



Onondaga County Planning Board

November 02, 2016

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

I. ATTENDANCE

MEMBERS PRESENT

Douglas Morris
Daniel Cupoli
Robert Antonacci
Brian Donnelly
Bill Fisher
James Corbett

STAFF PRESENT

Megan Costa
Ilana Cantrell
Robin Coon

GUESTS PRESENT

Joe Hucko
Corey Hucko

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on November 02, 2016.

III. MINUTES

Minutes from October 12, 2016 were submitted for approval. James Corbett made a motion to accept the minutes. Brian Donnelly seconded the motion. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Brian Donnelly - yes; Daniel Cupoli - yes; Robert Antonacci - yes; James Corbett - yes.

The Board voted unanimously to approve the 2017 OCPB Calendar.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-16-78	CSyrPB	<i>No Position</i>	S-16-79	CSyrPB	<i>No Position</i>
S-16-80	CSyrPB	<i>No Position With Comment</i>	S-16-81	VSkaPB	<i>No Position</i>
S-16-82	TSkaPB	<i>Modification</i>	S-16-83	TPomPB	<i>No Position With Comment</i>
S-16-84	VFayPB	<i>No Position</i>	S-16-85	TManPB	<i>No Position</i>
S-16-86	CSyrPB	<i>No Position With Comment</i>	Z-16-394	CSyrPB	<i>No Position With Comment</i>
Z-16-395	CSyrPB	<i>No Position With Comment</i>	Z-16-396	CSyrPB	<i>No Position With Comment</i>
Z-16-397	TEIbZBA	<i>No Position With Comment</i>	Z-16-398	VMinVB	<i>No Position</i>
Z-16-399	CSyrPB	<i>No Position</i>	Z-16-400	TSkaPB	<i>No Position With Comment</i>
Z-16-401	TSkaPB	<i>No Position With Comment</i>	Z-16-402	TSkaPB	<i>Modification</i>
Z-16-403	TSkaPB	<i>Modification</i>	Z-16-404	TLafTB	<i>No Position With Comment</i>
Z-16-405	TEIbZBA	<i>No Position With Comment</i>	Z-16-406	TCIaZBA	<i>Modification</i>
Z-16-407	TPomPB	<i>Modification</i>	Z-16-408	TLysZBA	<i>No Position</i>
Z-16-409	CSyrPB	<i>No Position With Comment</i>	Z-16-410	CSyrPB	<i>No Position</i>



Joanne M. Mahoney
COUNTY EXECUTIVE

Onondaga County Planning Board

ONONDAGA COUNTY PLANNING BOARD 2017 CALENDAR

<u>FILE BY:</u>	<u>FOR MEETING ON:</u>	<u>FILE BY:</u>	<u>FOR MEETING ON:</u>
Friday, December 23, 2016	Wednesday, January 4, 2017	Friday, June 30, 2017	Wednesday, July 12, 2017
Friday, January 13, 2017	Wednesday, January 25, 2017	Friday, July 21, 2017	Wednesday, August 2, 2017
Friday, February 3, 2017	Wednesday, February 15, 2017	Friday, August 11, 2017	Wednesday, August 23, 2017
Friday, February 24, 2017	Wednesday, March 8, 2017	Friday, September 1, 2017	Wednesday, September 13, 2017
Friday, March 17, 2017	Wednesday, March 29, 2017	Friday, September 22, 2017	Wednesday, October 4, 2017
Friday, April 7, 2017	Wednesday, April 19, 2017	Friday, October 13, 2017	Wednesday, October 25, 2017
Friday, April 28, 2017	Wednesday, May 10, 2017	Friday, November 3, 2017	Wednesday, November 15, 2017
Friday, May 19, 2017	Wednesday, May 31, 2017	Friday, November 24, 2017	Wednesday, December 6, 2017
Friday, June 9, 2017	Wednesday, June 21, 2017	Friday, December 15, 2017	Wednesday, December 27, 2017

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

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

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

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

Onondaga County Planning Board Members

Douglas Morris, Chair
Robert Antonacci
James Corbett
Bill Fisher

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

9/19/16

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JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 02, 2016

OCPB Case # S-16-78

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the City of Syracuse Planning Commission at the request of COR Solar Street Company for the property located 425 Solar 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 the Inner Harbor Barge Canal Terminal, a part of the New York State Barge Canal System and Bear Street, a state highway; and
- WHEREAS, the applicant is proposing to subdivide a 2.95-acre parcel into three new lots (Lot A2-1 is 0.73 acres, Lot A2-2 is 1.10 acres and Lot A2-3 is 1.15 acres) in a Lakefront Urban Center-Waterfront (T-5-1) zoning district in order to meet zoning ordinance requiring 70% building façade coverage and for financing purposes; and
- WHEREAS, the Board is concurrently reviewing a separate subdivision referral from the applicant for other lands on the Syracuse Inner Harbor (S-16-79); and
- WHEREAS, the Board previously recommended No Position With Comment on a site plan referral (Z-16-268) to construct one of three mixed use buildings as part of the Inner Harbor development on the site, and a Special Permit referral (Z-16-287) for improvements to the promenade along the site; the Board encouraged continued coordination on design and other details, and adherence to master plan goals and objectives; and
- WHEREAS, per the local application materials, the required site plan approval has been granted by the City for a retail/office building on this site and the applicant is required to resubdivide the parcel in order to comply with zoning requirements for 70% building façade frontage in the T5-1 zoning district; and
- WHEREAS, per the Resubdivision map dated September 9, 2016, the proposed subdivision would subdivide the existing 3 acre lot into three new lots so that each proposed building would be on its own lot, with the currently vacant New Lot A2-1 at 0.73 acres, New Lot A2-2 (1.10 acres) currently containing an existing parking lot, driveway and Canal Freight House, and New Lot A2-3 (1.15 acres), which contains a portion of the driveway and landscape area for the promenade; and
- WHEREAS, the Board has reviewed a number of referrals for projects on the Inner Harbor as part of a redevelopment project involving the City of Syracuse and COR Development; a SEQRA Findings Statement dated December 17, 2013 for the City of Syracuse Industrial Development Agency: COR Syracuse Inner Harbor Development Project, Syracuse, New York, and has been adopted by SIDA concluding the environmental review of the overall project; the findings statement addresses air and water quality, stormwater, groundwater, drainage, water body modification, floodplains/floodway, threatened and endangered species, solid waste management and hazardous materials,

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historic and archeological preservation, environmental justice, aesthetic resources, land use, traffic (including mitigation measures), parking, public transportation, open space and recreation and neighborhood character, construction impacts, and cumulative and secondary impacts; a short EAF was submitted for the proposed subdivision, to accompany the earlier comprehensive SEQR Findings Statement for the harbor work; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 02, 2016

