehicles in the right-of-way, or backing of vehicles into the right-of-way, is permitted.
7. The applicant and municipality are advised to ensure the following county, state, and/or federal regulation has been met prior to site plan approval:
  - a. County Highway Access and/or Work Permit – any new or modified driveways and work within the County right-of-way require a Highway Access and/or Work Permit from the Onondaga County Department of Transportation.

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

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JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 25, 2017

OCPB Case # Z-17-404

- 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 Raymond & Deborah Suatoni for the property located at 7385 Lakeshore Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of the municipal boundary between the Town of Cicero and Oswego County; and
- WHEREAS, the applicant is requesting an area variance to construct a 20' x 24' building addition on a 0.14-acre parcel in a Residential (R-10) zoning district; and
- WHEREAS, the site is located along Lakeshore Road, a local-owned portion of the road, in the Town of Cicero; the site abuts Oneida Lake to the rear and is adjacent to other residential lots; and
- WHEREAS, the submitted Location Survey dated July 21, 2017 shows the site contains an existing frame house with attached garage, rear sheds, deck, and brick paver area, a brick paver walk at the front of the house, brick pavers along Lakeshore Road, and a masonry wall along the shoreline; per the Location Survey, the site has existing access to Lakeshore Road via two existing asphalt driveways, one along the western lot line and one along the eastern lot line; and
- WHEREAS, the Preliminary Site Plan dated July 21, 2017 shows the proposed addition (20' x 24') will be constructed on the western side of the house, partially extending into the area containing one of the existing driveways; and
- WHEREAS, the house is an existing nonconforming structure because it has an 8.7' front yard setback where a minimum of 30' is required and the existing building area coverage is 35% where a maximum of 25% is allowed; the submitted Zoning Board of Appeals Application Form indicates the proposed addition will have a front yard setback of 9', a side yard setback of 4.5', and a combined side yard setback of 12.1', and will increase building area coverage to 43%; and
- WHEREAS, per the Town of Cicero zoning ordinance, a minimum side yard setback of 6' (one side) and 15.0' (combined) is required in an Residential (R-10) zoning district, requiring additional area variances for the side yard setbacks; and
- WHEREAS, the house is served by public drinking water and sewers and is located in the Brewerton Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that the 100-year floodplain is just north of the site, along Oneida Lake; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat

to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

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

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

The Board does not endorse the expansion of non-conforming structures or increases in nonconformities within lakeside parcels which are historically vulnerable to flooding conditions. In particular, this small parcel has limited remaining pervious surfaces or other accommodations for flood water management and water quality protective measures and/or buffering along Oneida Lake. Approval of this project may set a negative precedent for other lakeside parcels.

**The motion was made by Daniel Cupoli and seconded by Lisa Dell. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - no; Lisa Dell - yes; Marty Voss - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 25, 2017

OCPB Case # Z-17-405

- 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 CDS Housing for the property located Brewerton Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Brewerton Road (Route 11), a state highway, and the municipal boundary between the Town of Cicero and the Town of Clay; and
- WHEREAS, the applicant is proposing to construct a 50-unit, two-story senior housing complex, with associated parking, lighting, utilities and stormwater management on a 53.88-acre parcel in a Planned Unit Development (PUD) zoning district; and
- WHEREAS, in 2010, the Board reviewed Subdivision (S-10-49) and Site Plan (Z-10-192) referrals for a proposed project to construct an elderly-care facility with 13 housing units; and
- WHEREAS, the site is located in Cicero Commons along Brewerton Road in the Town of Cicero; surrounding land uses include the Cottages at Garden Grove (a skilled nursing community), the Northern Onondaga Public Library, Cicero Twin Rinks, and other low density commercial establishments along Brewerton Road; and
- WHEREAS, the site consists of a vacant 53.88-acre parcel, of which the submitted Sketch Plan dated August 21, 2017 shows the proposed project area will include about 7 acres at the southeast corner; the submitted Site Plan dated September 21, 2017 shows the proposed project area to be located south of the Northern Onondaga Public Library; a proposed property line is shown around the project area, indicating that the parcel may be subdivided as part of the project; a referral regarding this action has not been reviewed by the County Planning Board; and
- WHEREAS, a letter to the Town of Cicero Planning Board dated August 21, 2017, included in the referral materials, indicates the proposed project will include a two-story, multi-family complex with 50 units of which 40 units will be reserved as age restricted (55 and up) affordable senior housing and the remaining 10 will be reserved for individuals with development disabilities, and that the applicant will apply for funding from the Office for People with Development Disabilities (OPWDD) and Housing Community Renewal (HCR) to finance a portion of the proposed project; and
- WHEREAS, the Sketch Plan shows a proposed L-shaped building (27,000 sf footprint) situated towards the center of the project area, a parking lot at the front of the building with 43 parking (75 spaces required), a 5' wide sidewalk encircling the building, a patio at the rear of the building, a dumpster enclosure area north of the building, and two stormwater management areas, one at the front

