



Onondaga County Planning Board

October 30, 2019

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

I. ATTENDANCE

MEMBERS PRESENT

Daniel Cupoli
James Corbett (via
Facetime)
David Skeval
Jim Stelter
Marty Voss

STAFF PRESENT

Dan Kwasnowski
Megan Costa
Allison Bodine
Robin Coon

GUESTS PRESENT

Frank Pavia
Benjamin Mueller
Kelly Beaudreau-Hwang
Trista Kona
Mary Kielar
Nick DeRocha
Amy Dake
Sue Hammond
Tommy Sladek

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on October 30, 2019.

III. MINUTES & OTHER BUSINESS

Minutes from October 9, 2019 were submitted for approval. Marty Voss made a motion to accept the minutes. David Skeval seconded the motion. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.

The Onondaga County Planning Board was given a presentation on the Clay warehouse facility project. Representatives for the applicant answered several questions from Board Members.

The Board voted to approve the 2020 OCPB Calendar. See attached document for the 2020 OCPB Calendar.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-19-80	TLafPB	No Position	S-19-81	TLafPB	Modification
S-19-82	TSKaPB	No Position With Comment	S-19-83	VJorPB	Informal Review
S-19-84	TDewPB	No Position	S-19-85	TDewPB	No Position
S-19-86	TLysPB	No Position With Comment	S-19-87	TLysPB	No Position With Comment
Z-19-297	TGedTB	Modification	Z-19-298	CSyrPB	No Position
Z-19-299	TClaTB	Modification	Z-19-300	CSyrPB	No Position
Z-19-301	CSyrZA	Approval	Z-19-302	CSyrZA	Modification
Z-19-303	CSyrZA	No Position With Comment	Z-19-304	CSyrPB	No Position
Z-19-305	TSalPB	No Position With Comment	Z-19-306	TSalPB	No Position With Comment
Z-19-307	VEsyVB	No Position With Comment	Z-19-308	VNsyPB	No Position With Comment
Z-19-309	VEsyPB	Modification	Z-19-310	TSalPB	Modification
Z-19-311	TSalPB	Modification	Z-19-312	TCicPB	Modification
Z-19-313	TCicPB	No Position	Z-19-314	TCicPB	No Position
Z-19-315	TSKaPB	Modification	Z-19-316	TSKaPB	Modification
Z-19-317	TSKaPB	Modification	Z-19-318	TSKaPB	Modification
Z-19-319	TSKaPB	Modification	Z-19-320	VJorZBA	No Position With Comment
Z-19-321	CSyrZA	No Position	Z-19-322	TDewPB	Modification



Onondaga County Planning Board

October 30, 2019

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SYRACUSE, NEW YORK

Z-19-323	TClaPB	<i>Modification</i>	Z-19-324	TDewTB	<i>Modification</i>
Z-19-325	TClaPB	<i>Modification</i>	Z-19-326	TClaPB	<i>No Position With Comment</i>
Z-19-327	TClaZBA	<i>No Position With Comment</i>	Z-19-328	TDewPB	<i>Modification</i>
Z-19-329	TDewPB	<i>No Position</i>			



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 30, 2019

OCPB Case # S-19-80

- 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 LaFayette Planning Board at the request of Mark Shute for the property located at 3887 Eager 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 Eager Road (Route 232) and Coye Road (Route 144), both county highways, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide an 8.28-acre parcel and convey a 4.195-acre portion to an adjacent parcel to create two new lots, Lot 1 (4.546 acres) and Lot 2 (6.193 acres), in an Agricultural Residential zoning district; and
- WHEREAS, the vacant parcel is located in a rural area in the Town of LaFayette with surrounding residential and agricultural land uses; the site is adjacent to lands enrolled in NYS Agricultural District 4 which appear to contain active farmland; and
- WHEREAS, the submitted subdivision plan dated July 2, 2019 shows the parcel has frontage on Coye Road and Eager Road, both county roads; the parcel will be divided into 4.546- and 4.195-acre areas; proposed Lot 1, the 4.546-acre portion, will include both frontages and the northern lands of the site; the 4.195-acre portion of the site will be combined with an adjacent residential lot (TM #005.-03-24.0) under common ownership to create Lot 2 (6.193 acres) that fronts on Eager Road and contains an existing one-story house, shed, and driveway; and
- WHEREAS, no development plans are indicated;
ADVISORY NOTE: any proposed or future driveways onto Coye Road or Eager Road will require highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, the site has access to public drinking water and is located outside of the Onondaga County Sanitary District; and
- WHEREAS, the site may contain the Northern long-eared bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and no trees will be removed as part of the proposed project; and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

The motion was made by James Corbett and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 30, 2019

OCPB Case # S-19-81

- 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 SUBDIVISION from the Town of LaFayette Planning Board at the request of Francisco Monreal for the property located at 4242 Barker Hill 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 Barker Hill Road (Route 198), a county highway; and
- WHEREAS, the applicant is proposing to subdivide a 25.41-acre parcel into two new lots, Lot 1 (1.40 acres) and Lot 2 (24.81 acres), in an Agricultural Residential zoning district; and
- WHEREAS, the site is located in a rural area in the Town of LaFayette with low-density residential uses in the surrounding area and tracts of undeveloped land; and
- WHEREAS, the submitted subdivision plan dated October 3, 2019 shows the site has frontage on Barker Hill Road, a county road, and contains an existing one-story house, a detached garage, and a driveway onto Barker Hill Road; aerial imagery shows the remainder of the site to be mostly forested; there is a large pond towards the center of the property;
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Barker Hill Road must meet Department requirements; and
- WHEREAS, the subdivision plan shows proposed Lot 1 (1.40 acres) will have 386.56' of frontage on Barker Hill Road; proposed Lot 2 (24.81 acres) will contain the existing structures and driveway; per the local application, the subdivision is intended for a new cottage (~900 sf) on Lot 1; and
- WHEREAS, the submitted sewage disposal plan shows the proposed two-bedroom house with an attached garage and a proposed driveway onto Barker Hill Road;
ADVISORY NOTE: the proposed driveway onto Barker Hill Road requires highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated September 30, 2019, the new house will be served by an individual well and septic system, which has been approved by the Onondaga County Health Department; and
- WHEREAS, GIS mapping shows the site may contain federal wetlands associated with the pond; and
- WHEREAS, the site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper); and
- WHEREAS, the site may contain the Northern long-eared bat or Indiana bat, or their associated habitats, which have been listed by the state or federal government

as threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and no trees will be removed as part of the proposed project; 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:

A driveway location for proposed Lot 1 must be approved by the Onondaga County Department of Transportation prior to municipal approval of the subdivision to ensure the proposed lot meets the Department's minimum sight distance requirements.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 30, 2019

OCPB Case # S-19-82

- 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 Skaneateles Planning Board at the request of Richard Cuddeback for the property located at 1076 State Route 38A; 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 Route 38A and Route 359 (Weeks Road), both state highways, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 41.4-acre parcel into two new lots, Lot 1 (2.40 acres) and Lot 2 (39.129 acres), in a Rural and Farming (RF) zoning district; and
- WHEREAS, the site is located in a rural area in the Town of Skaneateles; the site and surrounding lands are enrolled in NYS Agricultural District 2 and appear to contain active farmland; and
- WHEREAS, the submitted subdivision plan dated August 8, 2019 shows the site has frontage on NYS Route 38A West and NYS Route 38A South and contains an existing house, two detached metal garage buildings, a shed, planters, and a propane tank; aerial imagery shows the remainder of the site to be active farmland; there is an existing u-shaped driveway with two access points onto Route 38A West; no additional access is proposed;
ADVISORY NOTE: any future driveways onto Routes 38A West and 38A South will require a residential driveway permit from the NYS Department of Transportation Onondaga West Residency office, and be subject to the availability of sight distance; and
- WHEREAS, per the subdivision plan, proposed Lot 1 (2.40 acres) will contain the existing structures and driveway; the remainder of the site will contain the active farmland (39.129 acres); per the local application, no development plans are indicated; proposed Lot 2 will remain agriculture; and
- WHEREAS, according to the Preliminary Review dated October 15, 2019, the proposed lots both meet the Town's lot requirements for the RF district, though the existing house is a pre-existing non-conforming structure and does not meet the front yard setback requirements; and
- WHEREAS, the site is served by an individual well and septic system; no changes to the existing infrastructure are proposed; the location of the existing septic system is not shown in the subdivision plans; and
- WHEREAS, the subdivision plan shows a wetland area at the southwest corner of the parcel, occurring on proposed Lot 2, which appears to be associated with Dutch Hollow Brook, a watercourse crossing the adjacent parcels to the south; 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 consider the potential long-term effects of land fragmentation, large-lot, strip subdivisions along road frontages, and division of farmsteads and farmlands onto separate lots on the economic viability of agricultural lands, particularly within areas containing New York State Agricultural District properties and in farm/agricultural zoning districts. Potential conflicts with agricultural operations, changes to the rural character of the surrounding area, increases in public service demands and costs, reduction of open space and farmland, and impacts to road safety and mobility may cumulatively occur as a result of such subdivisions.

The motion was made by James Corbett and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 30, 2019

OCPB Case # S-19-83

- 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 FINAL SUBDIVISION from the Village of Jordan Planning Board at the request of Robert Vitagliano for the property located at 49 South Main Street; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Hamilton Road (Route 271), a county highway, a farm operation located in a NYS Agricultural District, and the municipal boundary between the Village of Jordan and the Town of Elbridge; and
- WHEREAS, the applicant is proposing to subdivide a 1-acre lot from a 16.0-acre parcel to allow for construction of a single-family dwelling in a Residential zoning district; and
- WHEREAS, in 2015, the Board offered no position for a preliminary subdivision referral (S-15-1) to subdivide a 39.143-acre parcel into two new lots, which ultimately created the subject parcel; and
- WHEREAS, the site is located at the southern edge of the Village of Jordan with surrounding residential land uses and pockets of undeveloped forest and agricultural lands; the site and several adjacent parcels are enrolled in NYS Agricultural District 3 and appear to contain active farmland; and
- WHEREAS, aerial imagery shows the site has frontage on South Hamilton Street and South Main Street, both village streets; Hamilton Street becomes Hamilton Road to the south and is owned by the county beyond the village boundary; the site contains multiple barn and farm structures that are located near the South Main Street frontage; there are three gravel farm access roads onto South Main Street and an active farm field adjacent to the structures; the site also contains a pond and vegetated areas; and
- WHEREAS, the submitted subdivision plan appears to be the same plan from the 2015 subdivision (S-15-1); an area is outlined on the plan at the South Hamilton Street and South Main Street intersection that will be subdivided from the remainder of the site; per the submitted Environmental Assessment Form (EAF), the subdivided lot will be approximately 1 acre, leaving 13.49 acres of land that include the existing structures, driveways and farm field; and
- WHEREAS, per the EAF, the new lot is intended for a single-family dwelling, which is shown in a hand drawn plan to be roughly 40' x 58' in size; a proposed driveway onto South Main Street is also shown; and
- WHEREAS, per the EAF, any stormwater discharges will be directed to a water ditch which the land slopes to; and
- WHEREAS, the site is served by public water and septic and is located outside the Onondaga County Sanitary District; new drinking water and wastewater services will be provided for the proposed single-family dwelling, though no

additional information regarding new connections were included with the referral materials; and

WHEREAS, the site is located near the Jordan Village Historic District 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, GIS mapping shows a potential federal wetland area that corresponds to the existing pond on-site; current FEMA Flood Insurance Rate Maps (FIRM) show Skaneateles Creek and its associated 100-year floodplain and floodway occur on parcels east of the site; and

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

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

The referral lacks an appropriate subdivision map. As such, the Board does not have adequate information to consider the feasibility and merits of the proposed subdivision at this time.

Approved subdivision maps must be filed with the Onondaga County Clerk and must meet the map requirements outlined in the following document: http://www.ongov.net/planning/documents/subdivision_filing_2012.pdf. The Village must require a subdivision map for the proposed action that complies with Onondaga County filing requirements and resubmit the referral to the Onondaga County Planning Board.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 30, 2019

OCPB Case # S-19-84

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 DeWitt Planning Board at the request of Diane M. Wheelock & Franklin K. Wheelock for the property located at 98 Lynbrook Circle; 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 Jamesville Road (Route 7), a county highway; and

WHEREAS, the applicant is proposing to subdivide a 1.14-acre parcel into three new lots, Lot 1 (0.67 acres), Lot 2 (0.22 acres) and Lot 3 (0.25 acres), in a Residential (R-2) zoning district; and

WHEREAS, the site is located in a residential neighborhood south of the East Genesee Street and Erie Boulevard East intersection; the submitted subdivision map dated September 6, 2019 shows the site has frontage on Lynbrook Circle, a local road, and contains an existing house and driveway onto Lynbrook Circle, which occupy the southern half of the site; and

WHEREAS, the subdivision map shows the northern half of the site is encumbered by Meadow Brook, a class C stream, and its associated 100-year floodplain and floodway; there is an existing waterline crossing the southern half of the parcel in front of the house; the map also shows a sewer line and 20' right-of-way crossing the northern half of the parcel; per the Onondaga County Department of Water Environment Protection, the sewer line is a county-owned trunk sewer;

ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, no permanent structures are permitted within the county right-of-way; for any other improvements, the applicant must execute agreements with WEP for any work within the county right-of-way; and

WHEREAS, the subdivision map shows proposed Lot 1 (0.67 acres) will contain the Lynbrook Circle frontage and driveway and the existing house; proposed Lots 2 (0.22 acres) and 3 (0.25 acres) will include the northern half of the parcel, with the shared boundary between them being the centerline of the stream; Lots 2 and 3 will be landlocked parcels; and

WHEREAS, a letter to the Town dated September 27, 2019, included with the referral materials, indicates that one of the "Creekside" lots will be conveyed to an entity known as 102 York Road, which is under common ownership with an adjacent residential lot; it is not clear which creekside lot is intended for conveyance or what is intended for the other creekside lot; and

WHEREAS, per the local application, no development plans are proposed or alteration from the present configuration of and use of the entire property; and

WHEREAS, the site is served by public drinking water and sewers and is located in the

Meadowbrook-Limestone Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and

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

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

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

The motion was made by James Corbett and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 30, 2019

OCPB Case # S-19-85

- 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 PRELIMINARY SUBDIVISION from the Town of DeWitt Planning Board at the request of Brixmor Holdings (William Greimel) for the property located at 3469 Erie Boulevard East; 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 Erie Boulevard East (Route 5), a state highway; and
- WHEREAS, the applicant is proposing to subdivide an 11.5-acre parcel into two new lots, Proposed Lot 1 (10.039 acres) and Proposed Lot 2 (0.946 acres), in a Business (B) zoning district; and
- WHEREAS, in 2018, the Board offered no position with comment for an area variance referral (Z-18-257) to reduce the number of required parking spaces, reduce the parking space dimensions, and reduce the drive-thru stacking requirements on the subject parcel as part of a proposed project to construct an endcap addition and outparcel building at the Erie Canal Centre (Z-18-130); the site plan referral (Z-18-130) was an amendment to a previously approved site plan which the Board reviewed in 2014 (Z-14-392); and
- WHEREAS, the site is located north of Shoppingtown Mall in the Erie Boulevard East (NYS Route 5) corridor of mixed roadside commercial and large retail establishments; the submitted Preliminary Subdivision Plan dated October 4, 2019 shows that the site contains an existing one-story building and a large front parking lot for the Erie Canal Centre shopping plaza which currently includes Dick's Sporting Goods, Michael's and Burlington Coat Factory stores; the recently-constructed endcap addition (7,000 sf) is located on the north side of the building and the new outbuilding is located at the front of the site; and
- WHEREAS, per aerial imagery, there are existing concrete sidewalks and a planting strip along Erie Boulevard; the site also has two existing driveways onto Erie Boulevard East; turning movements at this section of Erie Boulevard are restricted to right-in and right-out by a concrete median; the site has two additional connections to Fietta Road, a local road at the rear of the site that serves the rear Marshalls shopping plaza; Fietta Road ultimately accesses Erie Boulevard East at a signalized intersection, as well as Widewaters Parkway, a local road east of the site;
ADVISORY NOTE: per the NYS Department of Transportation, no additional access to Erie Boulevard will be permitted, nor is it currently proposed; and
- WHEREAS, per the subdivision plan, proposed Lot 1 (10.039 acres) will contain the large, rear building and parking lot, and all access points; proposed Lot 2 (0.946 acres) will contain the recently developed outbuilding and its associated parking lot and drive-thru; and

WHEREAS, the referral materials include a Declaration of Reciprocal Easements which indicates that the proposed lots are subject to established access, drive aisle, parking, and utility lines/common facilities easements, and an agreement regarding work within easements areas, to allow for favorable and continued development and use of the Shopping Center and its shared pedestrian and vehicle pathways, parking areas, utility lines, and site facilities; 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; the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper indicates that the project is within 2,000 feet of a site in the NYS DEC Environmental Site Remediation database (C734108); and

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

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

The motion was made by James Corbett and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 30, 2019

OCPB Case # S-19-86

- 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 FINAL SUBDIVISION from the Town of Lysander Planning Board at the request of Mangano, LLC & Emmi, LLC for the property located at 1573 West Genesee 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 Genesee Road (Route 370), a state highway, East Mud Lake Road (Route 180), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 55-acre parcel into two new lots, Lot 1 (1.13 acres) and Remaining Lands (53 acres), in an Agricultural Residential (AR-40) zoning district; and
- WHEREAS, the site is located in a rural area in the Town of Lysander just north of the Seneca Estates residential neighborhood along the Seneca River; aerial imagery shows the site has frontage on West Genesee Road (NYS Route 370) and East Mud Lake Road, a county road, and is largely active farmland; the adjacent parcel to the east is enrolled in NYS Agricultural District 3 and appears to also contain active farmland; and
- WHEREAS, the submitted subdivision map dated October 1, 2019 shows the site also contains an existing two-story house, a detached pole barn, and a gravel driveway onto Route 370; proposed Lot 1 (1.13 acres) is shown to contain the existing structures and driveway;
ADVISORY NOTE: any proposed or future driveways onto Route 370 will require a residential driveway permit from the NYS Department of Transportation Onondaga West Residency office and will be subject to the availability of sight distance; and
- WHEREAS, per the subdivision map, the remaining lands (53 acres) are cropland with an existing gravel farm access road on East Mud Lake Road; the local application indicates the remaining lands will continue to be used for agriculture by Emmi Farms;
ADVISORY NOTE: any proposed or future driveways onto East Mud Lake Road will require highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, the site is served by public drinking water and an individual septic system; no changes to the existing infrastructure are proposed; per the subdivision map, "Remaining Lands is not a residential building lot under Onondaga County Health Department regulations and therefore is not approved for residential use. An individual sewage disposal plan must be approved by the Onondaga County Health Department prior to conversion to a residential building lot

and issuance of a building permit”; and

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

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

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

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board 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 consider the potential long-term effects of land fragmentation, large-lot, strip subdivisions along road frontages, and division of farmsteads and farmlands onto separate lots on the economic viability of agricultural lands, particularly within areas containing New York State Agricultural District properties and in farm/agricultural zoning districts. Potential conflicts with agricultural operations, changes to the rural character of the surrounding area, increases in public service demands and costs, reduction of open space and farmland, and impacts to road safety and mobility may cumulatively occur as a result of such subdivisions.