OCPB Case # S-16-79

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the City of Syracuse Planning Commission at the request of COR West Kirkpatrick Street Company, LLC for the property located 328 West Kirkpatrick 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 the Harbor Brook Floatable Control Facility, a county-owned facility, and the Syracuse Inner Harbor Barge Canal Terminal, a part of the New York State Barge Canal system; and
- WHEREAS, the applicant is proposing to subdivide a 2.62-acre parcel into two new lots (Lot A1-1B is 0.40 acres and Lot A1-1A is 0.99 acres) in a Lakefront Urban Center-Waterfront (T5-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing a separate subdivision referral from the applicant for other lands on the Syracuse Inner Harbor (S-16-78); and
- WHEREAS, the Board previously recommended No Position With Comment on a site plan referral for the proposed Element Hotel (Z-16-46) and subdivision referral (S-16-10) to subdivide the original lands on the south side of the Harbor into two lots for two proposed hotels, one of which has been constructed (Aloft Hotel) on the neighboring newly created Lot A1-2; the Board encouraged continued coordination on design and other details, and adherence to master plan goals and objectives; and
- WHEREAS, per the local application materials, the proposed subdivision would subdivide the existing 1.39 acre Lot A1-1 into two new lots so that the proposed Element Hotel to be constructed will be on a separate lot from the existing Harbormaster facility located at the northwest corner of the current parcel; and
- WHEREAS, per the Resubdivision map dated September 16, 2016, New Lot A1-1A would measure 0.99 acres and currently contains open grassed land and asphalt parking for the Inner Harbor, with frontage on West Kirkpatrick Street and along the Harbor promenade; New Lot A1-1B (0.40 acres) would contain the existing Harbormaster building, utilities, promenade walkways and connection to a footbridge over Onondaga Creek; and
- WHEREAS, the Board has reviewed a number of referrals for projects on the Inner Harbor as part of a redevelopment project involving the City of Syracuse and COR Development; a SEQRA Findings Statement dated December 17, 2013 for the City of Syracuse Industrial Development Agency: COR Syracuse Inner Harbor Development Project, Syracuse, New York, and has been adopted by SIDA concluding the environmental review of the overall project; the findings statement addresses air and water quality, stormwater, groundwater, drainage, water body modification, floodplains/floodway, threatened and endangered species, solid waste management and hazardous materials,

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historic and archeological preservation, environmental justice, aesthetic resources, land use, traffic (including mitigation measures), parking, public transportation, open space and recreation and neighborhood character, construction impacts, and cumulative and secondary impacts; a short EAF was submitted for the proposed subdivision, to accompany the earlier comprehensive SEQR Findings Statement for the harbor work; and

WHEREAS, FEMA maps indicate the majority of the proposed parcels are located in a floodplain; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 02, 2016

OCPB Case # S-16-80

- 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 City of Syracuse Planning Commission at the request of Brighton Mews, LLC c/o Washington St. Partners for the property located 1001 East Brighton Avenue; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of New York State Route 173, a state highway, and the municipal boundary between the City of Syracuse and the Town of Onondaga; and
- WHEREAS, the applicant is proposing to subdivide a 4.53-acre parcel into four new lots (Parcel 1 is 0.47 acres, Parcel 2 is 0.57 acres, Parcel 3 is 0.72 acres, Parcel 4 is 2.77 acres) in preparation for a proposed mixed-use development in a Commercial B (CB) zoning district; and
- WHEREAS, the Board is concurrently reviewing street dedication referral (Z-16-395) and multi-building review referral (Z-16-396) for the project; and
- WHEREAS, the site is located along Brighton Avenue, which becomes NYS Route 173 at the boundary with the Town of Onondaga, which borders the property to the east; the site currently contains a vacant house, multiple garages and other accessory structures and a former commercial vehicle service garage, all existing structures are proposed to be demolished; surrounding land uses include commercial and office uses along Intrepid Lane, suburban style retail buildings, multiple apartment buildings. and a drinking water system facility; and
- WHEREAS, the applicant is proposing construction of a mixed-use development project, to consist of approximately 5 buildings; a Site Layout Plan dated June 16, 2016 and EAF addendum indicates a proposed building at the northwest corner of the parcel (10,000 sf commercial), a building along the Brighton Avenue frontage in three sections "having a retail component" (4,600 sf, 4,600 sf and 2,650 sf), a building along the south edge of the parcel with parking on the first floor and 5,300 square feet of commercial space on the second floor, and toward the rear of the parcel two buildings, each partitioned into 1,270 square foot residential units, for a total of 10 units and parking below the units; a parking "throughfare" appears to connect parking between the two residential buildings; and
- WHEREAS, a variety of building elevation drawings show consistent building finishes to include concrete walls, blue glazed sheet window panels, patterned and smooth gray design wall panels in certain locations, and aluminum roll-up garage doors in red; all buildings would have two finished stories and flat roofs; a letter from the applicant to the City Clerk notes that 10% of the apartments will be reserved for those earning no more than 80% of the area median income; and

WHEREAS, the plans show parking to occur within the buildings (52 spaces) as well as in parking areas throughout the site (102 spaces shown on most recent submitted stormwater plan and 119 spaces shown on concurrently submitted EAF addendum), and site access would occur at two signalized locations onto Brighton Avenue; the Site Layout Plan shows the northernmost driveway to occur at the signalized intersection with East Seneca Turnpike and include a full access driveway as well as a separate right-in lane; and

WHEREAS, a second full driveway is shown to occur on a portion of an adjacent parcel to the south at the signalized intersection with LaFayette Road; per an included Contract of Sale agreement between the applicant and adjacent property owner, the applicant intends to purchase a non-exclusive permanent right-of-way of ingress and egress easement (17' x208' versus 42' x 208' shown on plan) for use by and connection to 1001 Brighton Avenue; the contract notes Brighton Mews shall have the right to dedicate the area of the easement to the City of Syracuse as a roadway, or in the event the city does not maintain, Brighton Mews shall be responsible for any construction maintenance and liability associated with the easement; and

WHEREAS, a letter from the applicant to the City Clerk requesting the formal street dedication notes the street dedication provides enhancements as the road will align with an existing traffic signal and provide a second point of access to Brighton Mews, providing a calmer traffic experience on the Brighton Avenue corridor; the Proposed Street Dedication plan dated September 26, 2106 shows a 42.82' x 208.48' area labeled Proposed Dedication to the City of Syracuse, and includes an existing driveway serving multiple existing apartment buildings on two parcels, which also have driveway access onto Brighton Avenue/East Seneca Turnpike to the east; and

WHEREAS, earlier submitted site plans indicated a potential cross connection road with Intrepid Lane, which is not reflected on newly submitted plans; a traffic impact assessment notes that peak hour Level of Service at the Brighton Avenue, East Seneca Turnpike intersection is anticipated to decrease to a Level of Service D; and

WHEREAS, existing sidewalks and crosswalks occur along the Brighton Avenue frontage, to be retained, and scattered sidewalks are shown on the Site Layout Plan, but not along the proposed city street segment, which connects to multiple apartment buildings; a planting plan was submitted showing tree and shrub plantings; a stormwater management post-development property plan shows plantings in different locations on the site, as well as stormwater planters along buildings, an underground storm trench chamber below a portion of a parking lot, and a bio-retention area; the rear portion of the site is shown on some renderings to include a pergola and is labeled Brighton Mews Nature Trail; and

WHEREAS, the Subdivision Map dated September 26, 2016 shows the site to be divided into four parcels, with Building A (buildings numbered differently than on other plans) to occur on Parcel 1 (0.47 acres), the building labeled B, C and D to occur on Parcel 2 (0.57 acres), Building E to occur on Parcel 3 (0.72 acres), and the remainder of the site, including Buildings F and G, undeveloped lands to the rear, and 26.67 feet of frontage on Brighton Avenue, to occur on Parcel 4 (2.44 acres); and

WHEREAS, the revised Short EAF and referral form indicate public wastewater facilities are proposed, and the Grading, Drainage and Utility Plan indicates proposed 6" sanitary laterals connecting to an existing main along Brighton Avenue to

serve the project; the site is currently served by public drinking water and sewer service and is located in the Metropolitan Wastewater Treatment Plant service area, in an area tributary to combined sewer overflows; per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

WHEREAS, the Short EAF does not note, as the state EAF Mapper does, that the site may contain animals or habitats listed as threatened or endangered, and the site is located in an archeological sensitive area; if the proposed project cumulatively disturbs one acre or more of land, it must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity, and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality and the applicant must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water Permits; if the proposed project is located within the Onondaga Lake watershed the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual; and

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 City and applicant are encouraged to consider a more fully interconnected and useful roadway system, with additional pedestrian infrastructure, between multiple properties in this area east of Brighton Avenue, especially if the City is to entertain a formal city street dedication and maintenance responsibilities.
2. The Board also specifically encourages the City and developer to consider opportunities for providing access through this site from the Tim Horton's property to the signalized intersection with East Seneca Turnpike, due to the congested nature of the area.
3. The Board further discourages the addition of the right-in slip lane at the East Seneca Turnpike entrance, in favor of a more urban design solution.
4. The Onondaga County Department of Water Environment Protection asks

that the applicant contact the Department at (315) 435-5402 x 225 early in the planning process to determine sewer availability and capacity.