of the building and one at the rear; per the letter to the Town of Cicero Planning Board, a waiver or equivalent relief will be requested for the required number of parking spaces (1.5 spaces per dwelling unit); a referral regarding this action has not been reviewed by the County Planning Board; and

WHEREAS, a proposed driveway for the complex is shown on the Sketch Plan to run along the north side of the parking area and connect to a proposed extension of Knowledge Lane, a local road that dead ends to the northeast; Knowledge Lane ultimately joins Meltzer Court, a local road to the north, which has access onto Brewerton Road; an area labeled “proposed 50’ right-of-way for future access road” is shown along the eastern and southern boundary of the project area, and connects to the proposed extension of Knowledge Lane; and

WHEREAS, proposed signage for the project includes a monument sign (3’ x 2’) on a 1’ tall base to be located at the entrance to the complex; and

WHEREAS, the Sketch Plan indicates that an area of the existing forest cover will be cleared for the proposed project; remaining forest is shown along the northern and southern boundaries of the project area and to the rear of the proposed complex and stormwater management area; and

WHEREAS, the submitted Environmental Assessment Form (EAF) dated August 18, 2017 indicates that 3.6 acres of the site will be physically disturbed by the proposed project and 98% of stormwater will be retained on site within a stormwater management area; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), transit service runs along Brewerton Road, with limited service to Cicero Commons and more frequent service at Brewerton Road, just north of the intersection with Meltzer Road; per CENTRO, site design that accommodates bikes and pedestrians can foster opportunities for transit services; and

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

WHEREAS, GIS mapping shows the possible presence of state and federal wetlands on the site; a small area of state wetland, which is part of a much larger wetland (BRE-11) to the west, is shown at the southwestern corner of the site; a riverine federal wetland is shown extending from the southern adjacent parcel into the center of the site, which appears to follow a stream on the site; contrary to GIS mapping, approximate wetland limits and a 100’ buffer area are shown at the northwest corner of the project area; the proposed development for the site does not appear to encroach on the stream or wetland areas; per the letter to the Town of Cicero Planning Board, the presence of wetlands on site will need to be further evaluated to verify that there will be no proposed impacts; per the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper, the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; and

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



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

1. As development density within the Cicero Commons planned community increases, the Town is advised to consider the incorporation of sidewalks, particularly as this location includes a mix of proximate uses, including senior housing, a public library, recreation and exercise facilities, hosts a number of employees, and the community is served by transit at NYS Route 11.
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 early in the planning process to determine sewer availability and capacity.
3. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" website at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.
4. The 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. The applicant and municipality are advised to ensure the following county, state, and/or federal regulations have been met prior to site plan approval:
  - a. Offset Plan - Per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 ([www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html)) where applicable. The applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer to offset new sanitary flow by the removal of extraneous flow and submit a letter confirming the acceptance of the offset plan to the Onondaga County Department of Water Environment Protection.
  - b. State Pollutant Discharge Elimination System (SPDES) Permit – Any project that cumulatively disturbs one acre or more of land, must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity. For projects within a designated municipal storm sewer system (MS4) municipality, the applicant must prepare a Stormwater Pollution Prevention Plan (SWPPP) and consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP). The municipality is advised that they must sign and submit an MS4 SWPPP Acceptance Form and Notice of Intent (NOI) to the New York State Department of Environmental Conservation (NYS DEC) Bureau of Water Permits. The municipality should ensure that a letter of acceptance is received from the NYS DEC prior to issuance of a building permit.