The motion was made by James Corbett and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 30, 2019

OCPB Case # S-19-87

- 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 Lysander Planning Board at the request of Mangano, LLC & Emmi, LLC for the property located at 1235 West Genesee 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 Genesee Road (Route 370), a state highway, Fenner Road (Route 193), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 32-acre parcel into two new lots, Lot 1 (1.84 acres) and Remaining Lands (30.7 acres), in an Agricultural zoning district; and
- WHEREAS, the site is located in a rural area in the Town of Lysander just north of the Seneca River; aerial imagery shows the site has frontage on West Genesee Road (NYS Route 370) and Fenner Road, a county road, and is largely active farmland; the site and surrounding lands are enrolled in NYS Agricultural District 3; the surrounding lands also appear to contain active farmland; and
- WHEREAS, the submitted subdivision map dated July 24, 2019 shows the site also contains an existing two-story house, two barn structures, a swimming pool, and a propane tank; there is an existing u-shaped gravel driveway with two access points onto Route 370; proposed Lot 1 (1.84 acres) is shown to contain the existing structures and driveway;
ADVISORY NOTE: any proposed or future driveways onto Route 370 will require a residential driveway permit from the NYS Department of Transportation Onondaga West Residency office and will be subject to the availability of sight distance; and
- WHEREAS, per the subdivision map, the remaining lands (30.7 acres) are cropland; aerial imagery shows there is an existing gravel farm access road on Fenner Road that serves the farmland; the local application indicates the remaining lands will continue to be used for agriculture by Emmi Farms;
ADVISORY NOTE: any proposed or future driveways onto Fenner Road will require highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, the site is served by an individual well and septic system; no changes to the existing infrastructure are proposed; per the subdivision map, "Remaining Lands is not a residential building lot under Onondaga County Health Department regulations and therefore is not approved for residential use. An individual sewage disposal plan must be approved by the Onondaga County Health Department prior to conversion to a residential building lot and

issuance of a building permit”; and

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

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

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

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board 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 consider the potential long-term effects of land fragmentation, large-lot, strip subdivisions along road frontages, and division of farmsteads and farmlands onto separate lots on the economic viability of agricultural lands, particularly within areas containing New York State Agricultural District properties and in farm/agricultural zoning districts. Potential conflicts with agricultural operations, changes to the rural character of the surrounding area, increases in public service demands and costs, reduction of open space and farmland, and impacts to road safety and mobility may cumulatively occur as a result of such subdivisions.

The motion was made by James Corbett and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 30, 2019

OCPB Case # Z-19-297

- 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 Geddes Town Board at the request of Stern Development for the property located at 3400 West Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of West Genesee Street (Route 5), a state highway east of Westlind Road and a county road west of Westlind Road, and the municipal boundary between the Town of Geddes and the Town of Camillus; and
- WHEREAS, the applicant is proposing to redevelop two parcels totaling 0.91 acres by demolishing an existing gas station/convenience store and constructing a bank (Chase Bank) building, a remote ATM, and associated site improvements in a Commercial A zoning district; and
- WHEREAS, the site is located at the northwest corner of the signalized intersection of West Genesee Street, a county-owned road in this location, and Westlind Road, a local road; West Genesee Street is under state jurisdiction east of Westlind Road and the traffic signal at the intersection is owned by the NYS Department of Transportation; West Genesee Street is a highly commercialized corridor with big box retail uses in the Fairmount hamlet; and
- WHEREAS, the submitted survey map dated May 2, 2019 shows the site consists of two parcels, one on either side of the boundary between the Towns of Geddes and Camillus; the western parcel, located in Camillus, appears to occur almost entirely within a 100' Niagara Mohawk Power Corporation easement; the survey map also shows Geddes Brook, a class C(T) stream, runs through a wooded area along Westlind Road; there is a wetland delineation that corresponds with the brook area, which was completed by Terrestrial Environmental Specialists, Inc. on April 23, 2019; it is not clear if the wetland boundary is under state or federal jurisdiction or has been confirmed by the US Army Corps of Engineers or NYS Department of Environmental Conservation;
ADVISORY NOTE: streams classified by the NYS Department of Environmental Conservation (DEC) as AA, A, B, C(T), or C(TS) are subject to the stream protection provisions of the Department's Protection of Waters Program; and
- WHEREAS, per the survey map, the site contains an existing one-story building with a gas canopy and fuel pump islands, all to be removed; there are two existing driveways onto West Genesee Street; and
- WHEREAS, the submitted Site Plan dated September 27, 2019 shows the proposed building (3,028 sf), Chase Bank, surrounded on all sides by concrete sidewalks and asphalt parking (26 spaces); a proposed standalone ATM is shown at the rear of the site with adjacent drive-thru and bypass lanes; the plan shows a proposed crosswalk from the building entrance to a proposed

sidewalk which will extend along West Genesee Street across the western half of the site; portions of the proposed drive aisles occur on the Camillus parcel; a separate referral from the Town of Camillus was not submitted for the project; and

WHEREAS, per the Site Plan, the eastern driveway on West Genesee Street will be removed and the western driveway will be converted to a right-in, right-out only access; a bridge over Geddes Brook is proposed to allow for a new driveway onto Westlind Road; the driveway on Westlind Road will occur across from an access drive to Burger King to the east; per the submitted Environmental Assessment Form (EAF), abutments of the bridge will be installed in the adjacent area but outside of the associated floodway; it appears the wooded area from the proposed driveway to West Genesee Street, along Westlind Road and the brook, will be removed;
ADVISORY NOTE: the proposed driveway onto West Genesee Street requires highway access and work permits from the Onondaga County Department of Transportation; any additional work in the county right-of-way will be subject to a work permit; and

WHEREAS, a lighting plan was included with the referral materials and shows pole-mounted light fixtures around the perimeter of the parking lot and building-mounted light fixtures at the front entrance; the submitted Utility Plan shows stormwater runoff will be collected by 7 proposed drywells and conveyed via stormwater sewers with an overflow and outlet to Geddes Brook; per the Site Plan, there is also a proposed stormwater infiltration area between the parking lot and ATM/drive-thru; no additional information regarding stormwater was included;
ADVISORY NOTE: per the Onondaga County Department of Transportation, additional stormwater runoff into the county's drainage system is prohibited; and

WHEREAS, a Traffic Impact Study dated August 2019 was included with the referral materials and indicates the proposed development is projected to generate 33 primary trips and 29 pass-by trips during the weekday evening peak hour and 42 primary trips and 38 pass-by trips during the Saturday midday peak hours; the projected traffic generation of the bank is less than the peak hour trips generated by the current gas station use; hours of operation will be Monday through Friday from 8:30am to 6pm and Saturday 9am to 2pm; 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; per the EAF, anticipated water usage and liquid waste generation are each estimated to be 200 gallons per day;
ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects, and the applicant must contact Plumbing Control to ensure appropriate permits are obtained; the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

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

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

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that a significant portion of the site, including portions of the proposed development, 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 site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); and

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

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

1. The applicant is required to coordinate West Genesee Street access plans with the Onondaga County Department of Transportation. To meet Department requirements, the applicant must also submit copies of the traffic study and lighting plan for review and contact the Department regarding drainage plans to show that the proposed development would not create additional stormwater runoff into the county's drainage system. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. The applicant must continue to coordinate with the New York State Department of Transportation, to include submitting a copy of the site plan to Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval. Any work impacting the state's traffic signal equipment will be subject to a highway work permit.
3. The Town must ensure all necessary permits and approvals are obtained from the New York State Department of Environmental Conservation for any work impacting Geddes Brook, a protected stream, prior to, or as a condition of, municipal approval.

4. The applicant must contact the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation to confirm the presence of federal and/or state wetlands and/or the 100-foot state wetland buffer on the site. Any necessary permits must be obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers prior to, or as a condition of, municipal approval.

5. The Town of Geddes shall require the applicant to grant an access easement on the western boundary of the site to the Town of Camillus for future access to the neighboring parcels.

The Board also offers the following comments:

1. Given that the project occurs in both the Town of Geddes and the Town of Camillus, a coordinated review by both municipalities is strongly advised. In particular, both Towns should review access management strategies for this area, including the access easement dedicated to the Town of Camillus and cross-connections to the adjacent commercial properties. The project has been reviewed as a whole by the County Planning Board with this GML 239 referral and will not require additional referral from the Town of Camillus.

2. Any necessary permissions for work within the Niagara Mohawk Power Corporation easement should be obtained prior to, or as a condition of, municipal approval.

3. As this is a prominent corner location, the applicant is encouraged to consider an alternative site layout that situates the building closer to West Genesee Street, places all parking at the rear of the building, and provides landscaping along both road frontages. The applicant is also encouraged to explore options for pedestrian connections on the eastern half of the site and across Westlind Road.

4. Given the presence of Geddes Brook on the site, the applicant is encouraged to 1) provide additional stream buffering, 2) reduce parking and densify the site layout to minimize impervious surface coverage, and 3) utilize green infrastructure (roof gardens, rain gardens, etc.) wherever possible to reduce stormwater and protect stormwater quality. For more information on stormwater management and opportunities to incorporate green infrastructure elements into project plans, contact the Onondaga County Save the Rain program at 315-435-2260 or visit <http://savetherain.us>.

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 30, 2019

OCPB Case # Z-19-298

- 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 Tesfahiwot Okube for the property located at 505 North State 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 Route 81 and Route 690, both state highways; and
- WHEREAS, the applicant is requesting a modification to an existing special permit to update signage and the floor plan of an existing restaurant for a new restaurant in a Commercial, Class A zoning district; and
- WHEREAS, the site is located in the City's Northside neighborhood with surrounding land uses including St. Joseph's Hospital campus and multi-story buildings with first floor commercial and upper apartment uses; the site abuts a parcel in the North Salina Street Historic District, which is listed on the National Register of Historic Places; and
- WHEREAS, the submitted survey map dated September 9, 2019 shows the site has frontage on North State Street, a city street, and contains an existing two-story building, a rear enclosed gravel area, and a concrete alley on the north side of the building; there is an existing concrete sidewalk along the road frontage; per the local application, the building contains a first floor restaurant and second floor apartment; and
- WHEREAS, per the local application, the applicant is requesting a modification of an existing special permit to convert the existing first floor restaurant to a new take-out restaurant, Ethioeritrea, with limited in-store seating; the submitted first floor plan shows a 229 sf dining area, take-out waiting area with seating, cashier counter, customer bathroom, staff bathroom, and rear kitchen; the plan indicates no interior work will be performed other than cleaning and painting; and
- WHEREAS, the submitted street elevation plan shows signage will be replaced in-kind; there will be a 1'-8" x 24'-1" canvas valance across the front of the building and a 3' x 5' two-sided, projecting sign; no other exterior renovations are indicated; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse draft zoning map dated June 2019, the proposed zoning for this lot is Mixed Use Urban Core (MX-4), which would act to "provide for pedestrian-friendly, transit-supportive areas of higher-density residential development and a well-integrated mix of nonresidential uses"; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the

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

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

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734060, V00588, C734089, E734109) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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

The motion was made by James Corbett and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 30, 2019

OCPB Case # Z-19-299

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Clay Town Board at the request of TJA Clean Energy for the property located at 4894 Grange 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 Grange Road (Route 197), a county road, and Route 31, a state highway; and
- WHEREAS, the applicant is requesting a special permit to allow installation of a solar photovoltaic (PV) array project utilizing 390-watt panels to produce an estimated 5.0 MV (+/-) of AC power on a 54.24-acre parcel in a Residential Agricultural (RA-100) zoning district; and
- WHEREAS, the site is located along Grange Road, a county road, in a rural area of Clay; the frontage of the site occurs at the intersection of Grange Road and NYS Route 31; surrounding land uses include undeveloped and vegetated lands, active farm fields, and pockets of suburban housing developments; and
- WHEREAS, aerial imagery shows the site contains an existing two-story house and multiple detached barn/shed structures, all of which are situated at the front of the site; there are three access points on Grange Road with an interconnected gravel driveway serving the residential use; the remainder of the site appears to contain active farmland and some overgrown vegetation; the site is bisected by two long narrow parcels, one containing a CSX rail line and the other containing Niagara Mohawk Power Corp. utility lines; the southern portion of the site is landlocked and undeveloped; and
- WHEREAS, the submitted Site Plan dated September 26, 2019 shows the proposed solar photovoltaic (PV) arrays will be installed on the northern portion of the site; per the project description, approximately 553 "racks" will be installed, each containing 26 solar panels for a total of 14,378 panels; the point of connection to the existing National Grid infrastructure will be an existing 13.2kV electrical line along Grange Road; and
- WHEREAS, a proposed gravel access road is shown in the Site Plan with access to Grange Road; the access road will run along the western lot line, providing access to the southernmost solar racks;
ADVISORY NOTE: the proposed driveway onto Grange Road requires highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, the Site Plan shows TRC wetland areas covering a significant portion of the site; the proposed solar project and access roads encroach in the delineated wetland areas; the submitted Environmental Assessment Form (EAF) dated October 1, 2019 indicates impacts to wetlands will be limited to less than ½ acre and will be permitted through the US Army Corps of Engineers; and

WHEREAS, per the Town zoning code, public utility uses, including utility substations, are permitted in any district only upon issuance of a special permit; a utility substation is defined as “land occupied by a building, structure or equipment used for private business or by a private or public utility service regulated by the NYS Public Service Commission or a federal agency in the transmission or collection of energy, water, or sanitary waste and may include communication towers, transmission poles and towers, cellular phone towers or antennas, pump stations, and equipment monitoring buildings”; the Town does not explicitly regulate solar energy systems; and

WHEREAS, per the EAF, 1 acre of the site will be disturbed by the proposed project; ADVISORY NOTE: per the Onondaga County Department of Transportation, additional stormwater runoff into the county's drainage system is prohibited; any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, the existing house is served by public drinking water and an individual septic system; no drinking water or wastewater services are proposed for the solar use; and

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

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

1. The applicant must contact the Onondaga County Department of Transportation to coordinate requirements for the proposed driveway on Grange Road, in order to satisfy commercial driveway standards, which will require paving the portion of the driveway located in the county right-of-way. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. The applicant must contact the U.S. Army Corps of Engineers to confirm the presence of federal wetlands on the site. All confirmed wetlands should be shown on the plans for the site and any necessary permits should be obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers prior to, or as a condition of, municipal approval.

The Board also offers the following comments:

1. Given the large scale of the proposed project, extent of proposed wetland disturbance, and use of active or prime farmland, the applicant and Town are

encouraged to minimize encroachment into wetland areas and design the solar installation to minimize disruption to existing and future agricultural operations to the extent possible.

Best practices to consider may include avoiding configurations that fragment farm fields and production, siting solar systems in more remote areas with marginal soils and less productive lands, minimizing disturbance of topsoil, soil erosion and compaction during construction, avoiding drilled foundations, requiring maintenance and reuse of disturbed topsoil on the same site, restoring or improving adjacent wetlands, planting beneficial and diverse native species and pollinators and removing invasive species, using lands around solar panels as pasture for grazing, and allowing small openings in fencing to allow for small wildlife movement.

2. The Town is encouraged to require a decommission plan that would allow for the project area to be returned to agricultural use or a beneficial natural state following future removal of solar arrays.