5. The municipality is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the SEQR process.

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 02, 2016

OCPB Case # S-16-81

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Village of Skaneateles Planning Board at the request of J. Kevin & Joyce Barnett for the property located 12 East Lake 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 Onondaga Street (Route 41), a county owned highway; and
- WHEREAS, the applicant is proposing a lot line adjustment on a 2.2-acre parcel, reducing parcel to 0.7 acres and adding 1.5 acres to a neighboring parcel in an A-2 zoning district; and
- WHEREAS, the site is located within a residential area in the Village of Skaneateles, and the 2.2 acre site currently contains a single-family house and detached garage/barn building, with open and wooded land to the rear, backing up to multiple residential parcels; and
- WHEREAS, per the local application and Environmental Assessment Form, the applicant wishes to subdivide the rear portion of the 2.2 acre lot to ultimately be combined with a neighboring parcel located at 28 Onondaga Street; and
- WHEREAS, the Barnett Lot Line Relocation plan dated September 26, 2016 shows proposed Lot A (0.70 acres) to contain the existing house and garage and existing driveway access onto East Lake Street, a local road; and
- WHEREAS, the plan shows the remainder of the lot to be combined with tax parcel 009.-01-11.0 for a total 1.86 acre lot, which contains an existing house, garage and driveway onto Onondaga Street, a county owned road; any existing or proposed access onto Onondaga Street must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, each of the two existing houses are served by Village drinking water and sewer; 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 Brian Donnelly and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Brian Donnelly - yes; Daniel Cupoli - yes; Robert Antonacci - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 02, 2016

OCPB Case # S-16-82

- 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 Russell Zechman for the property located 3741 & 3743 Fisher 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 New Seneca Turnpike (County Route 41), a county highway; and
- WHEREAS, the applicant is proposing to adjust lot lines and resubdivide 2 existing lots into five lots totaling approximately 12 acres to facilitate a conservation subdivision project in RR and IRO zoning districts; and
- WHEREAS, the Board is concurrently reviewing a Special Permit referral for the project, in order to construct single-family dwellings in an IRO district (Z-16-402); and
- WHEREAS, the site is located approximately one mile east of the Village of Skaneateles and contains one existing house, a combined repair shop and accessory apartment, storage structures, ponds, an abandoned airplane landing strip, and open land; surrounding land uses are roadside residential, a nearby subdivision, and agricultural lands, including farmed lands in a NYS Agricultural District; and
- WHEREAS, the full site contains split zoning, with Rural Residential (RR) zoning extending approximately 200 feet from Fisher Road, and the remaining land are within an Industrial/Research/Office (IRO) zoning district, which requires a special permit for residential uses; and
- WHEREAS, the narrative describes the open space subdivision as including approximately 8 acres of buildable land after steep slopes, ponds and gas line easement areas are deducted; the owner proposes three building lots of approximately 1 acre each, and a conservation lot; the three new building lots will use a shared driveway also used by the Lot 1 accessory apartment; the main residence will retain its driveway on Fisher Road; and
- WHEREAS, the Site Plan: Open Space Subdivision dated January 22, 2016 shows the current 0.87 acre parcel containing the existing single-family house at the front of the site along Fisher Road would be enlarged to the rear to include the repair shop/apartment, two ponds, a storage building and a shed, to become Lot A (3.69 acres); and
- WHEREAS, the remaining lands would be split into Lot B1 (1.22 acres), Lot B2 (1.17 acres) and Lot B3 (1.01 acres) each to become residential building lots, and a Conservation Lot (5.21 acres) which is to remain undeveloped and contains a pond, gas line right-of-way, and steeply sloped open land; and
- WHEREAS, a 12' wide shared drive is shown within a 30' right-of-way easement extending from Fisher Road, a local road, back to the conservation Lot, and including

lands on proposed Lot A, Lots B1 and B2 and the Conservation Lot, and abutting Lot B3; and

WHEREAS, the existing house has public water and an individual septic system, and the three building lots will have their own septic systems and be serviced by public water; the narrative notes a fire hydrant will be added at the end of the shared driveway; and

WHEREAS, the area proposed for the conservation lot is contiguous land at the wet end of the property that abuts agricultural and vacant land that is growing into natural succession, and the land will have conservation covenants and be owned by one of the three new lot owners; and

WHEREAS, the submitted conservation analysis notes adjacent properties are zoned RR and contain residential lots of similar size, there are no significant steep slope areas of high conservation value and limited areas of moderate conservation value; the property has no farm land, and contains habitat for wildlife and lies contiguous to farmland; viewsheds are limited; existing manmade ponds have high conservation value, and there are no wetlands on site; and

WHEREAS, impermeable surface coverage will be 14% where 27.1% has been calculated as the maximum allowable; and

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

The Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic systems to service this property prior to subdivision approval.

The Board also offers the following comments:

1. The Onondaga County Department of Transportation advises that no future access to New Seneca Turnpike shall be permitted.
2. The Town is advised to require an Agricultural Data Statement from the applicant prior to approving the proposed application, per state law.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 02, 2016

OCPB Case # S-16-83

- 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 SUBDIVISION from the Town of Pompey Planning Board at the request of Richard P. Beattie Trust for the property located at 8867 Cazenovia 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 Palmer Road (County Route 169), Pompey Hollow Road (County Route 146), Cazenovia Road (NYS Route 92), and the municipal boundary with Madison County; and
- WHEREAS, the applicant is proposing to subdivide a 27-acre parcel into two new lots (Lot 1A is 10.002 acres and Lot 1B is 17.031 acres) in a Farm/Residential zoning district; and
- WHEREAS, the Board previously recommended Modification of a Site Plan referral (Z-11-77) to establish a small private school/wellness center in an existing residence on the site; citing wastewater and transportation requirements; the Beattie Sanctuary is located on the subject parcel; and
- WHEREAS, the site is located in a rural area, with scattered road side residential, agricultural and vacant forested lands; and
- WHEREAS, per the subdivision plan dated October 11, 2016, the 27 acre parcel is proposed to be divided into Lot 1A (10.002 acres), currently vacant land with 350 feet of frontage on NYS Route 92, and 350 feet of frontage on Palmer Road, a county road; any existing or proposed access from state and county roads must meet the requirements of the respective Departments of Transportation; and
- WHEREAS, the plan shows the remainder of the land (17.03 acres) would become Lot 1B, and currently contains a small house and driveway near the frontage of NYS Route 92, and toward the center of the parcel, a large residence (including Beattie Sanctuary facilities), barn, swimming pool/patio, shed/outbuilding, and pond, and separate driveway accessing NYS Route 92; and
- WHEREAS, per the description on the Environmental Assessment Form, the applicant has sold the house with 17.03 acres and plans to keep the remaining 10 acres on the north side of the existing parcel, to be kept as land only at this time, and all buildings on sold parcel convey with the sale; and
- WHEREAS, the existing structures are served by private drinking water and septic system infrastructure, and the site is located outside the Onondaga County Sanitary District; and
- WHEREAS, the site is located on a hill with approximately 100 feet of elevation change from the front to rear of the property, sloping down toward Route 92; and