Projects located within the Onondaga Lake watershed must include Enhanced

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

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 25, 2017

OCPB Case # Z-17-406

- 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 Addcom Electronics for the property located at Stewart Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of the municipal boundary between the Town of Cicero and the Town of DeWitt; and
- WHEREAS, the applicant is proposing to construct a 4,800 sf building on a 0.745-acre parcel in a General Commercial Plus zoning district; and
- WHEREAS, the Board recently reviewed Area Variance (Z-17-290) and Preliminary Subdivision (S-17-73) referrals as part of the proposed project; the Board recommended No Position With Comment for both referrals, citing coordination with the Onondaga County Department of Water Environment Protection and Onondaga County Water Authority on proposed wastewater and drinking water services, respectively; and
- WHEREAS, the site is located within the Hancock Airpark, generally zoned General Commercial Plus, and housing a variety of large-scale commercial and industrial uses; the subject parcel and adjacent lands are owned and controlled by the Onondaga County Department of Economic Development as part of the Airpark, as well as lands owned by the adjacent Hancock International Airport; and
- WHEREAS, the submitted Site Plan – Existing Features dated May 1, 2017 shows the site to occur on an approximately 215' x 150' portion (0.74 acres) of a vacant 20.92-acre parcel which extends along the south side of Stewart Drive and Charleston Road, both local roads; the development would occur directly across from the intersection with Ethan Allen Street, a local road; per the plan, the site contains an existing concrete pad and concrete walk, and is otherwise undeveloped; and
- WHEREAS, the submitted Site Plan – Existing Features dated August 10, 2017 shows a proposed building (4,800 sf) for Addcom Electronics situated on the eastern portion of the site, with two delivery bays on the western side of the building, related asphalt west of the building with parking for 5 vehicles, and a proposed driveway onto Stewart Drive; a relocated antenna is shown at the rear of the proposed building; and
- WHEREAS, a proposed internally lit, freestanding sign is shown in a landscaped area west of the driveway and set back 21' from Stewart Drive; and
- WHEREAS, proposed hours of operation are Monday through Friday 9am to 5pm with 2 to 3 employees on the site at a time; and
- WHEREAS, the site is to be served by public drinking water (OCWA) and public wastewater facilities; the site is located inside the Onondaga County Sanitary

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

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

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

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

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

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

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

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

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

- b. Offset Plan - Per the Onondaga County Department of Water

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 25, 2017

OCPB Case # Z-17-407

- 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 Chick-fil-A for the property located at 7916 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 (Route 11), a state highway; and
- WHEREAS, the applicant is requesting an area variance to construct a drive-thru canopy with a side yard setback of 13.2' (15.0' required) and a front yard setback of 45.4' (50.0' required) for a proposed restaurant (Chick-fil-A) on a 1.19-acre parcel in a General Commercial (GC) zoning district; and
- WHEREAS, the Board recently reviewed Site Plan (Z-17-107) and Subdivision (S-17-26) referrals for the proposed construction of a new 5,000 sf restaurant (Chick-fil-A) with drive-thru facility; the Board recommended Modification of both referrals, citing coordination with the New York State Department of Transportation on traffic data and lighting plans; both actions were ultimately approved by the Town of Cicero Planning Board; and
- WHEREAS, the site is situated along the frontage of US Route 11 and part of the Home Depot parking lot; surrounding land uses are primarily medium to large scale suburban retail along the corridor, with some remaining nearby residential neighborhoods, including one directly south of the site; and
- WHEREAS, the submitted Site Plan dated March 31, 2017 shows tax parcel 043.-01-10.2 is currently 2.03 acres and encompasses the frontage of the parking lot, south of the private drive for the Home Depot, which meets a signalized intersection at Route 11; the 2 acres would be split into Parcel 1 (1.19 acres) for the proposed restaurant and Parcel 2 (0.84 acres) to remain for future development; and
- WHEREAS, per the Site Plan, Proposed Parcel 1 contains a proposed 5,000 square foot single-story building with double drive thru lanes circling the building along the front and south side of the building; the primary entry would be on the north side of the building; patio seating is shown at the entry; the restaurant would include 120 indoor seats, 24 outdoor seats, and 29 car capacity in the drive thru lanes; and
- WHEREAS, the Site Plan indicates 55 parking spaces to the side and rear of the building are proposed for Parcel 1 and 17 spaces are proposed for Parcel 2 to be shared with Parcel 1; all site access would be via the existing private Home Depot driveway at the signalized intersection; no access is shown or shall be allowed directly onto Route 11; and
- WHEREAS, the Site Plan shows an area along the frontage of the parcels labeled as "20' wide easement to Onondaga County Water Authority"; and