3. The Board encourages the Town to consider incorporating regulations for solar energy systems into its zoning ordinance or local laws. The CNY Regional Planning Development Board (RPDB) Energy Management office offers guidance to municipalities regarding best practices for regulating solar energy systems. The New York State Energy Research and Development Authority (NYSERDA) also offers a Solar Guidebook for permitting and site plan review guidance and model solar energy local laws.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 30, 2019

OCPB Case # Z-19-300

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a OTHER AUTHORIZATION from the City of Syracuse Planning Commission at the request of Greater Syracuse Property Development Corp. for the property located at 220, 222-224 & 226 Hawley Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law the site is located within 500 feet of Route 690, a state highway; and
- WHEREAS, the applicant is proposing to split a vacant parcel (TM #103.-06-07.0) in half and combine each half with an adjacent parcel (TM #s 103.-06-06.0 and 103.-06-08.0) to create Lot Five A (9,032.9 sf) and Lot Five B (4,563.2 sf) in a Business, Class A zoning district; and
- WHEREAS, the site is located in the City's Northside neighborhood at the intersection of Hawley Avenue and Catherine Street, both city streets; the site is south across Hawley Avenue from the Greenway Place Apartments and is part of the Hawley-Green Street Historic District, which is listed on the National Register of Historic Places; and
- WHEREAS, per the submitted resubdivision plan, the site consists of two developed parcels separated by a vacant parcel; one of the developed parcels contains an existing two-story, single-family dwelling; the other developed parcel, a corner lot, contains an existing two-story building with first floor commercial (Syracuse Soapworks) and second floor residential uses; the mixed-use building is surrounded on the remaining two sides by tarvia parking; there are two existing curb cuts, one each on Hawley Avenue and Catherine Street, that serve the corner lot; both road frontages have existing concrete sidewalks; and
- WHEREAS, per the resubdivision plan, the vacant parcel, owned by the Greater Syracuse Property Development Corporation (Land Bank), will be divided in half and each half will be combined with an adjacent developed parcel; proposed Lot Five A (9,032.9 sf) will include the corner lot and conveyed lands and proposed Lot Five B (4,563.2 sf) will include the residential lot and conveyed lands; and
- WHEREAS, per the local application, the resubdivision is intended to allow the developed parcels to maintain the flower gardens and improve the greenspace on the vacant lands; no development plans are indicated; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse draft zoning map dated June 2019, the proposed zoning for the lots is Mixed Use Neighborhood Center (MX-2), which would act to "provide for a pedestrian-friendly, transit-supportive mix of medium- to higher-density residential uses and nonresidential uses that offer goods and services to surrounding

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neighborhoods”; and

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

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

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: V00502, B00003, C 734111) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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

The motion was made by James Corbett and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 30, 2019

OCPB Case # Z-19-301

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the City of Syracuse Zoning Administration at the request of Rick Destito, Syracuse Vibrant Spaces for the property located at 200-206 South Geddes Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Harbor Brook, a county-owned drainage channel; and
- WHEREAS, the applicant is requesting an area variance to waive required parking for office space being added to an existing mixed-use building on a 0.28-acre parcel in an Industrial, Class A zoning district; and
- WHEREAS, in 2017, the Board recommended approval of an area variance referral (Z-17-433) to waive the required parking for 30 proposed dwelling units in the subject building; the materials for the previous referral indicated the dwelling units would be on the 2nd and 3rd floors of the building; the referral currently under review indicates the dwelling units were ultimately constructed on the 4th and 5th floors; and
- WHEREAS, the site is located in the City's Westside neighborhood at the intersection of West Fayette Street and South Geddes Street, both city streets; surrounding land uses are commercial; and
- WHEREAS, the submitted survey map shows the site contains an existing five-story masonry building, the Gear Factory, which was recently renovated to provide studio space for artists and musicians; there is a rear loading dock and a "Perpetual Easement to the United States of America" along the southern lot line; aerial imagery shows an alley with existing access to South Geddes Street on the south side of the building that appears to be partially on the adjacent parcel and end at the loading dock on the site; and
- WHEREAS, the submitted Standards of Proof for Area Variance dated October 7, 2019 indicates that the lower level and 1st, 2nd, 4th and 5th floors have all been renovated to some extent; the proposed project will renovate the 3rd floor of the building for 15 co-working spaces; there are 2 on-site parking spaces and 27 additional spaces in an off-site lot, under common ownership, located across West Fayette Street; the applicant is requesting to modify the existing parking waiver for the site as parking requirements with the proposed renovation will increase to 48 spaces, from 38 (per Z-17-433), and available parking will remain at 29 spaces; and
- WHEREAS, per the Standards of Proof, the applicant proposes that the project be considered a transit-oriented development as there are four Centro bus stop locations and basic services, including grocery shopping, hardware store, restaurants, and laundromat, within a 5 minute walk of the building; and

WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse draft zoning map dated June 2019, the proposed zoning for this lot is Mixed Use Office (MX-3), which would act to “provide for pedestrian-friendly, transit-supportive areas of higher-density residential development and compatible nonresidential uses, such as offices and supporting commercial uses”; and

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

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

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

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

WHEREAS, the project is within 2,000 feet of a site (ID: 734022) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

The Board commends the applicant on the proposed mixed-use, transit-oriented development as it continues the renovation of a critical neighborhood in the City, while exemplifying the benefits of integrating commercial and residential uses into an existing rehabbed building and promoting alternative modes of transportation.

The motion was made by James Corbett and seconded by Jim Stelter. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 30, 2019

OCPB Case # Z-19-302

- 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 444 East Genesee Street, LLC for the property located at 444 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of several county-owned facilities, including the Onondaga County Sheriff's Office, the Onondaga County Justice Center, and the County Courthouse; and
- WHEREAS, the applicant is proposing façade alterations on a proposed mixed-use building in a Central Business Office and Service (CBD-OS) zoning district; and
- WHEREAS, in 2006, the Board offered no position with comment for a special permit referral (Z-06-218) to create a 23-space parking lot on the subject parcel; and
- WHEREAS, the site is located in Downtown Syracuse at the intersection of Townsend Street and East Genesee Street, both city streets; the site is located across East Genesee Street from Firefighter's Memorial Park and near a number of city- and county-owned facilities, including the Onondaga County Sheriff's Office, Syracuse City Court, Syracuse Police Department, and Onondaga County Justice Center; this area is part of the Connective Corridor, providing bicycle, pedestrian, and transit connections between Syracuse University and Downtown; and
- WHEREAS, the submitted survey map dated February 12, 2015 shows the site has additional frontage on McCarthy Street, a city street, and contains an existing zero-lot-line, four-story building which is a vacant office building; there are existing sidewalks on all frontages; the first floor footprint is smaller than the remainder of the building, allowing for the sidewalks to extend under the building; there is an asphalt driveway with access onto Townsend and McCarthy Streets that runs parallel to the east lot line and crosses the southeast corner of the site; and
- WHEREAS, per the local application, the building will be completely renovated with 24 residential units occurring on the upper floors and commercial space on the ground floor; exterior improvements will include a new glass and insulated metal panel façade; and
- WHEREAS, the submitted ground floor plan dated July 18, 2019 shows the commercial tenant space will be 1,850 sf; the ground floor will also include a lobby for the residential uses and areas for mail and package delivery, bike storage, and trash and recycling; site improvements will include removing portions of the sidewalk beneath the Townsend Street side of the building to provide 9 on-site parking spaces; access to these parking spaces will come from the existing driveway which is shown to be one-way with entry from Townsend Street and

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exit onto McCarthy Street; access on Townsend Street is limited to right-in only by a median in this area; and

WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse draft zoning map dated June 2019, the proposed zoning for this lot is Mixed Use Central Business District (MX-5), which would act to “provide for areas of highest-density, transit-supportive residential development, maximum building heights, minimal parking, and the greatest range and mix of uses”; and

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

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

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

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

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

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

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

Given the location of this building along the Connective Corridor, the applicant must eliminate the off-street parking on Townsend Street and install a continuous sidewalk to East Genesee Street similar to the existing sidewalks along Townsend Street to the south.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 30, 2019

OCPB Case # Z-19-303

- 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 Donohue Enterprises, LLC for the property located at 1216-1230 West Fayette 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 Harbor Brook, a county-owned drainage channel; and
- WHEREAS, the applicant is proposing façade alterations, including new storefront, cement sidewalk and interior renovations at an existing motor vehicle repair facility on a 1.025-acre parcel in an Industrial, Class A zoning district; and
- WHEREAS, the site is located in the City's Westside neighborhood at the intersection of West Fayette Street and Syracuse Street, both city streets; surrounding uses are a mix of commercial, residential, and industrial; and
- WHEREAS, the submitted survey map shows the site contains two existing one-story buildings for an auto repair shop, Syracuse Auto Works; the front half of the site is covered by asphalt up to the curb along both road frontages; the rear of the site is grass; aerial imagery shows there are three existing curb cuts, one on Syracuse Street and two on West Fayette Street; and
- WHEREAS, the survey map shows areas labeled "New York Central R.R. – Auburn Branch formerly" and "Erie-Lackawanna R.R. (formerly)" that occur on the north half of the site, which includes one of the existing buildings; there is an active railroad spur that crosses the northeast corner of the lot and serves the adjacent industrial use; and
- WHEREAS, the submitted Partial Site Plan shows the project location area to consist of the 18' x 26.1' storefront portion of the building closest to West Fayette Street; proposed building renovations will expand the footprint of the storefront 4' to the west and 5' to the south; interior renovations will provide a waiting area, service counter, storage/mechanical room, and new ADA restroom; a proposed concrete slab is shown at the front entrance to the storefront; no additional site improvements or renovations to the remaining structures are indicated; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse draft zoning map dated June 2019, the proposed zoning for this lot is Light Industry and Employment (LI), which would act to provide "a range of uses including industrial, commercial, office, retail, and entertainment uses, typically in a flex-space development pattern" in "areas in the City that have predominantly employment and commercial types of development"; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the

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

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

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

WHEREAS, the project is within 2,000 feet of a site (ID: 734022) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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

1. Every municipal review provides the opportunity to improve community appearance and the applicant is encouraged to convert unused asphalt along the road frontages to grass or landscaping to help delineate driveways and parking areas, reduce impermeable surface coverage and stormwater runoff on the site, and improve aesthetics.
2. The applicant and municipality are encouraged to consider the use of green infrastructure, such as permeable pavement and rain gardens, to further reduce stormwater runoff and improve stormwater quality. For more information on stormwater management and opportunities to incorporate green infrastructure elements into project plans, contact the Onondaga County Save the Rain program at 315-435-2260 or visit <http://savetherain.us>.

The motion was made by James Corbett and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 30, 2019

OCPB Case # Z-19-304

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a OTHER AUTHORIZATION from the City of Syracuse Planning Commission at the request of Near Westside Initiative, Inc. for the property located at 101-119, 125 & 201 Wyoming Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law the site is located within 500 feet of South West Street, a state-owned arterial; and
- WHEREAS, the applicant is proposing to subdivide 3 parcels into 2 new parcels, New Lot A (1.755 acres) and New Lot B (2.677 acres), in an Industrial, Class A zoning district; and
- WHEREAS, in 2016, the Board offered no position for a referral (Z-16-274) to have the City of Syracuse approve the abandonment of the 100 block of Marcellus Street in order to establish a performance park on land adjacent to the WCNY and ProLiteracy office building complex on one of the subject parcels; in 2015, the Board recommended approval of a project site review referral (Z-15-110) to renovate the third floor of the WCNY and ProLiteracy office building complex to create 12 apartments and common space; the Board previously recommended approval of a project site review referral (Z-11-99) to redevelop the entire warehouse facility (formerly Case Supply) for WCNY and ProLiteracy, commending the applicant for its reinvestment in an obsolete site and recommending traditional neighborhood development guidelines including transparent buildings with multiple entrances, mixed uses, residential diversity, and an active and attractive public realm; and
- WHEREAS, the site is located in the Near West Side, a traditional urban neighborhood, with a mix of surrounding land uses including commercial/warehouse space, art gallery and workspaces, railroad tracks, single and multi-family residences, and vacant parcels; and
- WHEREAS, aerial imagery shows the site has frontage on Wyoming Street and West Fayette Street, both city streets, and South West Street, a state arterial; the northern parcel contains an existing three-story building, the recently renovated WCNY and ProLiteracy office complex, with an asphalt parking lot on the north side of the building and concrete sidewalks on all frontages surrounding the building; the parking lot has an existing driveway on Wyoming Street and a gated, exit-only driveway on South West Street; the other two parcels contain the abandoned 100 block of Marcellus Street and a vacant lot; and
- WHEREAS, the submitted resubdivision plan shows proposed New Lot A (1.755 acres) will include the western halves of the existing building and parking lot, which appears to be owned by WCNY; the remainder of the parcel, including the

eastern halves of the building and parking lot, will be combined with the abandoned street and vacant lot into New Lot B (2.677 acres); this land appears to be under common ownership of the Near West Side Initiative, Inc., and includes the offices for ProLiteracy; and

WHEREAS, no development plans are indicated for the site; and

WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse draft zoning map dated June 2019, the proposed zoning for the lots is Mixed Use Office (MX-3), which would act to “provide for pedestrian-friendly, transit-supportive areas of higher-density residential development and compatible nonresidential uses, such as offices and supporting commercial uses”; and

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

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

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734042, 734022, 734060) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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

The motion was made by James Corbett and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 30, 2019

OCPB Case # Z-19-305

- 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 Town of Salina Planning Board at the request of Kenneth Finke for the property located at 108 Anderson 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 the New York State Thruway (Route 90), a state highway, and Factory Avenue (Route 93), a county highway; and
- WHEREAS, the applicant is proposing to establish a sales and repair shop for fire trucks in an existing building on a 0.40-acre parcel in an Industrial (I-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-19-306) as part of the proposed project; and
- WHEREAS, the site is located in an industrial area between the NYS Thruway (I-90) and Factory Avenue, a county road; aerial imagery shows the site has frontage on Anderson, Cambridge, and Gordon Avenues, all local roads, and contains a vacant office building; and
- WHEREAS, the submitted plans show the site contains an existing one-story building (5,500 sf) set along the rear lot line; there is a row of parking along the sides of the building that face Anderson Avenue and Cambridge Avenue with unrestricted access to each road; the portion of the site between the building and Gordon Avenue is paved and enclosed by a chain link fence; there is an existing gated driveway onto Gordon Avenue that serves the enclosed area; and
- WHEREAS, per the local application, the building will be renovated to allow for a sales and repair shop for fire trucks; only interior renovations are proposed; there will be no changes to the site; and
- WHEREAS, per the Town of Salina Zoning Code, the proposed use is considered "automobile repairs and service, indoors" and requires a special permit in the I-1 zoning district; 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;
ADVISORY NOTE: the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the

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

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

WHEREAS, the site is located in an Onondaga County Drainage District for Bear Trap and Ley Creek, which are maintained by the Department of Water Environment Protection in this area; and

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that almost the entirety of the site is located within the 100-year floodplain associated with Ley Creek, which may require elevation of structures and other mitigation; Ley Creek occurs just north of the site; 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 project is within 2,000 feet of multiple sites (IDs: 734074, 734067) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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

Given the proximity of the site to Ley Creek and its location within the 100-year floodplain, the applicant is encouraged to 1) convert unused asphalt to grass or landscaping, 2) reduce impermeable surfaces, and 3) utilize green infrastructure (permeable pavement, rain gardens, etc.) wherever possible to reduce stormwater and protect stormwater quality. For more information on stormwater management and opportunities to incorporate green infrastructure elements into project plans, contact the Onondaga County Save the Rain program at 315-435-2260 or visit <http://savetherain.us>.

The motion was made by James Corbett and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 30, 2019

OCPB Case # Z-19-306

- 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 Salina Planning Board at the request of Kenneth Finke for the property located at 108 Anderson Avenue; 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 the New York State Thruway (Route 90), a state highway, and Factory Avenue (Route 93), a county highway; and
- WHEREAS, the applicant is requesting a special permit in order to establish a sales and repair shop for fire trucks in an existing building on a 0.40-acre parcel in an Industrial (I-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing a project site review referral (Z-19-305) as part of the proposed project; and
- WHEREAS, the site is located in an industrial area between the NYS Thruway (I-90) and Factory Avenue, a county road; aerial imagery shows the site has frontage on Anderson, Cambridge, and Gordon Avenues, all local roads, and contains a vacant office building; and
- WHEREAS, the submitted plans show the site contains an existing one-story building (5,500 sf) set along the rear lot line; there is a row of parking along the sides of the building that face Anderson Avenue and Cambridge Avenue with unrestricted access to each road; the portion of the site between the building and Gordon Avenue is paved and enclosed by a chain link fence; there is an existing gated driveway onto Gordon Avenue that serves the enclosed area; and
- WHEREAS, per the local application, the building will be renovated to allow for a sales and repair shop for fire trucks; only interior renovations are proposed; there will be no changes to the site; and
- WHEREAS, per the Town of Salina Zoning Code, the proposed use is considered "automobile repairs and service, indoors" and requires a special permit in the I-1 zoning district; 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;
ADVISORY NOTE: the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or

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

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

WHEREAS, the site is located in an Onondaga County Drainage District for Bear Trap and Ley Creek, which are maintained by the Department of Water Environment Protection in this area; and

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that almost the entirety of the site is located within the 100-year floodplain associated with Ley Creek, which may require elevation of structures and other mitigation; Ley Creek occurs just north of the site; 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 project is within 2,000 feet of multiple sites (IDs: 734074, 734067) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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

Given the proximity of the site to Ley Creek and its location within the 100-year floodplain, the applicant is encouraged to 1) convert unused asphalt to grass or landscaping, 2) reduce impermeable surfaces, and 3) utilize green infrastructure (permeable pavement, rain gardens, etc.) wherever possible to reduce stormwater and protect stormwater quality. For more information on stormwater management and opportunities to incorporate green infrastructure elements into project plans, contact the Onondaga County Save the Rain program at 315-435-2260 or visit <http://savetherain.us>.