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

Per the New York State Department of Transportation, no driveway or road access from New York State Route 92 will be permitted from proposed Lot 1A. Per the Onondaga County Department of Transportation, access to Palmer Road for proposed Lot 1A will be determined by the availability of sight distance, and the applicant is required to obtain a permit for any proposed driveways and prior to any proposed work within a county road right-of-way.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 02, 2016

OCPB Case # S-16-84

- 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 FINAL SUBDIVISION from the Village of Fayetteville Planning Board at the request of John Dobbs / Wendy Arledge for the property located at 108 Warren 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 Route 5 (East Genesee Street), a state highway; and
- WHEREAS, the applicant is proposing to combine two residential lots into a proposed 0.12-acre lot in a Residential (R-3) zoning district; and
- WHEREAS, the Environmental Assessment Form states that the applicant is proposing to build an addition to an existing house; and
- WHEREAS, the Proposed Deed Parcel Consolidation plan dated October 13, 2016 shows the existing house fronting on Warren Street, a local street, and a gravel parking area along the frontage on Cedar Street, a local street; and
- WHEREAS, the proposed lot has access on Warren Street and Cedar Street; and
- WHEREAS, the Referral Notice states that the site is served by public water and sewer; and
- WHEREAS, the EAF notes the site is located in the Genesee Street Hill-Limestone Plaza 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, the Environmental Assessment Form states that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 02, 2016

OCPB Case # S-16-85

- 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 Manlius Planning Board at the request of Thomas Greenwood for the property located at 7325 Collamer 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 Collamer Road (NYS Route 298), a state highway, the municipal boundary between the Town of Manlius and the Town of Cicero, and a farm operation located in an Agricultural district; and
- WHEREAS, the applicant is proposing to subdivide a 66.37-acre parcel into two proposed lots, Lot 1A (60.25 acres) and Lot 2A (6.12 acres), in a Residential Agricultural (RA) zoning district; and
- WHEREAS, the Preliminary Subdivision plan dated May 11, 2016 shows ruins, a silo, and three ponds on proposed Lot 1A; and
- WHEREAS, the plan shows that both proposed lots would have frontage on Route 298; any existing or proposed access on Route 298 must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the plan shows that a substantial portion of proposed Lot 2A and a portion of proposed Lot 1A are located in NYS DEC regulated wetlands and the 100 foot adjacent area; and
- WHEREAS, the plan shows a stream running through both proposed lots with associated federal wetlands (drainage way);
- WHEREAS, the applicant must obtain appropriate permits from the New York State Department of Environmental Conservation and/or the U.S. Army Corps of Engineers for any proposed development or drainage in state and/or federal wetlands, respectively, and/or state wetland buffers on site; and
- WHEREAS, the plan shows and current FEMA Flood Insurance Rate Maps (FIRM) indicate that large portions of both proposed lots are in a Special Flood Hazard Area (SFHA); preliminary updated FIRM data released in June 2008 show that some land is anticipated to be removed from the SFHA once maps are finalized so that the floodplain boundary would follow the path of the stream more closely; and
- WHEREAS, the Environmental Assessment Form states that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and

WHEREAS, the Referral Notice states that the site is served by public water and private septic system; and

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 02, 2016

OCPB Case # S-16-86

- 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 City of Syracuse Planning Commission at the request of 900 East Fayette Group, LLC for the property located at 305-307 Irving Avenue & 900-916, 918, 922-924 East Fayette 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 SUNY Upstate, a state owned facility; and
- WHEREAS, the applicant is proposing to combine four properties into one new lot of 0.562 acres to facilitate the construction of 120 apartments in a BA zoning district; and
- WHEREAS, the Board is concurrently reviewing a Project Site Review referral (Z-16-409) for the project; the Board recently recommended No Position With Comment on Project Site Review and Area Variance referrals (Z-16-368 and 369) for the majority of remaining lands on the block, for the demolition of buildings and construction of a 7-story apartment building with 244 units; and
- WHEREAS, the site is located on a city block in the University Hill neighborhood, near the Connective Corridor (E. Genesee Street), as well as Irving Avenue, and East Fayette Street, and nearby South Crouse Avenue, all city streets and part of a traditional block pattern; and
- WHEREAS, the applicant proposes to combine four existing lots for the project totaling 0.562 acres at the corner of Irving Avenue and East Fayette Street, which contains one existing building, garage and parking areas; and
- WHEREAS, per the project site review application, the project involves renovation of an existing 4-story apartment building constructed in 1910, with a proposed new four story addition to the rear; the existing ground floor will house a restaurant with 12 apartments on the three floors above; the addition, connected by a 4-story circulation link, will house ground floor retail spaces fronting on Irving Avenue, with 31 one-bedroom apartments on the 3 floors above; and
- WHEREAS, the existing building is listed on the National Register of Historic Places, and per the application has already received New York State Historic Preservation tax credits; the project is subject to review by the Syracuse Landmark Preservation Board; and
- WHEREAS, elevation rendering show first floor entries along both road frontages, and significant maintenance of architectural facade elements on the existing historic building, and the addition of a new glazed wood storefront system along the East Fayette Street frontage; the new addition is modern in materials and finishes, and features an aluminum and glass storefront system primarily along the Irving Avenue frontage; and

WHEREAS, the project requires waivers for density (1,000 square foot per unit for individual dwelling units in the BA zoning district, where an average of 583 square feet per unit is proposed); a letter from the applicant to the City Planning Commission notes they are seeking to be mindful of the historic structure and the City Planning Division advised the recently adopted Comprehensive Plan encourages increased density for the area; and

WHEREAS, the submitted plans show the existing parking lot on East Fayette will be reconstructed with 15 spaces and new sidewalks, right-of-way plantings and landscape areas are to be added surrounding the building; the applicant submitted trip generation and parking estimates and traffic volume data, and letter seeking a parking waiver, noting 73 spaces are required; the applicant proposes to supplement the 15-space lot with 53 spaces via existing nearby on-street parking, use of the Crown Plaza garage via agreement with the owner, shared existing parking with the State of New York Medical Center (92 spaces, with agreement), and use of Blvd 404 (student housing company) lot per agreement; the use of bicycle, pedestrian and transit accommodations is also noted, as is the oversupply of existing parking in an urban area; and

WHEREAS, the site will be served by public drinking water and wastewater infrastructure; the site is located in the Metropolitan Wastewater Treatment Plant service area; per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

WHEREAS, per the EAF, stormwater discharges will be detained and infiltrated on-site prior to being discharged into the existing 48" storm sewer located on Irving Avenue, and discharge rates will be less than existing site discharge rates; 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. Given the location and scale of the proposed site, the City and applicant are encouraged to ensure that any proposed development includes a high-quality pedestrian environment and consistency in building design and scale with neighboring uses and the objectives of the Connective Corridor, and receives any necessary approvals from the Syracuse Landmark Preservation Board.
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 x225 to determine sewer availability and capacity, and coordinate with municipal

engineers regarding any applicable offset requirements.