WHEREAS, the submitted Canopy Modification Plan dated September 20, 2017 shows the proposed canopy (28' x 44') situated at the southwestern corner of the building and set back 45.4' from Route 11 and 13.2' from the southern lot line; per the submitted Environmental Assessment Form (EAF) dated September 28, 2017, the proposed canopy will replace the two canopies that were originally approved and are shown in the Site Plan to be located over the menu boards and ordering stations along the drive-thru lanes; and

WHEREAS, per the Town of Cicero zoning ordinance, a minimum front yard setback of 50' and a minimum side yard setback of 15' are required in a General Commercial (GC) zoning district; as the proposed drive-thru canopy will have a minimum setback of 45.4' from the street line and 13.2' from the southern lot line, area variances are requested; and

WHEREAS, sidewalks are shown along the Route 11 frontage of Parcel 1, with a pedestrian connection from the road to the building near the drive thru entrance; bicycle racks are not indicated; no landscaping is shown on the submitted plan, and little pervious surface area is to occur; and

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

WHEREAS, per the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper, the project is within 2,000 feet of a site in the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database (V00150); and

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 25, 2017

OCPB Case # Z-17-408

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of Mitchell Moss / Sunoco Gas Station for the property located at 7549 Oswego 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 Oswego Road (Route 57), a county highway; and
- WHEREAS, the applicant is requesting an area variance to install a temporary remediation system trailer within the required 20-foot perimeter landscape strip on a 0.4598-acre parcel in a Limited Use District for Gasoline Services (LuC-1) zoning district; and
- WHEREAS, the site is located at the intersection of Oswego Road, a county road, and Elm Crest Road, a local road, in the Town of Clay; surrounding land uses include various roadside commercial properties along Oswego Road and residential neighborhoods to the east and west of those lots; and
- WHEREAS, the submitted Site Plan for ZBA Application dated October 11, 2017 shows the site contains a Sunoco gas station with an existing one-story frame building (892 sf) set along the rear lot line, two existing pump islands and a canopy in front of the building, and an asphalt area covering a majority of the site with spaces lined for parking; access to the site comes from three existing full access driveways, two on Oswego Road and one on Elm Crest Road; and
- WHEREAS, the submitted Application for an Area Variance describes the proposed action as the installation of a remediation system trailer that will be temporarily located on the site for 1 to 2 years; and
- WHEREAS, the submitted Environmental Assessment Form (EAF) dated October 11, 2017 states that the groundwater under the site has been impacted by historic gasoline leaks and the installation of the remediation system trailer is to allow for a New York State Department of Environmental Conservation (NYS DEC) approved action to break down the residual contaminants in the aquifer; and
- WHEREAS, the Site Plan for ZBA Application shows the proposed remediation system trailer will be located on the northwestern side of the existing building and set 6.2' from the rear lot line in an area that is currently grass; and
- WHEREAS, per the Town of Clay zoning ordinance, a 20-foot perimeter landscape strip is required in the Limited Use District for Gasoline Services (LuC-1); an area variance is requested as the proposed trailer will be within the perimeter landscape strip; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Wetzel Road Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and