The motion was made by James Corbett and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 30, 2019

OCPB Case # Z-19-307

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Village of East Syracuse Village Board at the request of Village of East Syracuse for the property located at 108 Silver Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of West Manlius Street (Route 290), a state highway; and
- WHEREAS, the applicant is proposing a zone change from Residential to General Commercial for a 0.20-acre parcel in order to establish a fitness center in an existing building; and
- WHEREAS, the site is located at the intersection of Silver Street and West Ellis Street, both village streets, in a residential area just north of the Village's commercial main street; the site abuts a single-family residence to the east and is across Silver Street and West Ellis Street from other residential lots; and
- WHEREAS, aerial imagery shows the site contains an existing two-story building, which appears to be a former mason hall; there are existing concrete sidewalks along both road frontages and a parking lot on the site that extends onto an adjacent parcel under common ownership; the parking lot is served by two existing driveways onto Silver Street; per the submitted Environmental Assessment Form (EAF) dated October 10, 2019, the site was previously zoned General Commercial and changed to Residential to allow for the building to be converted into a single-family home, which never occurred; and
- WHEREAS, the requested zone change back to General Commercial is intended to allow the property owner to use the building for a fitness center; no additional information regarding the fitness center use was included; and
- WHEREAS, the Village zoning code states the purpose of the General Commercial zone is to "reserve areas for a wide range of commercial uses, but not necessarily all uses in all areas, to give the Village a diversity of economic development"; permitted uses include churches, clubs, continuing care, cultural institutions, pet care, private parks, public parks, public services, day care, food shops, funeral homes, gymnasiums, hospitals, hotels, light manufacturing, offices, parking, restaurants, retail, service providers, theaters, vacant land, vehicle shops, warehouses, water storage, and wholesalers; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer

Overflow (CSO); and

WHEREAS, the site is located in an Onondaga County Drainage District for Bear Trap and Ley Creek, which are maintained by the Department of Water Environment Protection in this area; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734056, V00057) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site may contain the Northern long-eared bat or Indiana bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that there are no wooded areas on the site; and

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

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

The Village is encouraged to consider also applying the proposed General Commercial zoning to the adjacent parking lot parcel, which appears to be a contiguous part of the site.

The motion was made by James Corbett and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 30, 2019

OCPB Case # Z-19-308

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of North Syracuse Planning Board at the request of Nestico's for the property located at 412 North Main Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of North Main Street (Route 11), a state highway, and the municipal boundary between the Village of North Syracuse and the Town of Clay; and
- WHEREAS, the applicant is proposing a new LED Message Center sign to replace an existing sign on a 0.33-acre parcel in a Commercial (C-1) zoning district; and
- WHEREAS, in 2005, the Board reviewed concurrent area variance (Z-05-24) and final subdivision (S-05-9) referrals to deed a 4-foot wide strip of land from an adjacent parcel to the Nestico's Restaurant parcel to be used for parking; and
- WHEREAS, the site is located along US Route 11, south of the intersection with Bear Road, a county road; surrounding land uses are primarily commercial along the Route 11 corridor with residential neighborhoods occurring to the east and west; and
- WHEREAS, the submitted survey map and aerial imagery show the site has additional frontage on Watson Road, a local road, and contains an existing two-story building, Nestico's Restaurant, surrounded on three sides by asphalt parking; there is an existing concrete sidewalk along Route 11 and a curb cut; the parking along Watson Road and at the rear of the building has unrestricted access to Watson Road; and
- WHEREAS, aerial imagery shows the restaurant has a front outdoor seating area and landscape bed with an existing sign; per the submitted Environmental Assessment Form (EAF) dated October 14, 2019, the new signage will use the existing sign posts and be the same square footage as the current sign; and
- WHEREAS, the submitted sign plans show the proposed signage will include a double-sided 55" x 97" static sign located above a double-sided 41" x 87" color LED message center; and
- WHEREAS, per the NYS Department of Transportation regulation criteria for Commercial Electronic Variable Messaging Signs (CEVMS), best practices to prevent distractions and accidents indicate the minimum static time for messages should be eight seconds, transition time between messages should be instantaneous, signs should not be located too close to intersections or in other positions which place a high demand upon driver attention, and drivers should not be able to view more than one CEVMS at any given moment; regulations further outline maximum brightness levels for day and night, and note that stricter regulations should be implemented if accidents increase in CEVMS locations; and

- WHEREAS, the site is served by public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and
- WHEREAS, the Village of North Syracuse Complete Streets and Re-Greening Plan outlines goals to plant trees and vegetation, improve pedestrian safety, maintain streets and sidewalks in good condition, improve connectivity between residential areas and local and regional destinations, establish opportunities for bicycling, and provide safe access to schools in the Village; general recommendations include improving road networks to promote pedestrian and bicycle usage, using permeable pavement and recycled materials where possible, improving crosswalks for pedestrian safety, reducing driveway widths and the number of access points on Route 11, maintaining a continuous sidewalk, encouraging shared parking, and implementing energy efficient and green infrastructure practices; and
- WHEREAS, the Village of North Syracuse – Comprehensive Plan 2025 identifies this lot as part of the Village’s Northern Business Transition area, in which the vision is “a tree-lined corridor that contains uses geared to serving the needs of commuters as well as local residents”; specific strategies for this corridor include regulating signs and lighting to ensure compatibility with surrounding neighborhoods, developing design guidelines, and updating and enforcing a sign standard ordinance; and
- WHEREAS, the site may contain the least bittern, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); and
- WHEREAS, ADVISORY NOTE: per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

The Village is encouraged to consider adopting sign regulations and/or design guidelines as recommended in the Comprehensive Plan 2025 to reinforce the desired character of this Main Street corridor.

The motion was made by James Corbett and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 30, 2019

OCPB Case # Z-19-309

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of East Syracuse Planning Board at the request of Village of East Syracuse (Byrne Dairy) for the property located at 326 West Manlius 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 West Manlius Street (Route 290), a state highway; and
- WHEREAS, the applicant is proposing to demolish an existing Byrne Dairy facility and construct a new 4,232 sf convenience store and fueling facility, along with associated parking, utilities, landscaping and storm water management areas on three parcels totaling 1.42 acres in a Residential zoning district; and
- WHEREAS, the site is located at the intersection of West Manlius Street, a state road, and Kinne Street, a local road, along the Village's main commercial corridor; aerial imagery shows the corner parcel contains an existing one-story building, Byrne Dairy, surrounded by asphalt with a freestanding fuel canopy and fuel pumps, all to be demolished; the other two subject parcels are grass lots, one of which is under common ownership and the other was recently purchased by Byrne Dairy; and
- WHEREAS, the submitted Final Site Plan dated Sept. 2019 shows the proposed building (4,232 sf), a freestanding fuel canopy with (4) fuel pumps on the west side of the building, and parking at the front and east sides of the building; the site has two existing curb cuts, one each on West Manlius Street and Kinne Street, that will continue to be used; there are existing concrete sidewalks along both road frontages; a portion of the West Manlius Street sidewalk will be replaced to provide a 5' landscape strip between the sidewalk and the curb where there previously was not one;
ADVISORY NOTE: any work within the state right-of-way is subject to a work permit from the NYS Department of Transportation; and
- WHEREAS, the site abuts single-family residential lots to the north; there are existing evergreen trees along half of this shared lot line; proposed evergreen tree plantings and a proposed fence are shown to buffer the remainder of the lot line; the fence will extend along the entirety of the eastern lot line; and
- WHEREAS, per the project narrative, the new operation will employ 25 employees or approximately 16 full-time equivalent employees; the signage package indicates there is an existing freestanding sign near the West Manlius Street/Kinne Street intersection that will be re-faced; an internally-illuminated building sign (3'-6" x 14'-0") will be installed over the front entrance; a lighting plan was included with the referral materials; proposed lighting is shown to include pole-mounted light fixtures (17' mounting height) around the perimeter of the driveways and parking lot, recessed canopy lights,

and building-mounted light fixtures (9' mounting height); and

WHEREAS, the submitted Environmental Assessment Form (EAF) dated September 30, 2019 states 1.25 acres of the site will be disturbed by the proposed project; stormwater will runoff to the proposed stormwater management area at the West Manlius Street/Kinne Street intersection and discharge to the state drainage system;

ADVISORY NOTES: per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

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

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

WHEREAS, ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects; the applicant must contact Plumbing Control to ensure appropriate permits are obtained; and

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

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

WHEREAS, the site is located in an Onondaga County Drainage District for Bear Trap and Ley Creek, which are maintained by the Department of Water Environment Protection in this area; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734001, 734056, V00057) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site may contain the Northern long-eared bat or Indiana bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that some trees will be removed as part of the proposed project; ADVISORY NOTE: per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening

should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and

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

1. The applicant is must continue to coordinate West Manlius Street access plans with the New York State Department of Transportation. To meet Department requirements, the applicant must also submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and a copy of the lighting plan showing no glare or spillover onto adjacent properties or the state right-of-way. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. 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. The municipality must ensure any mitigation as may be determined by the Department is reflected on project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comment:

As this is an important corner site in the Village's central business district, the applicant should consider site design features to enhance the main street character and foster walkability along this corridor. A revised site plan is encouraged that places the building at the prevailing building line along West Manlius Street, situates parking and fueling facilities at the rear or side of the building, and provides landscaping or street trees along both road frontages.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 30, 2019

OCPB Case # Z-19-310

- 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 Dubnoff Family, LLC / RC East, LLC for the property located at 2001 LeMoyne 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 LeMoyne Avenue (Route 219) and Factory Avenue (Route 93), both county highways, and Brewerton Road (Route 11), a state highway; and
- WHEREAS, the applicant is proposing to establish a bus garage facility on 5 parcels totaling 10.6 acres in an Industrial (I-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-19-311) as part of the proposed project; previously, the Board recommended modification of concurrent site plan (Z-09-409) and special permit (Z-09-410) referrals to establish motor vehicle support for a limousine service on two of the subject parcels, and cited access and parking requirements to include delineating Route 11 access, reconfiguring parking to eliminate parking or backing into the state right-of-way, and removing the access to Factory Avenue; and
- WHEREAS, the site is located in an industrial area between the NYS Thruway (I-90) and Factory Avenue, a county road; aerial imagery shows the site is bound by US Route 11, Factory Avenue and LeMoyne Avenue, both county roads, and a CSX rail line; the site is south across Factory Avenue from Ley Creek and contains two existing one-story buildings separated by existing asphalt, to remain; the buildings and asphalt occupy roughly half of the site and occur at the LeMoyne Avenue frontage; there is an existing driveway and concrete sidewalk on LeMoyne Avenue; there is an existing concrete sidewalk along the Route 11 frontage as well;
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on LeMoyne Avenue must meet Department requirements; and
- WHEREAS, the submitted Site Plan dated September 20, 2019 shows the new asphalt parking lot will cover a majority of the site and include 231 bus parking spaces and 185 car parking spaces; the western part of the site appears to contain a gravel area with unrestricted access to Route 11; a proposed full access driveway onto Route 11 is shown in this location;
ADVISORY NOTE: the proposed driveway onto Route 11 requires highway access and work permits from the NYS Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, the local application indicates the 5 subject parcels will be combined into 1; a subdivision referral has not been reviewed by the Onondaga County Planning Board; per the submitted Environmental Assessment Form (EAF) dated

September 26, 2019, daily hours of operation will be Monday through Friday 6am to 7pm; a conversation with the Town indicated that a portion of the existing building space will be used for offices for the bus garage; additional business operations will use the remaining building space; no additional information regarding the proposed use of the existing buildings or asphalt on the site was provided; and

WHEREAS, per the Site Plan, the site contains a 50' easement, including overhead electric lines, to the Niagara, Lockport and Ontario Power Company, a 100' easement to New York State, and a 15' right-of-way to Onondaga County for a sewer line; some of the existing asphalt and proposed bus parking lot appear to encroach into these easements and the sewer right-of-way; the site also contains an existing water line and 30' easement to the Onondaga County Water Authority along the southern lot line with no encroachments shown; and

WHEREAS, per the Onondaga County Department of Water Environment Protection (WEP), the sewer line that crosses the site is a county-owned Ley Creek Relief Interceptor; per WEP, no permanent structures are permitted within the County right-of-way; for any other improvements, such as parking lots, the applicant must execute agreements with WEP for any work within the County right-of-way; and

WHEREAS, per the EAF, 7.0 acres of the site will be disturbed by the proposed project; the Site Plan shows three proposed stormwater management areas on the site that will discharge to the Factory Avenue right-of-way;

ADVISORY NOTES: per the NYS and Onondaga County Departments of Transportation, additional stormwater runoff into the state's or county's drainage system is prohibited; any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; 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; per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the site is located in an Onondaga County Drainage District for Bear Trap and Ley Creek, which are maintained by the Department of Water Environment Protection in this area;

ADVISORY NOTES: the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; per the Onondaga County Department of Water Environment Protection, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), Route 11 has public transit service and bus stops are located along the Route 11

frontage of the site; and

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate the site is just south of the 100-year floodplain and the floodway associated with Ley Creek; Ley Creek occurs just north of the site; 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 project is within 2,000 feet of multiple sites (IDs: 734074, 734063, 734123, V00264, 734036, 734067) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); per the EAF, there has been a reported spill at the site or an adjacent area; no additional information regarding the site's potential contamination history was provided; and

WHEREAS, the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); the site or a portion of it is also located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); ADVISORY NOTE: the applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; and

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

1. The applicant is required to coordinate Route 11 access plans with the New York State Department of Transportation. To meet Department requirements, the applicant must also submit a Traffic Impact Study (TIS) and a copy of the Stormwater Pollution Prevention Plan (SWPPP) for Department review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

2. The applicant is required to contact the Onondaga County Department of Transportation to coordinate requirements for the driveway on LeMoyne Avenue, in order to satisfy commercial driveway standards. To further meet Department requirements, the applicant must also submit a TIS and a copy of the SWPPP for Department review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

3. 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. The municipality must ensure any mitigation as may be determined by the Department is reflected on project plans prior to, or as a condition of, municipal approval.

4. The Town must ensure that no construction of permanent structures occurs which may encroach into the county sanitary sewer right-of-way or

affect the county infrastructure. The applicant must also sign an indemnity agreement with Onondaga County for any infrastructure-related disturbance of land (including the proposed parking lot) within the county right-of-way prior to, or as a condition of, municipal approval.

The Board also offers the following comments:

1. Given the proximity of the development to Ley Creek, the applicant is encouraged to 1) provide additional landscaping for stream buffering, 2) reduce impermeable surfaces, and 3) utilize green infrastructure (permeable pavement, rain gardens, etc.) wherever possible to reduce stormwater and protect stormwater quality. For more information on stormwater management and opportunities to incorporate green infrastructure elements into project plans, contact the Onondaga County Save the Rain program at 315-435-2260 or visit <http://savetherain.us>.
2. The Board advises the municipality to ensure that the proposed use and development of the site will not impact or be impacted by any potential contamination or mitigation efforts occurring on or near the site.
3. Any necessary permissions for work within the Niagara, Lockport & Ontario Power Company and New York State easements should be obtained prior to, or as a condition of, municipal approval.
4. The applicant is advised to contact CSX to ensure the proposed project will not impact the existing rail line to the south.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 30, 2019

OCPB Case # Z-19-311

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Salina Planning Board at the request of Dubnoff Family, LLC / RC East, LLC for the property located at 2001 LeMoyne Avenue; 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 LeMoyne Avenue (Route 219) and Factory Avenue (Route 93), both county highways, and Brewerton Road (Route 11), a state highway; and
- WHEREAS, the applicant is requesting a special permit in order to establish a bus garage facility on 5 parcels totaling 10.6 acres in an Industrial (I-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-19-310) as part of the proposed project; previously, the Board recommended modification and no position with comment of concurrent site plan (Z-09-409) and special permit (Z-09-410) referrals, respectively, to establish motor vehicle support for a limousine service on two of the subject parcels, and cited access and parking requirements to include delineating Route 11 access, reconfiguring parking to eliminate parking or backing into the state right-of-way, and removing the access to Factory Avenue; and
- WHEREAS, the site is located in an industrial area between the NYS Thruway (I-90) and Factory Avenue, a county road; aerial imagery shows the site is bound by US Route 11, Factory Avenue and LeMoyne Avenue, both county roads, and a CSX rail line; the site is south across Factory Avenue from Ley Creek and contains two existing one-story buildings separated by existing asphalt, to remain; the buildings and asphalt occupy roughly half of the site and occur at the LeMoyne Avenue frontage; there is an existing driveway and concrete sidewalk on LeMoyne Avenue; there is an existing concrete sidewalk along the Route 11 frontage as well;
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on LeMoyne Avenue must meet Department requirements; and
- WHEREAS, the submitted Site Plan dated September 20, 2019 shows the new asphalt parking lot will cover a majority of the site and include 231 bus parking spaces and 185 car parking spaces; the western part of the site appears to contain a gravel area with unrestricted access to Route 11; a proposed full access driveway onto Route 11 is shown in this location;
ADVISORY NOTE: the proposed driveway onto Route 11 requires highway access and work permits from the NYS Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, the local application indicates the 5 subject parcels will be combined into 1; a

subdivision referral has not been reviewed by the Onondaga County Planning Board; per the submitted Environmental Assessment Form (EAF) dated September 26, 2019, daily hours of operation will be Monday through Friday 6am to 7pm; a conversation with the Town indicated that a portion of the existing building space will be used for offices for the bus garage; additional business operations will use the remaining building space; no additional information regarding the proposed use of the existing buildings or asphalt on the site was provided; and