3. The applicant and City are encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces, capturing stormwater for reuse within the site, or use of other green infrastructure strategies for urban environments. For information, go to <http://savetherain.us>.

4. The City and applicant, as well as other project sponsors in the area are encouraged to work together regarding a district parking and transportation demand management strategy for the continued redevelopment and densification of the University Hill neighborhood.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 02, 2016

OCPB Case # Z-16-394

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a OTHER AUTHORIZATION from the City of Syracuse Planning Commission at the request of Park Outdoor Advertising of NY for the property located 1354-1356 Burnet Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law the site is located within 500 feet of Interstate 690, a state highway; and
- WHEREAS, the applicant is proposing to relocate and rebuild a billboard on a 0.91-acre parcel in a Business A zoning district; and
- WHEREAS, the existing billboard is located at the rear of the parcel on Burnet Avenue near the Teall Avenue I-690 interchange, which contains a two-story multi-family residence and rear parking area owned and used by the neighboring Dominick's restaurant; the billboard is an existing exterior lit two sided, v-shaped billboard, along the Interstate 690 right-of-way; and
- WHEREAS, per a letter from Park Outdoor Advertising to the City of Syracuse dated August 31, 2016, the applicant notes that the NYS Department of Transportation's Design/Build project for Route 690 between Teall Avenue and Beech Street is being expedited and will be "taking" three of the applicant's billboards, which are proposed to be relocated on the same property;
- WHEREAS, the letter notes they have been working with NYSDOT and "have locations on the same parcels that will work for us and the DOT.", and the State will transfer its current State sign permit to the new sign; and
- WHEREAS, the letter further acknowledges that in order to comply with City of Syracuse requirements for billboards, the applicant is willing to remove an encumbering sign 375 feet to the southwest on the south side of Interstate 690; and
- WHEREAS, the letter notes the applicant intends to relocate and fully rebuild the billboard with new materials 15 feet to the north of its current location; per a New York State Department of Transportation Acquisition Map marked Unofficial and also labeled Site Plan #2, the DOT taking will encompass 0.025 acres along the highway boundary varying 11-14 feet in depth, and the plan shows the location of the proposed billboard just north of the land to be taken in the general vicinity of the existing billboard to be removed; and
- WHEREAS, per the billboard specifications, the static billboard face will be two sided in a v-shape with each face measuring 10'6" x 40', on a single pole to rise 39 feet adjacent to the elevated highway; and
- WHEREAS, signs that are limited to business name(s), products available, and/or services originating on the property are considered on-premises signs, and are not

subject to State or Federal regulation; signs with any other content are considered off-premises signs and those that are located within 660 feet of the edge of the State right-of-way or are otherwise intended to be visible from the highway must be registered with the New York State Department of Transportation, in compliance with the Federal 1965 Highway Beautification Act and Part 150 of the Official Compilation of Codes, Rules and Regulations of the State of New York; and

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

The applicant and City are advised to ensure the appropriate approvals are obtained from the New York State Department of Transportation for the proposed billboard.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 02, 2016

OCPB Case # Z-16-395

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a OTHER AUTHORIZATION from the City of Syracuse Planning Commission at the request of Brighton Mews, LLC c/o Washington St. Partners for the property located 631 East Seneca Turnpike; 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 New York State Route 173, a state highway, and the municipal boundary between the City of Syracuse and the Town of Onondaga; and
- WHEREAS, the applicant is proposing to dedicate approximately 9,140 square feet of land to to the City of Syracuse for right-of-way access to a proposed mixed-use development in a Commercial, Class B (CB) zoning district; and
- WHEREAS, the Board is concurrently reviewing a 4-lot subdivision referral (S-16-80) and multi-building review referral (Z-16-396) for the project; and
- WHEREAS, the site is located along Brighton Avenue, which becomes NYS Route 173 at the boundary with the Town of Onondaga, which borders the property to the east; the site currently contains a vacant house, multiple garages and other accessory structures and a former commercial vehicle service garage, all existing structures are proposed to be demolished; surrounding land uses include commercial and office uses along Intrepid Lane, suburban style retail buildings, multiple apartment buildings. and a drinking water system facility; and
- WHEREAS, the applicant is proposing construction of a mixed-use development project, to consist of approximately 5 buildings; a Site Layout Plan dated June 16, 2016 and EAF addendum indicates a proposed building at the northwest corner of the parcel (10,000 sf commercial), a building along the Brighton Avenue frontage in three sections "having a retail component" (4,600 sf, 4,600 sf and 2,650 sf), a building along the south edge of the parcel with parking on the first floor and 5,300 square feet of commercial space on the second floor, and toward the rear of the parcel two buildings, each partitioned into 1,270 square foot residential units, for a total of 10 units and parking below the units; a parking "throughfare" appears to connect parking between the two residential buidlings; and
- WHEREAS, a variety of building elevation drawings show consistent building finishes to include concrete walls, blue glazed sheet window panels, patterned and smooth gray design wall panels in certain locations, and aluminum roll-up garage doors in red; all buildings would have two finished stories and flat roofs; a letter from the applicant to the City Clerk notes that 10% of the apartments will be reserved for those earning no more than 80% of the area median income; and

WHEREAS, the plans show parking to occur within the buildings (52 spaces) as well as in parking areas throughout the site (102 spaces shown on most recent submitted stormwater plan and 119 spaces shown on concurrently submitted EAF addendum), and site access would occur at two signalized locations onto Brighton Avenue; the Site Layout Plan shows the northernmost driveway to occur at the signalized intersection with East Seneca Turnpike and include a full access driveway as well as a separate right-in lane; and

WHEREAS, a second full driveway is shown to occur on a portion of an adjacent parcel to the south at the signalized intersection with LaFayette Road; per an included Contract of Sale agreement between the applicant and adjacent property owner, the applicant intends to purchase a non-exclusive permanent right-of-way of ingress and egress easement (17' x 208' versus 42' x 208' shown on plan) for use by and connection to 1001 Brighton Avenue; the contract notes Brighton Mews shall have the right to dedicate the area of the easement to the City of Syracuse as a roadway, or in the event the city does not maintain, Brighton Mews shall be responsible for any construction maintenance and liability associated with the easement; and

WHEREAS, a letter from the applicant to the City Clerk requesting the formal street dedication notes the street dedication provides enhancements as the road will align with an existing traffic signal and provide a second point of access to Brighton Mews, providing a calmer traffic experience on the Brighton Avenue corridor; the Proposed Street Dedication plan dated September 26, 2106 shows a 42.82' x 208.48' area labeled Proposed Dedication to the City of Syracuse, and includes an existing driveway serving multiple existing apartment buildings on two parcels, which also have driveway access onto Brighton Avenue/East Seneca Turnpike to the east; and

WHEREAS, earlier submitted site plans indicated a potential cross connection road with Intrepid Lane, which is not reflected on newly submitted plans; a traffic impact assessment notes that peak hour Level of Service at the Brighton Avenue, East Seneca Turnpike intersection is anticipated to decrease to a Level of Service D; and

WHEREAS, existing sidewalks and crosswalks occur along the Brighton Avenue frontage, to be retained, and scattered sidewalks are shown on the Site Layout Plan, but not along the proposed city street segment, which connects to multiple apartment buildings; a planting plan was submitted showing tree and shrub plantings; a stormwater management post-development property plan shows plantings in different locations on the site, as well as stormwater planters along buildings, an underground storm trench chamber below a portion of a parking lot, and a bio-retention area; the rear portion of the site is shown on some renderings to include a pergola and is labeled Brighton Mews Nature Trail; and