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

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

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

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 25, 2017

OCPB Case # Z-17-410

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Zoning Administration at the request of Star Park Housing Development Fund Corporation for the property located at 135 State Fair Boulevard; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Harbor Brook, a county-owned drainage channel, and the Lower Harbor Brook CSO Project on county-owned land; and
- WHEREAS, the applicant is proposing to demolish an existing building and parking lot and construct a 50-unit apartment building, 30-car parking lot, sidewalks and stormwater management facilities on a 2.25-acre parcel in a Business Class A (BA) zoning district; and
- WHEREAS, in 2015, the Board recommended No Position for a Special Permit referral (Z-15-322) requesting a special permit to operate a restaurant and banquet facility in the existing building on the subject parcel; and
- WHEREAS, the site is located along State Fair Boulevard, a city street, in the Westside neighborhood of the City of Syracuse; per aerial photography, the site is located between the Lower Harbor Brook CSO project and an office in a residential-type building, and is across from a small residential neighborhood located behind several commercial properties along West Genesee Street; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; according to the ReZone Syracuse draft zoning map dated June 2017, the proposed zoning for this lot is Mixed Use Urban Core (MX-4), which would act to “provide for pedestrian-friendly areas of higher-density residential development and a well-integrated mix of nonresidential uses”; and
- WHEREAS, the submitted Topographic Survey shows the site to contain an existing building (9,650 sf), formerly Pensabene’s Casa Grande, that is surrounded by a paved parking area with 102 spaces, and an existing garage and shed located south of the building; concrete walks are shown along the front, north, and south sides of the building and extending to the sidewalk along State Fair Boulevard; per the Topographic Survey, the site has two existing driveways, one entrance-only drive north of the building and one exit-only drive south of the building, that ultimately provide access to the side and rear parking around the building; and
- WHEREAS, the submitted Application for Project Site Review indicates the proposed project includes demolishing the existing building and parking lot to allow for the construction of a new three-story, wood frame apartment building (18,350 sf); the proposed apartment building will provide 50-units consisting of one and two-bedroom apartments, a community room, and four offices for support

staff; per the Application, funding from OMH will support a percentage of the intended population; and

WHEREAS, the submitted Site Layout Plan dated October 5, 2017 shows the proposed building situated on the southern half of the parcel, a full access driveway onto State Fair Boulevard (north of the existing driveway location), a 30-stall parking lot north of the building ending in a circular drive, sidewalks extending to the front of the site and the existing concrete walk along State Fair Boulevard, a concrete area connecting the circular drive to the building entryway, and a rear dumpster enclosure off the circular drive; and

WHEREAS, the submitted Planting Plan dated October 5, 2017 shows a tree buffer along the southern lot line, which abuts vacant, residential, and commercial properties; and

WHEREAS, the submitted Environmental Assessment Form (EAF) dated October 5, 2017 states 2.25 acres of the site will be disturbed by the proposed project, and stormwater will be conveyed to drywells and piped to an on-site stormwater management area which ultimately discharges to Harbor Brook; 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 Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and

WHEREAS, per aerial photography, Harbor Brook runs exposed along the north side of the site where it then crosses State Fair Boulevard; the current FEMA Flood Insurance Rate Maps (FIRM) indicate that the majority of the site is located within the 100-year floodplain and approximately the northern half of the site, including portions of the existing building, are located in the floodway, which may require elevation of structures and other mitigation; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, per the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper, the project is within 2,000 feet of two sites in the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database (C734083, 734039); the site is located over, or immediately adjoining, primary and principal aquifers; the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and

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

1. Projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) must submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection for review. Any modifications to the Site Plan required by the Department must be received and be reflected on a revised Site Plan prior to municipal

approval.

2. The City is advised to require a modified site plan that relocates the proposed building so no structures are within the floodway and, to the extent practicable, avoids impervious surfaces within the floodplain and in particular the floodway.