WHEREAS, per the Site Plan, the site contains a 50' easement, including overhead electric lines, to the Niagara, Lockport and Ontario Power Company, a 100' easement to New York State, and a 15' right-of-way to Onondaga County for a sewer line; some of the existing asphalt and proposed bus parking lot appear to encroach into these easements and the sewer right-of-way; the site also contains an existing water line and 30' easement to the Onondaga County Water Authority along the southern lot line with no encroachments shown; and

WHEREAS, per the Onondaga County Department of Water Environment Protection (WEP), the sewer line that crosses the site is a county-owned Ley Creek Relief Interceptor; per WEP, no permanent structures are permitted within the County right-of-way; for any other improvements, such as parking lots, the applicant must execute agreements with WEP for any work within the County right-of-way; and

WHEREAS, per the EAF, 7.0 acres of the site will be disturbed by the proposed project; the Site Plan shows three proposed stormwater management areas on the site that will discharge to the Factory Avenue right-of-way;
ADVISORY NOTES: per the NYS and Onondaga County Departments of Transportation, additional stormwater runoff into the state's or county's drainage system is prohibited; any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; 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; per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the site is located in an Onondaga County Drainage District for Bear Trap and Ley Creek, which are maintained by the Department of Water Environment Protection in this area;
ADVISORY NOTES: the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; per the Onondaga County Department of Water Environment Protection, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), Route 11 has public transit service and bus stops are located along the Route 11 frontage of the site; and

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate the site is just south of the 100-year floodplain and the floodway associated with Ley Creek; Ley Creek occurs just north of the site; 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 project is within 2,000 feet of multiple sites (IDs: 734074, 734063, 734123, V00264, 734036, 734067) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); per the EAF, there has been a reported spill at the site or an adjacent area; no additional information regarding the site's potential contamination history was provided; and

WHEREAS, the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); the site or a portion of it is also located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); ADVISORY NOTE: the applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; and

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

1. The applicant is required to coordinate Route 11 access plans with the New York State Department of Transportation. To meet Department requirements, the applicant must also submit a Traffic Impact Study (TIS) and a copy of the Stormwater Pollution Prevention Plan (SWPPP) for Department review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. The applicant is required to contact the Onondaga County Department of Transportation to coordinate requirements for the driveway on LeMoyne Avenue, in order to satisfy commercial driveway standards. To further meet Department requirements, the applicant must also submit a TIS and a copy of the SWPPP for Department review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
3. 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. The municipality must ensure any mitigation as may be determined by the Department is reflected on project plans prior to, or as a condition of, municipal approval.

4. The Town must ensure that no construction of permanent structures occurs which may encroach into the county sanitary sewer right-of-way or affect the county infrastructure. The applicant must also sign an indemnity agreement with Onondaga County for any infrastructure-related disturbance of land (including the proposed parking lot) within the county right-of-way prior to, or as a condition of, municipal approval.

The Board also offers the following comments:

1. Given the proximity of the development to Ley Creek, the applicant is encouraged to 1) provide additional landscaping for stream buffering, 2) reduce impermeable surfaces, and 3) utilize green infrastructure (permeable pavement, rain gardens, etc.) wherever possible to reduce stormwater and protect stormwater quality. For more information on stormwater management and opportunities to incorporate green infrastructure elements into project plans, contact the Onondaga County Save the Rain program at 315-435-2260 or visit <http://savetherain.us>.

2. The Board advises the municipality to ensure that the proposed use and development of the site will not impact or be impacted by any potential contamination or mitigation efforts occurring on or near the site.

3. Any necessary permissions for work within the Niagara, Lockport & Ontario Power Company and New York State easements should be obtained prior to, or as a condition of, municipal approval.

4. The applicant is advised to contact CSX to ensure the proposed project will not impact the existing rail line to the south.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 30, 2019

OCPB Case # Z-19-312

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Fortune Engineering Group, PC for the property located at 9658 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 Oswego County; and
- WHEREAS, the applicant is proposing to renovate an existing vacant convenience store and establish professional office space on a 0.39-acre parcel in a General Commercial Brewerton Downtown Core Overlay zoning district; and
- WHEREAS, the site is located in the hamlet of Brewerton with surrounding residential and commercial land uses; the submitted survey map shows the site has frontage on US Route 11 and East Washington Street, a local road, and contains an existing one-story vacant building, formerly a convenience store; the building is shown to occur at the northeast corner of the parcel; there is asphalt parking from the front of the building to both road frontages; and
- WHEREAS, per the survey map, there is an existing concrete sidewalk along Route 11 and a driveway; access to East Washington Street is unrestricted; and
- WHEREAS, the local application indicates the building will be renovated for a professional office use for Fortune Engineering Group, PC; the submitted elevation drawings show exterior improvements to include removing the existing windows and door, installing new windows and door, and replacing the existing façade with hardiplank lap siding and cultured stone panels; proposed signage is shown to include a 27 sf “halo” lit wall-mounted sign on the front of the building; and
- WHEREAS, the submitted site plan shows site improvements to include converting a substantial amount of asphalt to grass and installing new asphalt for a 6-space parking lot with a delineated driveway onto East Washington Street; the existing curb cut onto Route 11 and driveway entrance in the state right-of-way is shown to be abandoned in place; there will be a concrete sidewalk walk from the parking lot to the building entrance; and
- WHEREAS, proposed lighting is shown to include (4) recessed 10W LED wall-wash flood lights mounted in the building overhang and a 21W LED wall pack with full cut-off shroud on the side of the building; and
- WHEREAS, per the local application, proposed hours of operation are 8am to 5pm Monday thru Friday; the maximum number of employees on site at one time is 2; and
- WHEREAS, the site is served by public drinking water and sewers and is located in Brewerton Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed;

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

WHEREAS, the project is within 2,000 feet of a site (ID: 734112) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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

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

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

The applicant must contact the New York State Department of Transportation regarding plans to remove the driveway on Route 11. Any work within the state right-of-way is subject to a work permit from the Department. The Town must ensure any required modifications are reflected on the site plan prior to, or as a condition of, municipal approval.

The Board also offers the following comment:

1. The applicant is encouraged to consult with the Town to ensure the project plans conform to the design standards and planning goals of the Downtown Core zoning district and Brewerton Revitalization project.
2. The applicant is encouraged to install sidewalks along the East Washington Street frontage to foster walkability in this area and provide landscaping to screen front yard parking and improve the aesthetics of this important corner parcel.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 30, 2019

OCPB Case # Z-19-313

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Wilkins Recreational Vehicles, Inc. for the property located at 8845 Brewerton 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 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 establish a recreational vehicle dealership on a 13.78-acre parcel in a General Commercial zoning district; and
- WHEREAS, in 2017, the Board offered no position with comment for a preliminary and final subdivision referral (S-17-50) to subdivide a 57.13-acre parcel into two new lots, which ultimately created the subject parcel; and
- WHEREAS, the site is located along Brewerton Road (US Route 11) to the west of I-81; surrounding land uses are low-density commercial and industrial, undeveloped lands, and the Cicero Commons complex; and
- WHEREAS, the submitted Amended Site Plan – Existing Features shows the site contains an existing metal sided building, a front asphalt parking lot (15 spaces), and a front asphalt display area for a former boat dealership; there is a large gravel area along the side and rear of the building and a stormwater management area to the rear of that; and
- WHEREAS, per the local application, the proposed RV dealership, Wilkins Recreational Vehicles, Inc., is relocating from a site located on Route 11 to the south; the submitted Amended Site Plan – Proposed Features shows the gravel area along the side of the building will be converted to asphalt and used for storage and inventory; the rear gravel area is intended for storage only; the maximum number of recreational vehicles on site is 100; and
- WHEREAS, per the Amended Site Plan – Proposed Features, the site has an existing asphalt driveway onto Route 11, which will remain; the existing freestanding sign at the front of the site will remain and be retrofitted with a new 4' x 8' sign insert; a new 5' x 40' wall-mounted sign is proposed for the front of the building; there are no proposed changes in landscaping, lighting, grading, or utilities; and
- WHEREAS, per the local application, proposed hours of operation will be 8am to 6pm six days a week and 8am to 8pm six days a week during the summer; the maximum number of employees on-site at one time will be 12; and
- WHEREAS, the site is served by public drinking water and an individual septic system; no changes to the existing infrastructure are proposed; and

WHEREAS, GIS mapping shows Youngs Creek runs east-west through the rear portion of the site; there may be federal wetlands associated with the creek; all existing and proposed development appears to be outside the creek and wetland areas; and

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

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

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

The motion was made by James Corbett and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 30, 2019

OCPB Case # Z-19-314

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Sacred Heart Church for the property located at 8223 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
- WHEREAS, the applicant is proposing construction of a 550 sf chapel on a 5.33-acre parcel in a General Commercial zoning district; and
- WHEREAS, the site is located along a commercial stretch of Brewerton Road (US Route 11); the site abuts a residential neighborhood to the south; aerial imagery shows the site contains a portion of the Sacred Heart Church grounds, including a part of the parking lot, a corner of the church building, and most of the existing food pantry building; the remainder of the grounds appears to cover 3 adjacent parcels; and
- WHEREAS, per aerial imagery, the church grounds has 5 existing driveways onto Route 11, with two of the driveways occurring on the site; one of the site's driveways provides egress-only from the parking lot and the other serves the food pantry building; and
- WHEREAS, the submitted site plan shows the proposed chapel (550 sf) will be constructed next to the food pantry building and have a concrete sidewalk connecting the building to the existing sidewalk network on the church grounds and ultimately the parking lot; and
- WHEREAS, per the local application, the new chapel is intended to provide space for meditation and prayer; proposed hours of operation will be Monday thru Friday 7am to 7pm; there will be no employees for the chapel use; and
- WHEREAS, GIS mapping shows the rear of the site is encumbered by potential state and federal wetland areas; there appears to be a watercourse on the rear adjacent parcels with associated 100-year floodplain and floodway areas; the existing and proposed development appears to be outside of the wetland and floodplain/floodway areas; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; new municipal connections to public drinking water and sewers are proposed for the chapel;
- ADVISORY NOTES: the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire

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

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

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

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

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

The motion was made by James Corbett and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 30, 2019

OCPB Case # Z-19-315

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Skaneateles Planning Board at the request of Joshua Miller for the property located at 1410 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of East Genesee Street (Route 20), a state highway; and
- WHEREAS, the applicant is requesting a special permit to allow a lawn equipment sales and service use on a 2.16-acre parcel in Highway Commercial (HC) and Lake Watershed Overlay (LWOD) zoning districts while maintaining the existing auto service and metal fabrication businesses on the site; and
- WHEREAS, in 2016, the Board offered no position with comment for a special permit referral (Z-16-227) to establish a mixed-use retail, service, and restaurant space in a portion of the existing commercial building; the Board previously recommended modification of a special permit referral to establish a CrossFit fitness facility in the building (Z-15-338) and of other special permit referrals (Z-05-56 and Z-07-132) for prior business uses in the building, with requirements to pave the portion of the driveway in the State right-of-way and to obtain approval from the City of Syracuse Water Department, and commenting on enhancing character in the Village gateway location; and
- WHEREAS, the site is just east of the Village of Skaneateles and located along West Genesee Street (US Route 20) with surrounding low-density commercial uses; the submitted survey map dated October 1, 2019 shows the site contains an existing building (3,216 sf) that occurs 44' from the state right-of-way and a gravel area on the west side of the building; there is an existing detached garage (1,435 sf), a rear building (to be removed), and an additional gravel area at the rear of the other building on-site; these two areas are separated by a watercourse that bisects the property; most of the buildings and parking/driveway areas are within the 100' watercourse setback; there are no sidewalks along this stretch of Route 20; and
- WHEREAS, the survey map shows two gravel crossings over the watercourse, each with its own culvert; current FEMA Flood Insurance Rate Maps (FIRM) indicate the area surrounding the creek is located within the 100-year floodplain, which may require elevation of structures and other mitigation; this appears to include a portion of the existing building and other development on the site; 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 submitted Project Narrative indicates the site contains existing metal

fabrication (Hood Welding) and auto sales and service (Petrol Motion) uses; per the submitted Site Plan, the auto sales and service use occupies the rear garage and the metal fabrication business occupies a portion of the front building; the floor plan indicates the proposed lawn tractor sales and service use (Skaneateles Small Engines) will occupy the remainder of the front building; per the local application, the existing uses were each issued previous special permits and do not require additional approvals; and

WHEREAS, per the Site Plan, there are 19 parking spaces available on-site within the existing gravel areas, 6 on the north side of the watercourse and 13 to the south; there is an existing gravel driveway on Route 20 that will remain; additional site improvements are shown to include removing an existing oil tank on the east side of the building, adding an 8' x 20' roof structure to go over an exterior aboveground propane tank; and

WHEREAS, the Project Narrative indicates the proposed use will have outdoor display areas for larger equipment and tractors; the Site Plan shows an area at the front of the site for seasonal inventory and another display area along the west lot line; per the narrative, Skaneateles Small Engines will employ 6 people and operate Monday thru Friday 8am to 6pm and Saturday 8am to 1pm; the business typically has 1-2 customers in the store at a time with as many as 6-8 on a weekend during peak season; deliveries are made by tractor trailer approximately once a month and they will back into the driveway for loading and delivery; panel truck deliveries may be daily during peak season and weekly during off season;

ADVISORY NOTE: per the New York State 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; and

WHEREAS, per the Project Narrative, the existing culverts will be replaced and the watercourse will be lined with rock for erosion control; work in the watercourse has been reviewed by Soil and Water Conservation of the NYS Department of Environmental Conservation (DEC); a General Permit has been issued by the DEC, and was included with the referral materials, allowing for the disturbance of the watercourse on site; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated October 1, 2019, <0.1 acres will be disturbed by the proposed project; three proposed bioswales are shown in the Site Plan and intended to treat existing stormwater runoff before entering the watercourse; reductions in the gravel parking are also planned with areas being converted to grass to further improve stormwater runoff; and

WHEREAS, the site is served by Village water and sewers and is located outside of the Onondaga County Sanitary District; no changes to the existing infrastructure are proposed; 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 is currently 26.7% and will be reduced to 25% following the proposed project, where 30% is the maximum permitted; and

WHEREAS, the Skaneateles Watershed Rules and Regulations require that the applicant submit plans to the City of Syracuse Water Department for approval; a letter from the City to the Town of Skaneateles CEO dated October 10, 2019,

included with the referral materials, indicates the Department has reviewed the applicant's proposal and has no comments; and

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

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

The applicant must contact the New York State Department of Transportation to coordinate requirements for the existing driveway on East Genesee Street, in order to satisfy commercial driveway standards, which may require paving the portion of the driveway located in the state right-of-way. To further meet Department requirements, the applicant must contact the Department regarding anticipated truck traffic and circulation. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comments:

1. The applicant is encouraged to consult with the Town to ensure the project plans are consistent with the goals and plans for the Eastern Gateway area, which may include the provision of sidewalks along the East Genesee Street frontage.
2. 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 the proposed and existing use of the site would not negatively affect drainage patterns in or near the floodplain and limiting new development and areas for parking, storage, and display within the floodplain.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 30, 2019

OCPB Case # Z-19-316

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Skaneateles Planning Board at the request of Steve Johnson for the property located at 1729 Russell's Landing; 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 a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to demolish and rebuild a seasonal cottage and construct a detached two-story studio on a 0.53-acre parcel in Rural and Farming (RF) and Lake Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-19-317) as part of the proposed project; and
- WHEREAS, the site is located on the western shore of Skaneateles Lake with surrounding lakefront residential properties and large tracts of undeveloped land; the site is north of a 90-acre parcel enrolled in NYS Agricultural District 2 that appears to contain active farmland; and
- WHEREAS, the submitted survey map shows the site has frontage on Russells Landing, a private road, and contains an existing seasonal camp with a rear deck and two sheds, all to be removed; there is an existing tarvia driveway onto Russells Landing; shoreline structures include stairs and a deck that occurs at the mean high water line; and
- WHEREAS, the submitted Site Plan dated September 30, 2019 shows the proposed seasonal cottage and attached deck will generally occupy the same footprint as the existing camp, though enlarged by 186 sf; a retaining wall will be installed at the rear of the cottage and the proposed studio (384 sf) will be constructed closer to the driveway; the submitted floor plans show 2 bedrooms and 1.5 bathrooms in the cottage and a loft (to be used as a guest bedroom) and half-bathroom in the studio; no changes to the shoreline structures are shown; and
- WHEREAS, per the local application, the lot is pre-existing non-conforming as it does not meet lot size requirements (23,162 sf where 2 acres is required); the existing camp is a pre-existing non-conforming structure that does not meet the east side yard setback (22.3' where 30' is required) or lake yard setback (13.8' where 100' is required); the proposed cottage will minimally improve the east side and lake yard setbacks, though they will still not meet the Town's requirements; and
- WHEREAS, per the Town zoning code, a special permit is required to demolish and replace a non-conforming structure if there are any changes in location of the footprint and the new location does not comply with all dimensional requirements of the Town zoning code; and

WHEREAS, the site appears to have a fairly significant slope, decreasing in elevation from the road to the lake by roughly 50'; per the Project Narrative, there are several intermittent areas of steep slopes greater than 30%; the Site Plan also shows an underground electric line and easement at the front of the site; the proposed leach field appears to occur in the easement area; and

WHEREAS, drinking water is drawn directly from Skaneateles Lake and the property is currently served by a holding tank; a new individual septic system is proposed; the Site Plan shows a proposed leach field at the front of the site connecting to a septic tank between the studio and cottage; a letter dated September 18, 2019, included with the referral materials, indicates the septic system plans for a 3-bedroom dwelling were approved by the Onondaga County Health Department on September 18, 2019; per the Onondaga County Health Department, a modified septic system plan has been submitted to the Department and is currently under review; 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 is currently 7.9% and will increase to 10% following the proposed project, where 10% is the maximum permitted; and

WHEREAS, the Skaneateles Watershed Rules and Regulations require that the applicant submit plans to the City of Syracuse Water Department for approval; a letter from the City to the Town of Skaneateles CEO dated October 10, 2019, included with the referral materials, indicates the Department has reviewed the applicant's proposal; comments from the City indicate that the Onsite Wastewater Treatment System Design Approval dated September 18, 2019 does not include the Studio and house sewer details; and

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that the shoreline 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 recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

The municipality must ensure all conditions are met and approvals are obtained from the City of Syracuse Water Department prior to, or as a condition of, approving the proposed application.