WHEREAS, the Subdivision Map dated September 26, 2016 shows the site to be divided into four parcels, with Building A (buildings numbered differently than on other plans) to occur on Parcel 1 (0.47 acres), the building labeled B, C and D to occur on Parcel 2 (0.57 acres), Building E to occur on Parcel 3 (0.72 acres), and the remainder of the site, including Buildings F and G, undeveloped lands to the rear, and 26.67 feet of frontage on Brighton Avenue, to occur on Parcel 4 (2.44 acres); and

WHEREAS, the revised Short EAF and referral form indicate public wastewater facilities are proposed, and the Grading, Drainage and Utility Plan indicates proposed 6" sanitary laterals connecting to an existing main along Brighton Avenue to

serve the project; the site is currently served by public drinking water and sewer service and is located in the Metropolitan Wastewater Treatment Plant service area, in an area tributary to combined sewer overflows; per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

WHEREAS, the Short EAF does not note, as the state EAF Mapper does, that the site may contain animals or habitats listed as threatened or endangered, and the site is located in an archeological sensitive area; if the proposed project cumulatively disturbs one acre or more of land, it must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity, and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality and the applicant must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water Permits; if the proposed project is located within the Onondaga Lake watershed the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual; and

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 City and applicant are encouraged to consider a more fully interconnected and useful roadway system, with additional pedestrian infrastructure, between multiple properties in this area east of Brighton Avenue, especially if the City is to entertain a formal city street dedication and maintenance responsibilities.
2. The Board also specifically encourages the City and developer to consider opportunities for providing access through this site from the Tim Horton's property to the signalized intersection with East Seneca Turnpike, due to the congested nature of the area.
3. The Board further discourages the addition of the right-in slip lane at the East Seneca Turnpike entrance, in favor of a more urban design solution.
4. The Onondaga County Department of Water Environment Protection asks

that the applicant contact the Department at (315) 435-5402 x 225 early in the planning process to determine sewer availability and capacity.

5. The municipality is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the SEQR process.

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 02, 2016

OCPB Case # Z-16-396

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a OTHER AUTHORIZATION from the City of Syracuse Planning Commission at the request of Brighton Mews, LLC c/o Washington St. Partners for the property located 1001 East Brighton 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 New York State Route 173, a state highway, and the municipal boundary between the City of Syracuse and the Town of Onondaga; and
- WHEREAS, the applicant is proposing demolition of structures and phased construction of multiple mixed-use buildings on 4.53 acres in a Commercial B (CB) zoning district; and
- WHEREAS, the Board is concurrently reviewing a 4-lot subdivision referral (S-16-80) and street dedication referral (Z-16-395) for the project; and
- WHEREAS, the site is located along Brighton Avenue, which becomes NYS Route 173 at the boundary with the Town of Onondaga, which borders the property to the east; the site currently contains a vacant house, multiple garages and other accessory structures and a former commercial vehicle service garage, all existing structures are proposed to be demolished; surrounding land uses include commercial and office uses along Intrepid Lane, suburban style retail buildings, multiple apartment buildings. and a drinking water system facility; and
- WHEREAS, the applicant is proposing construction of a mixed-use development project, to consist of approximately 5 buildings; a Site Layout Plan dated June 16, 2016 and EAF addendum indicates a proposed building at the northwest corner of the parcel (10,000 sf commercial), a building along the Brighton Avenue frontage in three sections "having a retail component" (4,600 sf, 4,600 sf and 2,650 sf), a building along the south edge of the parcel with parking on the first floor and 5,300 square feet of commercial space on the second floor, and toward the rear of the parcel two buildings, each partitioned into 1,270 square foot residential units, for a total of 10 units and parking below the units; a parking "throughfare" appears to connect parking between the two residential buildings; and
- WHEREAS, a variety of building elevation drawings show consistent building finishes to include concrete walls, blue glazed sheet window panels, patterned and smooth gray design wall panels in certain locations, and aluminum roll-up garage doors in red; all buildings would have two finished stories and flat roofs; a letter from the applicant to the City Clerk notes that 10% of the apartments will be reserved for those earning no more than 80% of the area median income; and

WHEREAS, the plans show parking to occur within the buildings (52 spaces) as well as in parking areas throughout the site (102 spaces shown on most recent submitted stormwater plan and 119 spaces shown on concurrently submitted EAF addendum), and site access would occur at two signalized locations onto Brighton Avenue; the Site Layout Plan shows the northernmost driveway to occur at the signalized intersection with East Seneca Turnpike and include a full access driveway as well as a separate right-in lane; and

WHEREAS, a second full driveway is shown to occur on a portion of an adjacent parcel to the south at the signalized intersection with LaFayette Road; per an included Contract of Sale agreement between the applicant and adjacent property owner, the applicant intends to purchase a non-exclusive permanent right-of-way of ingress and egress easement (17' x208' versus 42' x 208' shown on plan) for use by and connection to 1001 Brighton Avenue; the contract notes Brighton Mews shall have the right to dedicate the area of the easement to the City of Syracuse as a roadway, or in the event the city does not maintain, Brighton Mews shall be responsible for any construction maintenance and liability associated with the easement; and

WHEREAS, a letter from the applicant to the City Clerk requesting the formal street dedication notes the street dedication provides enhancements as the road will align with an existing traffic signal and provide a second point of access to Brighton Mews, providing a calmer traffic experience on the Brighton Avenue corridor; the Proposed Street Dedication plan dated September 26, 2106 shows a 42.82' x 208.48' area labeled Proposed Dedication to the City of Syracuse, and includes an existing driveway serving multiple existing apartment buildings on two parcels, which also have driveway access onto Brighton Avenue/East Seneca Turnpike to the east; and

WHEREAS, earlier submitted site plans indicated a potential cross connection road with Intrepid Lane, which is not reflected on newly submitted plans; a traffic impact assessment notes that peak hour Level of Service at the Brighton Avenue, East Seneca Turnpike intersection is anticipated to decrease to a Level of Service D; and

WHEREAS, existing sidewalks and crosswalks occur along the Brighton Avenue frontage, to be retained, and scattered sidewalks are shown on the Site Layout Plan, but not along the proposed city street segment, which connects to multiple apartment buildings; a planting plan was submitted showing tree and shrub plantings; a stormwater management post-development property plan shows plantings in different locations on the site, as well as stormwater planters along buildings, an underground storm trench chamber below a portion of a parking lot, and a bio-retention area; the rear portion of the site is shown on some renderings to include a pergola and is labeled Brighton Mews Nature Trail; and

WHEREAS, the Subdivision Map dated September 26, 2016 shows the site to be divided into four parcels, with Building A (buildings numbered differently than on other plans) to occur on Parcel 1 (0.47 acres), the building labeled B, C and D to occur on Parcel 2 (0.57 acres), Building E to occur on Parcel 3 (0.72 acres), and the remainder of the site, including Buildings F and G, undeveloped lands to the rear, and 26.67 feet of frontage on Brighton Avenue, to occur on Parcel 4 (2.44 acres); and

WHEREAS, the revised Short EAF and referral form indicate public wastewater facilities are proposed, and the Grading, Drainage and Utility Plan indicates proposed 6" sanitary laterals connecting to an existing main along Brighton Avenue to

serve the project; the site is currently served by public drinking water and sewer service and is located in the Metropolitan Wastewater Treatment Plant service area, in an area tributary to combined sewer overflows; per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

WHEREAS, the Short EAF does not note, as the state EAF Mapper does, that the site may contain animals or habitats listed as threatened or endangered, and the site is located in an archeological sensitive area; if the proposed project cumulatively disturbs one acre or more of land, it must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity, and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality and the applicant must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water Permits; if the proposed project is located within the Onondaga Lake watershed the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual; and

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 City and applicant are encouraged to consider a more fully interconnected and useful roadway system, with additional pedestrian infrastructure, between multiple properties in this area east of Brighton Avenue, especially if the City is to entertain a formal city street dedication and maintenance responsibilities.
2. The Board also specifically encourages the City and developer to consider opportunities for providing access through this site from the Tim Horton's property to the signalized intersection with East Seneca Turnpike, due to the congested nature of the area.
3. The Board further discourages the addition of the right-in slip lane at the East Seneca Turnpike entrance, in favor of a more urban design solution.
4. The Onondaga County Department of Water Environment Protection asks

that the applicant contact the Department at (315) 435-5402 x 225 early in the planning process to determine sewer availability and capacity.