The Board also offers the following comment(s):

1. Given the presence of floodplains on the site and Harbor Brook to the north, the Board strongly encourages the municipality and applicant to work to minimize the addition of pavement and to incorporate green infrastructure where possible, in order to minimize stormwater runoff in a sensitive area. In particular, the municipality and applicant may wish to provide additional landscaping along the parking area and decrease the area of the circular drive.

2. The applicant is advised to provide additional landscaping and screening in the buffer area between the parking lot and Harbor Brook to provide more substantial protection of the habitat and water quality, erosion control, and stormwater management.

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

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" website at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.

5. The applicant is advised to coordinate with the City Engineer to ensure adherence to the local flood ordinance requirements for lands within the floodway and floodplain, and in particular the regulations regarding the elevation of buildings in the floodplain.

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

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

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

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

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 25, 2017

OCPB Case # Z-17-411

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the City of Syracuse Planning Commission at the request of McKesson Corporation for the property located at 800 & 801 Van Rensselaer Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Bear Street (Route 298), a state highway; and
- WHEREAS, the applicant is proposing to demolish a garage structure and decommission a water treatment facility on two parcels totaling 8.548 acres in a T5-Lakefront zoning district; and
- WHEREAS, the site is located just south of the Destiny USA mall at the intersection of Van Rensselaer Street, a city street, and West Bear Street, a state road, in the Lakefront neighborhood of the City of Syracuse; the site is southeast from several county-owned parcels containing the Metropolitan Wastewater Treatment Plant and adjacent to vacant industrial lands, the Onondaga Creekwalk, and the Inner Harbor; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; according to the ReZone Syracuse draft zoning map dated June 2017, the proposed zoning for the southerly lot is Mixed Used Office (MX-3), which would act to “provide for pedestrian friendly areas of medium- to higher-density residential development and compatible nonresidential uses, such as offices and supporting secondary commercial uses” and the proposed zoning for the northerly lot is Mixed Use Urban Core (MX-4), which would act to “provide for pedestrian-friendly areas of higher-density residential development and a well-integrated mix of nonresidential uses”; and
- WHEREAS, the submitted survey map dated August 3, 2011 shows the site consists of two tax parcels, 116.-01-09.0 to the north of Van Rensselaer Street and 115.-03-07.1 to the south; TM #116.-01-09.0 is shown to contain an existing shed set back 35’ from the Van Rensselaer Street frontage and an existing gravel driveway onto Van Rensselaer Street extending along the side of the shed and ending at a gravel area at the rear of the shed; TM #115.-03-07.1 is shown to contain an existing shed set back 150’ from the western lot line and an existing gravel driveway onto Van Rensselaer Street that extends to the shed and aligns with the gravel drive across Van Rensselaer Street on TM #116.-01-09.0; each parcel is enclosed by a fence and contains various wells, piezometers, standpipes, piping, and trenches associated with the water treatment facility on the site; and
- WHEREAS, per the submitted Post Demolition and Decommissioning Site Plan (undated), the existing building on TM #116.-01-09.0 will be demolished, leaving only the

concrete pad, and all other equipment associated with the water treatment facility will be decommissioned; per the plan, both parcels of the site will be vacant following the proposed project; and

WHEREAS, per the New York State Department of Transportation, any work within the state right-of-way requires a work permit from the Department; and

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

WHEREAS, per the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper, the site is listed in the NYS DEC Environmental Site Remediation database (734020) as part of the State Superfund Program with Classification of 4, indicating that the site has been properly closed but requires continued site management; formerly, the site was used for bulk storage of petroleum projects and later a variety of chemical waste streams; the project is also within 2,000 feet of other sites in the NYS DEC Environmental Site Remediation database (C734083, V00002, 734059, 734083, V00222, 734048, C734133, C734132, C734088A, C734130, C734134, C734135, C734136, C734137, C734104, C734131); and

WHEREAS, per the EAF Mapper, the site is substantially contiguous to the Enlarged Erie Barge Canal which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

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

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

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

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

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