The Board also offers the following comment:

1. The Town and applicant are advised to clarify the ownership of the electric easement on the site plan. Any necessary permissions for work within the easement should be obtained prior to, or as a condition of, municipal approval.
2. Though the Board generally discourages development within the lake yard setback of Skaneateles Lake, which is a public water supply source, it

considers construction of the new house in the current footprint to have the least possible impact given the constraints of the site.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 30, 2019

OCPB Case # Z-19-317

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Skaneateles Planning Board at the request of Steve Johnson for the property located at 1729 Russell's Landing; 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 a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting a special permit to demolish and rebuild a seasonal cottage and construct a detached two-story studio on a 0.53-acre parcel in Rural and Farming (RF) and Lake Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-19-316) as part of the proposed project; and
- WHEREAS, the site is located on the western shore of Skaneateles Lake with surrounding lakefront residential properties and large tracts of undeveloped land; the site is north of a 90-acre parcel enrolled in NYS Agricultural District 2 that appears to contain active farmland; and
- WHEREAS, the submitted survey map shows the site has frontage on Russells Landing, a private road, and contains an existing seasonal camp with a rear deck and two sheds, all to be removed; there is an existing tarvia driveway onto Russells Landing; shoreline structures include stairs and a deck that occurs at the mean high water line; and
- WHEREAS, the submitted Site Plan dated September 30, 2019 shows the proposed seasonal cottage and attached deck will generally occupy the same footprint as the existing camp, though enlarged by 186 sf; a retaining wall will be installed at the rear of the cottage and the proposed studio (384 sf) will be constructed closer to the driveway; the submitted floor plans show 2 bedrooms and 1.5 bathrooms in the cottage and a loft (to be used as a guest bedroom) and half-bathroom in the studio; no changes to the shoreline structures are shown; and
- WHEREAS, per the local application, the lot is pre-existing non-conforming as it does not meet lot size requirements (23,162 sf where 2 acres is required); the existing camp is a pre-existing non-conforming structure that does not meet the east side yard setback (22.3' where 30' is required) or lake yard setback (13.8' where 100' is required); the proposed cottage will minimally improve the east side and lake yard setbacks, though they will still not meet the Town's requirements; and
- WHEREAS, per the Town zoning code, a special permit is required to demolish and replace a non-conforming structure if there are any changes in location of the footprint and the new location does not comply with all dimensional

requirements of the Town zoning code; and

WHEREAS, the site appears to have a fairly significant slope, decreasing in elevation from the road to the lake by roughly 50'; per the Project Narrative, there are several intermittent areas of steep slopes greater than 30%; the Site Plan also shows an underground electric line and easement at the front of the site; the proposed leach field appears to occur in the easement area; and

WHEREAS, drinking water is drawn directly from Skaneateles Lake and the property is currently served by a holding tank; a new individual septic system is proposed; the Site Plan shows a proposed leach field at the front of the site connecting to a septic tank between the studio and cottage; a letter dated September 18, 2019, included with the referral materials, indicates the septic system plans for a 3-bedroom dwelling were approved by the Onondaga County Health Department on September 18, 2019; per the Onondaga County Health Department, a modified septic system plan has been submitted to the Department and is currently under review; 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 is currently 7.9% and will increase to 10% following the proposed project, where 10% is the maximum permitted; and

WHEREAS, the Skaneateles Watershed Rules and Regulations require that the applicant submit plans to the City of Syracuse Water Department for approval; a letter from the City to the Town of Skaneateles CEO dated October 10, 2019, included with the referral materials, indicates the Department has reviewed the applicant's proposal; comments from the City indicate that the Onsite Wastewater Treatment System Design Approval dated September 18, 2019 does not include the Studio and house sewer details; and

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that the shoreline 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 recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

The municipality must ensure all conditions are met and approvals are obtained from the City of Syracuse Water Department prior to, or as a condition of, approving the proposed application.

The Board also offers the following comment:

1. The Town and applicant are advised to clarify the ownership of the electric easement on the site plan. Any necessary permissions for work within the easement should be obtained prior to, or as a condition of, municipal approval.

2. Though the Board generally discourages development within the lake yard

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setback of Skaneateles Lake, which is a public water supply source, it considers construction of the new house in the current footprint to have the least possible impact given the constraints of the site.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 30, 2019

OCPB Case # Z-19-318

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Skaneateles Planning Board at the request of Christopher Kelly for the property located at 3355 East Lake Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Lake Road (Route 41), a state highway; and
- WHEREAS, the applicant is proposing to demolish a 2,200 sf single-family dwelling and construct a 3,577 sf single-family dwelling on a 2.0-acre parcel in Rural and Farming (RF) and Lake Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-19-319) as part of the proposed project; the Board recently offered no position for concurrent site plan (Z-19-171) and special permit (Z-19-172) referrals for shoreline improvements and removal of a shed on the subject parcel, which were approved earlier this year; and
- WHEREAS, the site is located east of Skaneateles Lake with surrounding land uses being residential; the submitted survey map dated January 8, 2019 shows the site is a landlocked parcel with access to East Lake Road, a state road, via an existing private drive, Fire Lane J, that occurs on and also serves several adjacent parcels; the site has 149.2' of shoreline and contains an existing 5-bedroom house with an attached garage (to be demolished), a tennis court, a shed (to be demolished), and shoreline structures including a second shed, a dock, and a wall and patio; and
- WHEREAS, the submitted Site Plan dated October 1, 2019 shows the existing house will be replaced by a proposed 3,577 sf house with an attached 3-car garage; the new house will be located closer to the lake line, though the Project Narrative indicates the proposed house will meet all the setback requirements of the RF and LWOD zoning districts; and
- WHEREAS, additional site improvements include enlarging the shoreline shed to 192 sf, where previously it was 131 sf, and reorienting it to better align with the shoreline patio; per the Town zoning code, a special permit is required to construct/modify shoreline structures within 100' of the lake line and the enlarged/reoriented shed is shown to occur less than 50' from the lake line; and
- WHEREAS, the Site Plan also shows a portion of the driveway will be removed as part of the project, resulting in a reduction in impervious surface coverage from 16.9% to 16.3%, where 10% is permitted; per the Project Narrative, an area variance was granted in 2000 that allowed the lot to have an ISC of 16.3%; and
- WHEREAS, the site is served by an individual septic system and draws drinking water directly from Skaneateles Lake; per the Project Narrative, the existing leach

field will be reused along with relocated septic tank and pump chamber; the Site Plan shows the septic tank and pump chamber near the northwest corner of the proposed house and the existing leach field at the front of the site, east of the tennis court;

ADVISORY NOTE: the Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to municipal approval of the site plan; 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; per the Project Narrative, bio-swales will be added below the tennis court and below the house to treat stormwater before it enters the lake; and

WHEREAS, the Skaneateles Watershed Rules and Regulations require that the applicant submit plans to the City of Syracuse Water Department for approval; a letter from the City to the Town of Skaneateles CEO dated October 10, 2019, included with the referral materials, indicates the Department has reviewed the applicant's proposal; comments from the City indicate that a design plan showing the proposed relocated septic system components has not been prepared and prior to modification or replacement of an existing structure, the City of Syracuse and County Health Department must issue written acceptance of the existing onsite wastewater treatment system or grant approval for construction of a new one; and

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that the shoreline 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 site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

The municipality must ensure all conditions are met and approvals are obtained from the City of Syracuse Water Department and Onondaga County Health Department prior to, or as a condition of, approving the proposed application.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 30, 2019

OCPB Case # Z-19-319

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Skaneateles Planning Board at the request of Christopher Kelly for the property located 3355 East Lake Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of East Lake Road (Route 41), a state highway; and
- WHEREAS, the applicant is requesting a special permit to demolish a 2,200 sf single-family dwelling and construct a 3,577 sf single-family dwelling on a 2.0-acre parcel in Rural and Farming (RF) and Lake Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-19-318) as part of the proposed project; the Board recently offered no position for concurrent site plan (Z-19-171) and special permit (Z-19-172) referrals for shoreline improvements and removal of a shed on the subject parcel, which were approved earlier this year; and
- WHEREAS, the site is located east of Skaneateles Lake with surrounding land uses being residential; the submitted survey map dated January 8, 2019 shows the site is a landlocked parcel with access to East Lake Road, a state road, via an existing private drive, Fire Lane J, that occurs on and also serves several adjacent parcels; the site has 149.2' of shoreline and contains an existing 5-bedroom house with an attached garage (to be demolished), a tennis court, a shed (to be demolished), and shoreline structures including a second shed, a dock, and a wall and patio; and
- WHEREAS, the submitted Site Plan dated October 1, 2019 shows the existing house will be replaced by a proposed 3,577 sf house with an attached 3-car garage; the new house will be located closer to the lake line, though the Project Narrative indicates the proposed house will meet all the setback requirements of the RF and LWOD zoning districts; and
- WHEREAS, additional site improvements include enlarging the shoreline shed to 192 sf, where previously it was 131 sf, and reorienting it to better align with the shoreline patio; per the Town zoning code, a special permit is required to construct/modify shoreline structures within 100' of the lake line and the enlarged/reoriented shed is shown to occur less than 50' from the lake line; and
- WHEREAS, the Site Plan also shows a portion of the driveway will be removed as part of the project, resulting in a reduction in impervious surface coverage from 16.9% to 16.3%, where 10% is permitted; per the Project Narrative, an area variance was granted in 2000 that allowed the lot to have an ISC of 16.3%; and
- WHEREAS, the site is served by an individual septic system and draws drinking water

directly from Skaneateles Lake; per the Project Narrative, the existing leach field will be reused along with relocated septic tank and pump chamber; the Site Plan shows the septic tank and pump chamber near the northwest corner of the proposed house and the existing leach field at the front of the site, east of the tennis court;

ADVISORY NOTE: the Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to municipal approval of the site plan; 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; per the Project Narrative, bio-swales will be added below the tennis court and below the house to treat stormwater before it enters the lake; and

WHEREAS, the Skaneateles Watershed Rules and Regulations require that the applicant submit plans to the City of Syracuse Water Department for approval; a letter from the City to the Town of Skaneateles CEO dated October 10, 2019, included with the referral materials, indicates the Department has reviewed the applicant's proposal; comments from the City indicate that a design plan showing the proposed relocated septic system components has not been prepared and prior to modification or replacement of an existing structure, the City of Syracuse and County Health Department must issue written acceptance of the existing onsite wastewater treatment system or grant approval for construction of a new one; and

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that the shoreline 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 site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

The municipality must ensure all conditions are met and approvals are obtained from the City of Syracuse Water Department and Onondaga County Health Department prior to, or as a condition of, approving the proposed application.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 30, 2019

OCPB Case # Z-19-320

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Village of Jordan Zoning Board of Appeals at the request of William Simpson for the property located at 2 South Main 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 Route 317 (Main Street), a state highway, and Mechanic Street (Route 60), a county highway; and
- WHEREAS, the applicant is requesting a special permit to establish a bar / restaurant in the Village Center zoning district; and
- WHEREAS, the site is located in the village center and in the Jordan Village Historic District, which is listed on the National Register of Historic Places; surrounding land uses are primarily commercial; and
- WHEREAS, the submitted survey map shows the site has frontage on South Main Street, a state road, and Clinton Street, a village street, and contains an existing three-story building and a rear gravel parking area; aerial imagery shows the parking lot is served by two existing driveways, one each on South Main Street and Clinton Street; the South Main Street driveway appears to occur on an adjacent parcel, which is owned by the Village and contains a contiguous public parking lot; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated September 4, 2019, the requested special permit is intended to allow for a 900 sf bar to be located on the first floor and north end of the building; the submitted EAF is an old version of the form; newer versions are available as of January 1, 2019; and
- WHEREAS, the survey map shows an existing 20' wide sanitary sewer easement to the Village of Jordan crossing the parking lot and a 12' wide driveway easement to the New York Telephone Co., who owns the rear adjacent parcel, along the west lot line; there are existing concrete sidewalks along both road frontages; and
- WHEREAS, no site improvements are indicated in the referral materials; and
- WHEREAS, the site is served by village sewers and public drinking water; no changes to the existing infrastructure are proposed; and
- WHEREAS, the site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper); and

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

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

The Town is advised to ensure the applicant submits the new version of the Environmental Assessment Form prior to voting on this proposal, in order to meet State Environmental Quality Review (SEQR) requirements effective January 1, 2019.

The motion was made by James Corbett and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 30, 2019

OCPB Case # Z-19-321

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a OTHER AUTHORIZATION from the City of Syracuse Zoning Administration at the request of Greater Syracuse Property Management Corp. for the property located at 1202 Willis Avenue & 957 Emerson Avenue, rear; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law the site is located within 500 feet of the municipal boundary between the City of Syracuse and the Village of Solvay in the Town of Geddes; and
- WHEREAS, the applicant is proposing a lot line adjustment to convey a 10' x 35.16' strip from 1202 Willis Avenue to 957 Emerson Avenue Rear in an Industrial, Class A zoning district; and
- WHEREAS, in 2018, the Board offered no position with comment for a project site review referral (Z-18-329) for minor renovations to an existing commercial building and parking lot on two of the subject parcels; previously, the Board offered no position for a subdivision referral (S-18-59) to combine the two commercial parcels as part of the proposed project; City tax maps dated January 1, 2019 still show the parcels as two separate lots; and
- WHEREAS, the site is located in the City's Westside neighborhood near the shared municipal boundary with the Village of Solvay; surrounding land uses are a mix of small service/commercial businesses and one- and two-family residences; and
- WHEREAS, the submitted subdivision plan shows the site has frontage on Willis Avenue and Emerson Avenue, both city streets, and contains an existing one-story commercial building (to be converted to a grocery store) and an existing two-family house; per the local application, the requested lot line adjustment is intended to correct an existing encroachment, where the rear stairs of the dwelling occur on the commercial property; and
- WHEREAS, per the subdivision plan, proposed New Lot 1202A (0.345 acres) will contain the commercial building, as well as two existing asphalt driveways, one each occurring on Willis Avenue and Emerson Avenue; there are gravel areas on either side of the Willis Avenue driveway, which appear to occur on New Lot 1202A and continue onto the adjacent parcels resulting in unrestricted access for nearly the entire block of Willis Avenue; and
- WHEREAS, per the subdivision plan, proposed New Lot 957R (0.046 acres) will contain the residential dwelling and a 10' x 35.16' strip of land conveyed from the commercial property; New Lot 957R is a landlocked parcel occurring at the rear of a residential lot with frontage on Emerson Avenue; access to New Lot 957R appears to come from an existing concrete driveway on the adjacent residential lot; no changes to the lot are proposed; and

- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse draft zoning map dated June 2019, the proposed zoning for the lots is Mixed Use Neighborhood Center (MX-2), which would act to “provide for a pedestrian-friendly, transit-supportive mix of medium- to higher-density residential uses and nonresidential uses that offer goods and services to surrounding neighborhoods”; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and
- WHEREAS, the site is located in an Onondaga County Drainage District for Harbor Brook, which is maintained by the Department of Water Environment Protection in this area; and
- WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734008, 734126, 734075, 734072) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and
- WHEREAS, the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); the site may contain the bald eagle, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and
- WHEREAS, ADVISORY NOTE: per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

The motion was made by James Corbett and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 30, 2019