5. The municipality is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the SEQR process.

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 02, 2016

OCPB Case # Z-16-397

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Elbridge Zoning Board of Appeals at the request of Sandra Benedict for the property located 566 State Route 5; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of State Route 5, a state highway; and
- WHEREAS, the applicant is proposing construction of an addition to a residential structure located in a Business (B1) zoning district; and
- WHEREAS, the site is located in New York State Route 5, west of the Village of Elbridge and surrounding land uses are residences, converted residences and agriculture and vacant land; the site contains an existing single-family house with attached small shop (hair salon) with separate entrance; and
- WHEREAS, the applicant proposes a second story addition totaling 140 square feet for an additional bedroom over a portion of the existing house, to be cantilevered 5 feet to the rear; and
- WHEREAS, per the local code, the existing Business 1 district does not permit residential structures, and does not permit a non-conforming building, structure or use to be enlarged or occupy a greater area of land; and
- WHEREAS, the parcel has two existing driveways onto Route 5, a state highway; one narrow driveway leads to a front yard and rear yard parking areas, and another driveway/parking area, approximately 45 feet wide along NYS Route 5 in front of the house; any existing or proposed access onto Route 5 must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the referral and EAF note the site is served by public drinking water; referral materials do not indicate the type of wastewater accommodations on the site; the site is located outside the Onondaga County Sanitary District; and
- WHEREAS, the Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to issuance of a building permit; and

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

Per the New York State Department of Transportation, the applicant is advised that a highway work permit is required for any work within the State right-of-way.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 02, 2016

OCPB Case # Z-16-398

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Village of Minoa Village Board at the request of Village of Minoa for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing Local Law No. 8 of 2016 amending Chapter 160 entitled "Zoning" of the Village Code, specifically the regulations applicable to the continuance of nonconforming uses and structures; and
- WHEREAS, within the definitions subsection of the Village Code Section 160-3, new definitions for Nonconforming Building/Structure and Nonconforming Lot are provided and the definition for Nonconforming Use has been updated; and
- WHEREAS, the contents of Section 160-27 entitled Unsafe Structures, is proposed to be replaced in its entirety with new language and is to be entitled Violative Structures or Uses, with notice and process information regarding bringing nonconforming uses or structures into compliance; and
- WHEREAS, Section 160-28 entitled Alteration and Extension is replaced with a new section entitled Alteration, Extension or Increase, which notes nonconforming structures or uses may not be renovated, reconstructed, altered so as to extend or increase its nonconforming character in any way except on grant of the appropriate relief by variance issued by the Board of Zoning Appeals, with exceptions as noted; and
- WHEREAS, Section 160-30 Restoration is modified regarding uses or structures completely or partly destroyed by fire or other noted casualty, which may be constructed or repaired within one year; and
- WHEREAS, Section 160-31 Abandonment deems a one year period for re-establishment of nonconforming uses; and
- WHEREAS, Section 160-32 regarding District Changes notes whenever boundaries of a district shall be changed to reclassify a parcel, the provisions shall apply from the date of such reclassification to nonconforming uses and structures created by such reclassification; 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 Brian Donnelly and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Brian Donnelly - yes; Daniel Cupoli - yes; Robert Antonacci - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 02, 2016

OCPB Case # Z-16-399

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a THREE-MILE LIMIT from the City of Syracuse Planning Commission at the request of Britthill Development for the property located Kingsford Terrace; and
- WHEREAS, the site is located within three miles of the City of Syracuse and subject to the extra-territorial jurisdiction of the City of Syracuse under the three-mile limit rule and the site is located within 500 feet of the municipal boundary between the City of Syracuse and the Town of Onondaga; and
- WHEREAS, the City is conducting a Three-Mile Limit review of a proposal to subdivide 8.875 acres into 15 new single family residential lots for Section 12 of the Brittany Hills subdivision; and
- WHEREAS, the Final Plan for Brittany Hills Section No. 12 last dated September 14, 2013 shows 15 proposed single-family residential building lots on 8.875 acres, ranging in size from 20,018 to 22,507 square feet each comprising Section 12 of the larger single-family subdivision; Sections 1-11 occur both to the north and south of the proposed section, and this section would provide a local road connection between existing sections via extension of Kingsford Terrace, a local road; and
- WHEREAS, all lots would be served by internal local subdivision roads, including two short dead-end roads labeled 30' Temporary turn-around and utility easement to terminate upon future extension of street, any future extension of street shall be subject to required approval of the Town of Onondaga; and
- WHEREAS, the applicant provided a Full EAF dated July 26, 2016 which describes the proposed action as Brittany Hills Section Nos. 5, 6, 12, 13 and 14, to include 69 single-family residential lots affecting 53.5 acres of land; and
- WHEREAS, per Town of Onondaga Planning Board minutes from November 25, 2013 provided with the referral, the Reconstituted Preliminary Plan last revised September 14, 2013 was approved, noting outstanding issues relating to further coordination with the Onondaga County Department of Water Environment Protection, the Onondaga County Water Authority and the City of Syracuse for 3-Mile Limit review; and
- WHEREAS, the minutes referenced a Stormwater Pollution Prevention Plan (SWPPP) and drainage plan designed by O'Brien & Gere in 2008 and Section 12 would operate under the old permit if approved by the Planning Director; current local application materials indicate that a SWPPP has been provided by C&S Engineers to the City Engineer for review; the site is located approximately 1,300 feet from the City of Syracuse municipal line, and stormwater drainage tends to flow toward the City in this area of the Town of Onondaga; and
- WHEREAS, the site is to be served by public water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area, in an area tributary to