OCPB Case # Z-19-322

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Convenient MD, LLC (David Sanderson) for the property located at 6810 E. Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Genesee Street (Route 5 / 92), a state highway; and
- WHEREAS, the applicant is proposing to demolish existing structures and construct a new urgent care facility with associated site improvements on a 0.51-acre parcel in a Special Business Transitional zoning district; and
- WHEREAS, in 2013, the Board recommended modification of a special permit referral (Z-13-65) for uses to exceed 5,000 sf and allow for a retail building addition on the subject parcel; Board recommendations included coordination with the NYS Department of Transportation on permit and drainage requirements; the Board previously reviewed an area variance referral (Z-13-6) as part of the proposed project; and
- WHEREAS, the site is located along a highly commercialized portion of East Genesee Street (NYS Route 5); the submitted survey map dated September 3, 2019 shows the site contains two existing vacant buildings, to be demolished, and is otherwise almost entirely covered by asphalt; there is an existing driveway onto Route 5, to be removed; access to the site will come from an existing internal drive and access easement at the rear of the site, which ultimately connects to a full access, signalized driveway on the adjacent commercial parcel to the west and a right-in, right-out driveway on the parcel to the east; and
- WHEREAS, the submitted Proposed Site Plan dated September 27, 2019 shows the proposed 2-story building (5,086 sf), Convenient MD urgent care, will be set back 25' from the state right-of-way and surrounded on three sides by concrete sidewalks; a proposed concrete sidewalk is shown along the road front with a connection to the building entrance; the new sidewalk at the front of the site will be installed in the state right-of-way and replace an existing sidewalk, allowing for a wider planting strip between the sidewalk and the street as is seen on the adjacent parcels to the east; there is a proposed parking lot (29 spaces) occurring at the east side and rear of the building; ADVISORY NOTE: any proposed within the state right-of-way is subject to a work permit from the NYS Department of Transportation; and
- WHEREAS, the submitted sign plans show proposed signage to include (2) 110-1/8" x 396" LED channel letter wall signs (222.6 sf each), one each on the east and west elevations, (1) 106-1/8" x 420" LED channel letter wall sign (250.6 sf) on the north elevation, facing East Genesee Street, and a 6' tall, internally

illuminated monument sign (20 sf) with faux stone base near the northwest corner of the building; and

WHEREAS, proposed lighting is shown in the submitted plans to include recessed LED soffit lights around the perimeter of the building and (5) LED light fixtures on 15' poles around the parking lot; the Proposed Landscape Plan shows proposed and existing landscaping around the perimeter of the site; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated September 30, 2019, 0.51 acres of the site will be disturbed by the proposed project; stormwater will be directed to an existing stormwater detention pond, shown in aerial imagery to occur at the rear of the site on an adjacent property; ADVISORY NOTE: per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; ADVISORY NOTES: per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects, and the applicant must contact Plumbing Control to ensure appropriate permits are obtained; the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

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

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

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

The New York State Department of Transportation has determined that the applicant must contact the Department to discuss any required traffic data for

the proposed project. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 30, 2019

OCPB Case # Z-19-323

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of Marc Fernandez / Rent A Ride for the property located at 8402 Oswego Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Oswego Road (Route 91 / Old Route 57), a county highway; and
- WHEREAS, the applicant is proposing to establish a vehicular rental service (Rent-A-Ride) on a 0.67 acre parcel with an existing multi-tenant commercial building in a Highway Commercial (HC-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-19-324) for the proposed project; and
- WHEREAS, the site is located along County Route 57 (Oswego Rd), just south of NYS Route 31; surrounding land uses are primarily commercial retail and service buildings, with residential and wooded lands to the rear; and
- WHEREAS, the Site Plan dated October 11, 2019 shows the existing 4,038 square foot single-story, multi-tenant building with two front entrances and a side entrance to remain, with new tenant signage for the Rent-A-Ride tenant; and
- WHEREAS, per the Site Plan notes, Rent-A-Ride will occupy 1,300 square feet of the existing building, with daytime business hours and three employees; Allstate Insurance occupies the rear 1,300 square feet of the building, with one employee; it is unclear whether there are any other tenant spaces, occupied or unoccupied; the plan notes all vehicles are to be taken off-site for washing;
- WHEREAS, the Site Plan shows the existing 31 parking spaces at the side of the building to be reconfigured, to total 28 spaces, including a handicap space, and 19 of 28 spaces designated for rental and rental/customer spaces; photos submitted with the referral show that paving of the parking lot and restriping may have already occurred; aerial photography shows that parking has occurred within unstriped areas at the front of the building; and
- WHEREAS, two existing driveways serve the parcel; the northern driveway measures approximately 24' wide and the southern driveway measures approximately 40' wide and straddles the subject parcel and adjacent parcel; any existing or proposed driveways onto Oswego Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, the EAF notes the potential for endangered species and archeological sites; however, the site is currently built and no significant construction activity is

proposed; and

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

The applicant must contact the Onondaga County Department of Transportation to coordinate requirements for the existing driveways on Oswego Road, in order to satisfy commercial driveway standards. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comment:

The applicant is encouraged to remove unnecessary asphalt and restore front yard areas to landscaped beds at the front of the parcel, and retain the existing trees and plantings at the rear of the parcel to the extent practicable.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 30, 2019

OCPB Case # Z-19-324

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Clay Town Board at the request of Marc Fernandez for the property located at 8402 Oswego 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 Oswego Road (Route 91 / Old Route 57), a county highway; and
- WHEREAS, the applicant is proposing to establish a vehicular rental service (Rent-A-Ride) on a 0.67 acre parcel with an existing multi-tenant commercial building in a Highway Commercial (HC-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-19-323) for the proposed project; and
- WHEREAS, the site is located along County Route 57 (Oswego Rd), just south of NYS Route 31; surrounding land uses are primarily commercial retail and service buildings, with residential and wooded lands to the rear; and
- WHEREAS, the Site Plan dated October 11, 2019 shows the existing 4,038 square foot single-story, multi-tenant building with two front entrances and a side entrance to remain, with new tenant signage for the Rent-A-Ride tenant; and
- WHEREAS, per the Site Plan notes, Rent-A-Ride will occupy 1,300 square feet of the existing building, with daytime business hours and three employees; Allstate Insurance occupies the rear 1,300 square feet of the building, with one employee; it is unclear whether there are any other tenant spaces, occupied or unoccupied; the plan notes all vehicles are to be taken off-site for washing;
- WHEREAS, the Site Plan shows the existing 31 parking spaces at the side of the building to be reconfigured, to total 28 spaces, including a handicap space, and 19 of 28 spaces designated for rental and rental/customer spaces; photos submitted with the referral show that paving of the parking lot and restriping may have already occurred; aerial photography shows that parking has occurred within unstriped areas at the front of the building; and
- WHEREAS, two existing driveways serve the parcel; the northern driveway measures approximately 24' wide and the southern driveway measures approximately 40' wide and straddles the subject parcel and adjacent parcel; any existing or proposed driveways onto Oswego Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, the EAF notes the potential for endangered species and archeological sites; however, the site is currently built and no significant construction activity is

proposed; and

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

The applicant must contact the Onondaga County Department of Transportation to coordinate requirements for the existing driveways on Oswego Road, in order to satisfy commercial driveway standards. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comment:

The applicant is encouraged to remove unnecessary asphalt and restore front yard areas to landscaped beds at the front of the parcel, and retain the existing trees and plantings at the rear of the parcel to the extent practicable.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 30, 2019

OCPB Case # Z-19-325

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of Kim Seymour for the property located at 7426 Morgan 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 Morgan Road (Route 47), a county highway; and
- WHEREAS, the applicant is proposing construction of a 15,000 sf industrial / warehouse / manufacturing facility (Clayscapes Pottery, Inc.) on two vacant parcels totaling 6.6 acres in an Industrial (I-1) zoning district; and
- WHEREAS, the site is located at the intersection of Morgan Road, a county road, and Steelway Boulevard North, a local road, in the Town's Woodard Industrial Park; surrounding land uses are primarily industrial with a number of apartment complexes occurring to the west of the site; the site also surrounds two single-family residential lots with frontage on Morgan Road; and
- WHEREAS, the submitted survey map dated March 8, 2017 shows the site is vacant except for an old foundation area and shed and two abandoned driveways onto Morgan Road; there is a drainage way on the northern half of the site and pockets of existing tree cover and dense vegetation; the northern, triangular-shaped parcel contains a "Blanket Utility Easement Over Parcel"; and
- WHEREAS, the submitted Project Narrative indicates the new facility is intended for the relocation and expansion of Clayscapes Pottery, Inc.; the facility will house multiple uses for the business, including exhibit hall, classroom space, offices, bulk storage, distribution and/or sale of merchandise, storage for the manufacturing process, and manufacturing of raw materials into finished products; the project will also include consolidation of the two lots into one upon site plan approval and purchase of the parcels; a subdivision referral has not been reviewed by the County Planning Board; and
- WHEREAS, the submitted Conceptual Layout Plan dated October 10, 2019 shows the proposed building (15,000 sf) at the center of the site with the front of the building facing Steelway Boulevard; there is one recessed loading dock and a proposed 41-space asphalt parking lot at the front of the building with (2) 24' wide, full access driveways onto Steelway Boulevard; a concrete sidewalk and landscape bed are shown along the front of the building; a screened dumpster area is shown on the south side of the building, to be accessible via the parking lot; and
- WHEREAS, per the Project Narrative, Clayscapes will operate 5 days a week from 9am to 5pm and employ 4 full and part time employees; the business expects as many as 30 attendees at any given event; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated October 10,

2019, 2.0 acres of the site will be disturbed by the proposed project; stormwater runoff will be conveyed to onsite stormwater management facilities, shown in the Conceptual Layout Plan to include stormwater and bioretention basins along the Steelway Boulevard frontage, and then to the Town's closed drainage system; the submitted Conceptual Grading and Utility Plan also shows a proposed diversion swale at the rear of the adjacent residential lots; ADVISORY NOTES: per the Onondaga County Department of Transportation, additional stormwater runoff into the county's drainage system is prohibited; any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the site has access to public drinking water and sewers and is located in the Wetzel Road Wastewater Treatment Plant service area; new connections to the drinking water and sewer infrastructure are proposed; per the EAF, anticipated water demand and liquid waste generation are each 1,500 gallons per day;

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

WHEREAS, the project is within 2,000 feet of a site (ID: 734071) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the Conceptual Layout Plan it appears that some trees will be removed as part of the proposed project;

ADVISORY NOTE: per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; 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 existing curb cuts on Morgan Road must be removed. Any work within the county right-of-way is subject to a work permit from the Department. The Town must ensure the modification is reflected on the site plan prior to, or as a condition of, municipal approval.

2. The applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County

Department of Transportation for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comments:

1. The Town and applicant are advised to clarify the ownership of the easement on TM #105.-01-11.1. Any necessary permissions for work within the easement should be obtained prior to, or as a condition of, municipal approval.
2. The applicant is encouraged to provide landscaping along shared boundaries to screen adjacent residential uses.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 30, 2019

OCPB Case # Z-19-326

- 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 TC Syracuse Development Associates, LLC for the property located at 7211 & 7219 Morgan 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 Morgan Road (Route 47) and Liverpool Bypass (Route 88), both county highways, and the municipal boundary between the Town of Clay and the Town of Salina; and
- WHEREAS, the applicant is proposing construction of a 3,783,000 SF warehouse distribution facility with associated infrastructure on a 110-acre parcel in a proposed Industrial (I-1) zoning district; and
- WHEREAS, the 110-acre parcel, currently a golf course, is located in an urbanized area with a mix of land uses near the Village of Liverpool, the New York State Thruway and Woodard Industrial Park; the site lies along the boundary with the Town of Salina; a limited number of existing single-family houses are located along the Morgan Road frontage, most to remain within a residential zone; zoning surrounding the site reflects the mixed nature of development in the area, with Industrial, Neighborhood, Highway and Regional Commercial, Office, Apartment and Residential zoning districts; the Morgan Road frontage is also overlaid with the Town of Clay 500 Foot Industrial Perimeter, which indicates to neighboring uses that Industrial land uses are prevalent in the area; the Board recently recommended approval of a zone change referral (Z-19-270) from Recreation (REC-1) to Industrial (I-1), and is concurrently reviewing an area variance referral (Z-19-326), as part of the proposed project; and
- WHEREAS, per the application materials, the proposal is to build a 3,783,000 SF distribution facility with a footprint of 823,522 SF and 85 feet in height, with 62 loading docks, 208 trailer parking stalls, and 1,804 parking spaces; 46.2 of the 110 acres would be comprised of impervious surface; exterior cladding would generally consist of smooth and corrugated metal panels (gray and blue) with the main entrance along Morgan Road; the project is described as a warehouse to consist of 4 upper levels of sorting fields with a perimeter of work stations and conveyor systems to deliver product to the ground level for sorting, packing, labeling and distribution; the facility would operate 24 hours per day, 7 days per week with approximately 2-3 shifts; and
- WHEREAS, per the submitted Area Variances Exhibit plans, a number of area variances are requested as part of the proposed project; the plans show proposed fencing within the required front yard (200') and side yard (75') setbacks with over 2,900 feet of fencing occurring within the setbacks in various locations; proposed front yard setbacks for new fencing range from 21.2' to 128.7' in

places, and 5.3' to 57' for the proposed side yard setbacks; sections of proposed fencing also exceed the maximum permitted height by 1 to 5 feet; the plans show a variance is also requested to reduce the front perimeter landscape along Morgan Road from 100' to 40' for the proposed parking lot; and

WHEREAS, the Site Plan shows five new driveways, one on Liverpool Bypass, and four onto Morgan Road, each of which must meet commercial driveway standards of the Onondaga County Department of Transportation; the unsignalized northernmost driveway would serve as a main entry and exit point primarily for the truck traffic on site, leading to parking areas for 175+ trailers and access to 46 of 62 loading docks at the rear of the building; the four additional driveways along Morgan Road serve the 1,800+ car parking lot with signals proposed at the second and third driveways (from the north) and a right-in, right-out configuration at the fourth driveway (from the north); a driveway onto the Liverpool Bypass serves the remaining loading docks and 22 trailer parking spaces, and connects to the employee parking lots; and

WHEREAS, the Site Plan shows a bus stop/dropoff location along the front of the building intended for pull-in Centro bus service to the site; the applicant is coordinating with Centro on service, circulation and logistics of the potential on-premises bus stop or addition of a bus stop along Morgan Road; local bus routes exist along Morgan Road and Route 57 (including service to Oswego); the traffic study submitted estimates 10% of employee trips would occur by means other than a single-occupant vehicle (eg. transit, carpool, walk, bicycle); there are no current or proposed sidewalks or pedestrian pathways along either road frontage, connecting to Route 57, nearby apartment complexes or the Village of Liverpool; there are no bicycle facilities other than road shoulders on nearby roadways and no bicycle racks or bicycle parking facilities are indicated on the submitted site plan; and

WHEREAS, a Traffic Impact Study was included in the EAF; utilizing 2,142 total employees (per Table III), the site would generate approximately 1,289 (1,268) new trips during the AM (PM) study peak hours, inclusive of both passenger vehicles and trucks; all truck traffic will travel directly to and from the NYS Thruway via Morgan Road and the Liverpool Bypass; traffic mitigation measures identified include widening of Morgan Rd between the northernmost driveway and Commerce Blvd, a new signalized intersection at the second and third northernmost driveways, turn lanes for 3 of the Morgan Rd driveways, and new turn lanes/intersection widening at nearby intersections; off-site mitigation includes widening, striping and signal modifications to the Oswego St (Route 57)/Tulip St intersection in the Village of Liverpool, signal phasing/timing modifications and/or turn lanes at Morgan Rd and Buckley Rd, Morgan Rd and the Bypass, and Commerce Blvd and Tulip St; while delays would occur at the intersection of Morgan and Sheridan Rd traffic levels are indicated as low and therefore no modifications were proposed in the traffic study; the Onondaga County Department of Transportation has reviewed the Traffic Impact Study dated October 17, 2019 and accepted the portions of the study that pertain to the roadways and signals identified within the study as being owned or under the jurisdiction of Onondaga County; the New York State Department of Transportation is currently reviewing the study; and

WHEREAS, drinking water is to be supplied by the Town of Clay water system; two water tanks are shown at the rear corner of the building, connecting to the public

water service lines; a fire loop and hydrants are also shown to surround the building; wastewater estimated at 30,000-40,000 gpd would flow north from the site via Town of Clay sewer lines, to the County-owned Longbranch Trunk Sewer, Sawmill Creek Pump Station and Wetzel Road Wastewater Treatment Plant; and

- WHEREAS, a landscape plan shows landscape screening of residential edges and the rear parking lot, tree pits within parking lots, and bioretention and front yard plantings; landscaping, grading and clearing is confined to the southern portion of the parcel; the submitted Threatened and Endangered Species Assessment considered the potential presence of Indiana Bat, Northern Long-Eared Bat and Eastern Massasauga habitats; trees will be cleared during prescribed months, and no other impacts are noted as expected; and
- WHEREAS, an evaluation of site sound emissions was included, which shows all worst-case maximum site sound emissions are below 60 dB(A) at the site property line, and note worst-case sound emissions will result in no negative acoustical impact; strategies were included to minimize construction noise impacts; recommendations from the evaluation included ambient-sensing back-up alarms with 'shushing' sounds verses beeping sounds; the analyses show that distance, site geometry, and proposed sound fences and earthen landscape berms around the property will sufficiently attenuate on-site HVAC and vehicle noise to have no negative effect on the surroundings since increase will not be higher than 3 dB(A) over the existing ambient sound levels; an Overall Lighting Plan was also included in the EAF, with minimal spillover onto neighboring parcels; and
- WHEREAS, a wetland/waters impact assessment indicates wetland delineation was performed in July 2019, with 1.1 acres of onsite federal wetlands consisting of small, fragmented areas of emergent wetlands in the golf course and mainly comprised of turf grass and poorly draining soils; Sawmill Creek, a Class B tributary to Onondaga Lake, and listed as a NYS water-quality impaired waterbody, runs 2,000 feet through the site at the rear of the proposed building; the report notes an application will be submitted to the US Army Corps of Engineers for proposed stream crossings and small amounts of wetland fill; and
- WHEREAS, a Stormwater Pollution Prevention Assessment was included with the EAF, which indicates stormwater transmission lines leading from the building and parking areas to multiple bioretention basins and a dry detention basin to the sides and rear of the building; any project that cumulatively disturbs one acre or more of land, must be covered under the NYS Pollutant Discharge Elimination System (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); projects located within the Onondaga Lake watershed must also include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual in the SWPPP; and
- WHEREAS, per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or

electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

1. The applicant is advised to continue coordination regarding stormwater and lighting plans with the Onondaga County Department of Transportation.
2. The applicant is advised to continue coordinating with the New York State Department of Transportation and other involved agencies to examine potential effects on the regional transportation system.
3. The applicant is advised to continue to coordinate with Centro to ensure successful provision of transit service to the proposed facility.
4. The Board encourages continued consideration for additional transit, pedestrian and bicycle transportation opportunities within and surrounding this significant employment center.
5. The Board encourages the applicant and Town to explore the use of green infrastructure (rainwater capture for reuse, green roof), minimization of impervious surfaces, and/or use of natural landscape buffering of the waterway to the extent practicable, to aid water quality and stormwater management.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 30, 2019

OCPB Case # Z-19-327

- 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 TC Syracuse Development Associates, LLC for the property located at 7211 & 7219 Morgan 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 Morgan Road (Route 47) and Liverpool Bypass (Route 88), both county highways, and the municipal boundary between the Town of Clay and the Town of Salina; and
- WHEREAS, the applicant is requesting several area variances related to construction of a 3,783,000 SF warehouse distribution facility with associated infrastructure on a 110-acre parcel in a proposed Industrial (I-1) zoning district; and
- WHEREAS, the 110-acre parcel, currently a golf course, is located in an urbanized area with a mix of land uses near the Village of Liverpool, the New York State Thruway and Woodard Industrial Park; the site lies along the boundary with the Town of Salina; a limited number of existing single-family houses are located along the Morgan Road frontage, most to remain within a residential zone; zoning surrounding the site reflects the mixed nature of development in the area, with Industrial, Neighborhood, Highway and Regional Commercial, Office, Apartment and Residential zoning districts; the Morgan Road frontage is also overlaid with the Town of Clay 500 Foot Industrial Perimeter, which indicates to neighboring uses that Industrial land uses are prevalent in the area; the Board recently recommended approval of a zone change referral (Z-19-270) from Recreation (REC-1) to Industrial (I-1), and is concurrently reviewing a site plan referral (Z-19-327), as part of the proposed project; and
- WHEREAS, per the application materials, the proposal is to build a 3,783,000 SF distribution facility with a footprint of 823,522 SF and 85 feet in height, with 62 loading docks, 208 trailer parking stalls, and 1,804 parking spaces; 46.2 of the 110 acres would be comprised of impervious surface; exterior cladding would generally consist of smooth and corrugated metal panels (gray and blue) with the main entrance along Morgan Road; the project is described as a warehouse to consist of 4 upper levels of sorting fields with a perimeter of work stations and conveyor systems to deliver product to the ground level for sorting, packing, labeling and distribution; the facility would operate 24 hours per day, 7 days per week with approximately 2-3 shifts; and
- WHEREAS, per the submitted Area Variances Exhibit plans, a number of area variances are requested as part of the proposed project; the plans show proposed fencing within the required front yard (200') and side yard (75') setbacks with over 2,900 feet of fencing occurring within the setbacks in various locations; proposed front yard setbacks for new fencing range from 21.2' to 128.7' in

places, and 5.3' to 57' for the proposed side yard setbacks; sections of proposed fencing also exceed the maximum permitted height by 1 to 5 feet; the plans show a variance is also requested to reduce the front perimeter landscape along Morgan Road from 100' to 40' for the proposed parking lot; and

WHEREAS, the Site Plan shows five new driveways, one on Liverpool Bypass, and four onto Morgan Road, each of which must meet commercial driveway standards of the Onondaga County Department of Transportation; the unsignalized northernmost driveway would serve as a main entry and exit point primarily for the truck traffic on site, leading to parking areas for 175+ trailers and access to 46 of 62 loading docks at the rear of the building; the four additional driveways along Morgan Road serve the 1,800+ car parking lot with signals proposed at the second and third driveways (from the north) and a right-in, right-out configuration at the fourth driveway (from the north); a driveway onto the Liverpool Bypass serves the remaining loading docks and 22 trailer parking spaces, and connects to the employee parking lots; and

WHEREAS, the Site Plan shows a bus stop/dropoff location along the front of the building intended for pull-in Centro bus service to the site; the applicant is coordinating with Centro on service, circulation and logistics of the potential on-premises bus stop or addition of a bus stop along Morgan Road; local bus routes exist along Morgan Road and Route 57 (including service to Oswego); the traffic study submitted estimates 10% of employee trips would occur by means other than a single-occupant vehicle (eg. transit, carpool, walk, bicycle); there are no current or proposed sidewalks or pedestrian pathways along either road frontage, connecting to Route 57, nearby apartment complexes or the Village of Liverpool; there are no bicycle facilities other than road shoulders on nearby roadways and no bicycle racks or bicycle parking facilities are indicated on the submitted site plan; and

WHEREAS, a Traffic Impact Study was included in the EAF; utilizing 2,142 total employees (per Table III), the site would generate approximately 1,289 (1,268) new trips during the AM (PM) study peak hours, inclusive of both passenger vehicles and trucks; all truck traffic will travel directly to and from the NYS Thruway via Morgan Road and the Liverpool Bypass; traffic mitigation measures identified include widening of Morgan Rd between the northernmost driveway and Commerce Blvd, a new signalized intersection at the second and third northernmost driveways, turn lanes for 3 of the Morgan Rd driveways, and new turn lanes/intersection widening at nearby intersections; off-site mitigation includes widening, striping and signal modifications to the Oswego St (Route 57)/Tulip St intersection in the Village of Liverpool, signal phasing/timing modifications and/or turn lanes at Morgan Rd and Buckley Rd, Morgan Rd and the Bypass, and Commerce Blvd and Tulip St; while delays would occur at the intersection of Morgan and Sheridan Rd traffic levels are indicated as low and therefore no modifications were proposed in the traffic study; the Onondaga County Department of Transportation has reviewed the Traffic Impact Study dated October 17, 2019 and accepted the portions of the study that pertain to the roadways and signals identified within the study as being owned or under the jurisdiction of Onondaga County; the New York State Department of Transportation is currently reviewing the study; and

WHEREAS, drinking water is to be supplied by the Town of Clay water system; two water tanks are shown at the rear corner of the building, connecting to the public

water service lines; a fire loop and hydrants are also shown to surround the building; wastewater estimated at 30,000-40,000 gpd would flow north from the site via Town of Clay sewer lines, to the County-owned Longbranch Trunk Sewer, Sawmill Creek Pump Station and Wetzel Road Wastewater Treatment Plant; and

- WHEREAS, a landscape plan shows landscape screening of residential edges and the rear parking lot, tree pits within parking lots, and bioretention and front yard plantings; landscaping, grading and clearing is confined to the southern portion of the parcel; the submitted Threatened and Endangered Species Assessment considered the potential presence of Indiana Bat, Northern Long-Eared Bat and Eastern Massasauga habitats; trees will be cleared during prescribed months, and no other impacts are noted as expected; and
- WHEREAS, an evaluation of site sound emissions was included, which shows all worst-case maximum site sound emissions are below 60 dB(A) at the site property line, and note worst-case sound emissions will result in no negative acoustical impact; strategies were included to minimize construction noise impacts; recommendations from the evaluation included ambient-sensing back-up alarms with 'shushing' sounds verses beeping sounds; the analyses show that distance, site geometry, and proposed sound fences and earthen landscape berms around the property will sufficiently attenuate on-site HVAC and vehicle noise to have no negative effect on the surroundings since increase will not be higher than 3 dB(A) over the existing ambient sound levels; an Overall Lighting Plan was also included in the EAF, with minimal spillover onto neighboring parcels; and
- WHEREAS, a wetland/waters impact assessment indicates wetland delineation was performed in July 2019, with 1.1 acres of onsite federal wetlands consisting of small, fragmented areas of emergent wetlands in the golf course and mainly comprised of turf grass and poorly draining soils; Sawmill Creek, a Class B tributary to Onondaga Lake, and listed as a NYS water-quality impaired waterbody, runs 2,000 feet through the site at the rear of the proposed building; the report notes an application will be submitted to the US Army Corps of Engineers for proposed stream crossings and small amounts of wetland fill; and
- WHEREAS, a Stormwater Pollution Prevention Assessment was included with the EAF, which indicates stormwater transmission lines leading from the building and parking areas to multiple bioretention basins and a dry detention basin to the sides and rear of the building; any project that cumulatively disturbs one acre or more of land, must be covered under the NYS Pollutant Discharge Elimination System (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); projects located within the Onondaga Lake watershed must also include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual in the SWPPP; and
- WHEREAS, per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or

electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications. 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 for the project as a whole:

1. The applicant is advised to continue coordination regarding stormwater and lighting plans with the Onondaga County Department of Transportation.
2. The applicant is advised to continue coordinating with the New York State Department of Transportation and other involved agencies to examine potential effects on the regional transportation system.
3. The applicant is advised to continue to coordinate with Centro to ensure successful provision of transit service to the proposed facility.
4. The Board encourages continued consideration for additional transit, pedestrian and bicycle transportation opportunities within and surrounding this significant employment center.
5. The Board encourages the applicant and Town to explore the use of green infrastructure (rainwater capture for reuse, green roof), minimization of impervious surfaces, and/or use of natural landscape buffering of the waterway to the extent practicable, to aid water quality and stormwater management.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 30, 2019

OCPB Case # Z-19-328

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Hospitality Syracuse, Inc. for the property located at 6463 Thompson 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 Thompson Road (Route 635), a state highway; and
- WHEREAS, the applicant is proposing construction of a 2,650 sf drive-thru restaurant (Taco Bell), with associated infrastructure, on a 1.39-acre parcel in an Industrial zoning district; and
- WHEREAS, in 2013, the Board offered no position with comment for a final subdivision referral (S-13-55) that created an easement for a Town right-of-way next to the subject parcel; and
- WHEREAS, the site is south of Carrier Circle and has frontage on Thompson Road, a state road; the site is across Thompson Road from the Carrier Corporation manufacturing facility and near numerous hotels, office parks, and other manufacturing sites situated along this stretch of the New York State Thruway (I-90); and
- WHEREAS, the submitted survey map dated September 16, 2019 shows the site contains a portion of an existing parking lot which is contiguous with parking on a parcel, owned by the Carrier Corporation, to the west and south; the site abuts a local right-of-way, Greenspeed Way that bisects the parking lot and intersects Thompson Road at an existing traffic signal; there is a Town of DeWitt sanitary easement along the north lot line of the site; and
- WHEREAS, the submitted Site Plan dated October 10, 2019 shows the proposed one-story building (2,650 sf), a Taco Bell restaurant, will be constructed on the south side of the site; a proposed 50-space asphalt parking lot is shown on the north side of the building and a single lane drive-thru is shown on the south side of the building; there is an existing sidewalk along Thompson Road, to remain, with a proposed concrete sidewalk and crosswalk connection to the building entrances; a proposed outdoor seating area is shown at the front of the building;
- ADVISORY NOTE: any work within the state right-of-way is subject to a work permit from the NYS Department of Transportation; and
- WHEREAS, per the Site Plan, the site will have access to Greenspeed Way at the rear of the site; unused portions of the existing parking lot will be converted to lawn and landscape area; additional landscape areas are shown along the non-drive thru side of the building and at the rear of the building; proposed signage includes directional signage and pavement markings throughout the parking lot, a freestanding sign along the Thompson Road frontage, and order confirmation and menu boards for the drive-thru; and

- WHEREAS, the Zoning Analysis Table on the Site Plan indicates that a waiver/variance will be required to reduce the front yard setback along Greenspeed Way from 50' to 22.7'; a variance referral has not been reviewed by the Onondaga County Planning Board; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated September 27, 2019, 1.39 acres of the site will be disturbed by the proposed project; stormwater runoff will be collected and treated on-site; no additional information regarding stormwater management is included; per the Project Narrative, on-site impervious area will be reduced by 36.6% with the proposed project;
ADVISORY NOTES: per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and
- WHEREAS, the site has access to public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; new connections to the existing drinking water and sewer infrastructure are proposed;
ADVISORY NOTES: the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO);
ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and
- WHEREAS, the site is located in an Onondaga County Drainage District for Bear Trap and Ley Creek, which are maintained by the Department of Water Environment Protection in this area; and
- WHEREAS, the Central New York Regional Planning and Development Board led a Carrier Site Reuse Plan and subsequently the Syracuse Metropolitan Transportation Council completed a Carrier Site Access Transportation Study in 2009, in an effort to identify a future reuse plan for certain parcels formerly part of the Carrier Corporation campus, as well as to look at access and circulation opportunities for nearby parcels requiring access to Thompson Road, including that which is the subject of the current project; recommendations for access included internal access roads leading to existing or proposed signalized intersections at Thompson Road and restrictions on direct driveway access to Thompson Road; the Greenspeed Way right-of-way was created as part of this effort to facilitate future road construction; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: C734113, 734043) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

1. The applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the New York State Department of Transportation for review. To meet Department requirements, the applicant must also submit traffic data and a lighting plan to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. 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. The municipality must ensure any mitigation as may be determined by the Department is reflected on project plans prior to, or as a condition of, municipal approval.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 30, 2019

OCPB Case # Z-19-329

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Hematology Oncology Associates of CNY for the property located at 5008 Brittonfield Parkway; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Interstate Route 481, a state highway; and
- WHEREAS, the applicant is proposing a 1,594 sf addition to an existing medical office located on two parcels totaling 5.42 acres in a Hi-Tech zoning district; and
- WHEREAS, in 2009, the Board recommended modification of a site plan referral (Z-09-228) to expand the existing parking on the subject site, citing drainage requirements by the NYS Department of Transportation; and
- WHEREAS, the site is located in an existing office park along Brittonfield Parkway, a local road; surrounding land uses include various professional and service offices; aerial imagery shows that the site abuts I-481 to the east; and
- WHEREAS, aerial imagery shows the site contains an existing two-story building and an existing three-story building, connected by an entrance/atrium area and second floor bridge; the buildings are surrounded on all sides by asphalt parking; there is an existing full access driveway onto Brittonfield Parkway; and
- WHEREAS, the submitted floor plans show the proposed addition will be constructed between the two attached buildings and infill an interior courtyard area on the rear side of the buildings; the addition includes 1,055 sf of first floor space and 539 sf of second floor space, and provides new workspace for the existing medical practice, Hematology Oncology Associates; and
- WHEREAS, per the local application, 10 additional parking spaces are proposed, though parking lot improvements are not indicated in the submitted plans; and
- WHEREAS, the site is served by municipal drinking water and sanitary sewer and is located in the Metropolitan Wastewater Treatment Plant service area;
ADVISORY NOTES: the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or

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

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

WHEREAS, the site is located in an Onondaga County Drainage District for Bear Trap and Ley Creek, which are maintained by the Department of Water Environment Protection in this area; and

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

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

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

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

The motion was made by James Corbett and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes.



J. Ryan McMahon, II
County Executive

Onondaga County Planning Board

ONONDAGA COUNTY PLANNING BOARD 2020 CALENDAR

<u>FILE BY:</u>	<u>FOR MEETING ON:</u>	<u>FILE BY:</u>	<u>FOR MEETING ON:</u>
Friday, January 3, 2020	Wednesday, January 15, 2020	Friday, July 10, 2020	Wednesday, July 22, 2020
Friday, January 24, 2020	Wednesday, February 5, 2020	Friday, July 31, 2020	Wednesday, August 12, 2020
Friday, February 14, 2020	Wednesday, February 26, 2020	Friday, August 21, 2020	Wednesday, September 2, 2020
Friday, March 6, 2020	Wednesday, March 18, 2020	Friday, September 11, 2020	Wednesday, September 23, 2020
Friday, March 27, 2020	Wednesday, April 8, 2020	Friday, October 2, 2020	Wednesday, October 14, 2020
Friday, April 17, 2020	Wednesday, April 29, 2020	Friday, October 23, 2020	Wednesday, November 4, 2020
Friday, May 8, 2020	Wednesday, May 20, 2020	Friday, November 13, 2020	Wednesday, November 25, 2020
Friday, May 29, 2020	Wednesday, June 10, 2020	Friday, December 4, 2020	Wednesday, December 16, 2020
Friday, June 19, 2020	Wednesday, July 1, 2020	Friday, December 25, 2020	Wednesday, January 6, 2021

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

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

1. A fully completed Referral Notice prepared by an appropriate municipal official.
2. A copy of a local application as required by the referring municipal board.
3. A survey, site plan and/or subdivision plan.
4. A completed SEQR Environmental Assessment Form (EAF) and related materials.
5. Any additional information that would facilitate review of the proposed action, such as meeting minutes, other submission materials, etc.

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

Onondaga County Planning Board Members

Daniel Cupoli, Chair
Matthew Beadnell
Lisa Dell
Jim Stelter

James Corbett, Vice Chair
David Skeval
Marty Voss

10/23/19

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