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

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 02, 2016

OCPB Case # Z-16-400

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Skaneateles Planning Board at the request of John & Reve Walsh for the property located 3093 East Lake Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Lake Road (New York State Route 41), a state highway, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing to demolish an existing residence, pool and structures, and construct a new single family dwelling, detached garage and pool and reduce the size of shoreline structures on a 1.42-acre lot in Rural and Farming and Lakefront Watershed Overlay (RF and LWOD) zoning districts; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-16-401) for the project; a special permit is required to redevelop a property with over 10% impermeable surface coverage (ISC) and for modifications to shoreline structures; and
- WHEREAS, the Board previously recommended No Position With Comment on May 18, 2016 Site Plan and Special Permit referrals (Z-16-168 and 169) for a similar project; the referral states this proposal replaces an approved renovation plan from June 2016, noting the existing dwelling is not structurally sound; and
- WHEREAS, the local pre-application worksheet notes the existing dwelling to be removed is 2,425 square feet (footprint) and the proposed dwelling is 2, 142 square feet, and will comply with setback requirements; shoreline structures will be reduced from 918 square feet to 400 square feet; open space will be increased from 78.2% to 84.6%, and impermeable surface coverage will be reduced from 20.7% to 11.8%; and
- WHEREAS, the Existing & Proposed Site Plans sheet dated October 3, 2016 shows the existing site plan with demolitions noted, and a proposed site plan which shows the proposed house, pool, patio and paver walkways, detached garage, driveway changes, retaining walls, shoreline improvements and the exiting boathouse; and
- WHEREAS, the plan shows the site with frontage and an existing driveway on East Lake Road, which must meet the requirements of the New York State Department of Transportation; the proposed pavement removal is shown outside the State right-of-way; and
- WHEREAS, the Environmental Assessment Form dated October 3, 2016 notes 0.42 acres will be physically disturbed by the project; and
- WHEREAS, FEMA Flood Insurance Rate Maps (FIRM) and wetland maps indicate that land along the Skaneateles Lake frontage is in a Special Flood Hazard Area (SFHA)

and may contain federal wetlands; and

WHEREAS, the site is located outside the Onondaga County Sanitary district and the site is served by private water (Skaneateles Lake) and septic; the Onondaga County Health Department advises they have accepted the use of the existing system but have also required and approved a new septic system design for future use if necessary; and

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

WHEREAS, the Onondaga County Agricultural Districts map shows most properties in this area on the opposite side of East Lake Road are located in New York State Agricultural District 2; the submitted Agricultural Data Statement indicates no farm operations within 500 feet of the site; and

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

1. Per the New York State Department of Transportation, the Town and applicant are advised that any work within the State right-of-way will require a highway work permit.
2. The Town is advised to ensure all conditions are met and approvals are obtained from the City of Syracuse Department of Water prior to approving the proposed application.
3. The Town is advised to require an updated Agricultural Data Statement from the applicant prior to approving the proposed application, per state law.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 02, 2016

OCPB Case # Z-16-401

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Skaneateles Planning Board at the request of John & Reve Walsh for the property located 3093 East Lake Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of East Lake Road (New York State Route 41), a state highway, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is requesting a special permit to demolish existing residence, pool and structures, and construct a new single family dwelling on a 1.42-acre lot in Rural and Farming and Lakefront Watershed Overlay (RF and LWOD) zoning districts; and
- WHEREAS, a special permit is required to redevelop a property with over 10% impermeable surface coverage (ISC) and for modifications to shoreline structures; the Board is concurrently reviewing a site plan referral (Z-16-400) for the project; and
- WHEREAS, the Board previously recommended No Position With Comment on May 18, 2016 Site Plan and Special Permit referrals (Z-16-168 and 169) for a similar project; the referral states this proposal replaces an approved renovation plan from June 2016, noting the existing dwelling is not structurally sound; and
- WHEREAS, the local pre-application worksheet notes the existing dwelling to be removed is 2,425 square feet (footprint) and the proposed dwelling is 2, 142 square feet, and will comply with setback requirements; shoreline structures will be reduced from 918 square feet to 400 square feet; open space will be increased from 78.2% to 84.6%, and impermeable surface coverage will be reduced from 20.7% to 11.8%; and
- WHEREAS, the Existing & Proposed Site Plans sheet dated October 3, 2016 shows the existing site plan with demolitions noted, and a proposed site plan which shows the proposed house, pool, patio and paver walkways, detached garage, driveway changes, retaining walls, shoreline improvements and the exiting boathouse; and
- WHEREAS, the plan shows the site with frontage and an existing driveway on East Lake Road, which must meet the requirements of the New York State Department of Transportation; the proposed pavement removal is shown outside the State right-of-way; and
- WHEREAS, the Environmental Assessment Form dated October 3, 2016 notes 0.42 acres will be physically disturbed by the project; and
- WHEREAS, FEMA Flood Insurance Rate Maps (FIRM) and wetland maps indicate that land along the Skaneateles Lake frontage is in a Special Flood Hazard Area (SFHA) and may contain federal wetlands; and

WHEREAS, the site is located outside the Onondaga County Sanitary district and the site is served by private water (Skaneateles Lake) and septic; the Onondaga County Health Department advises they have accepted the use of the existing sytem but have also required and approved a new septic system design for future use if necessary; and

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

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

1. Per the New York State Department of Transportation, the Town and applicant are advised that any work within the State right-of-way will require a highway work permit.
2. The Town is advised to ensure all conditions are met and approvals are obtained from the City of Syracuse Department of Water prior to approving the proposed application.
3. The Town is advised to require an updated Agricultural Data Statement from the applicant prior to approving the proposed application, per state law.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 02, 2016

OCPB Case # Z-16-402

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Skaneateles Planning Board at the request of Russell Zechman for the property located 3741 & 3743 Fisher 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 New Seneca Turnpike (County Route 41), a county highway; and
- WHEREAS, the applicant is requesting a special permit for single family dwellings in an IRO zoning district, in order to adjust lot lines and resubdivide 2 existing lots into five lots totaling approximately 12 acres to facilitate a conservation subdivision project in RR and IRO zoning districts; and
- WHEREAS, the Board is concurrently reviewing a Subdivision referral for the project (S-16-82); and
- WHEREAS, the site is located approximately one mile east of the Village of Skaneateles and contains one existing house, a combined repair shop and accessory apartment, storage structures, ponds, an abandoned airplane landing strip, and open land; surrounding land uses are roadside residential, a nearby subdivision, and agricultural lands, including farmed lands in a NYS Agricultural District; and
- WHEREAS, the full site contains split zoning, with Rural Residential (RR) zoning extending approximately 200 feet from Fisher Road, and the remaining land are within an Industrial/Research/Office (IRO) zoning district, which requires a special permit for residential uses; and
- WHEREAS, the narrative describes the open space subdivision as including approximately 8 acres of buildable land after steep slopes, ponds and gas line easement areas are deducted; the owner proposes three building lots of approximately 1 acre each, and a conservation lot; the three new building lots will use a shared driveway also used by the Lot 1 accessory apartment; the main residence will retain its driveway on Fisher Road; and
- WHEREAS, the Site Plan: Open Space Subdivision dated January 22, 2016 shows the current 0.87 acre parcel containing the existing single-family house at the front of the site along Fisher Road would be enlarged to the rear to include the repair shop/apartment, two ponds, a storage building and a shed, to become Lot A (3.69 acres); and
- WHEREAS, the remaining lands would be split into Lot B1 (1.22 acres), Lot B2 (1.17 acres) and Lot B3 (1.01 acres) each to become residential building lots, and a Conservation Lot (5.21 acres) which is to remain undeveloped and contains a pond, gas line right-of-way, and steeply sloped open land; and
- WHEREAS, a 12' wide shared drive is shown within a 30' right-of-way easement extending from Fisher Road, a local road, back to the conservation Lot, and including

lands on proposed Lot A, Lot B1 and B2 and the Conservation Lot, and abutting Lot B3; and

WHEREAS, the existing house has public water and an individual septic system, and the three building lots will have their own septic systems and be serviced by public water; the narrative notes a fire hydrant will be added at the end of the shared driveway; and

WHEREAS, the area proposed for the conservation lot is contiguous land at the wet end of the property that abuts agricultural and vacant land that is growing into natural succession, and the land will have conservation covenants and be owned by one of the three new lot owners; and

WHEREAS, the submitted conservation analysis notes adjacent properties are zoned RR and contain residential lots of similar size, there are no significant steep slope areas of high conservation value and limited areas of moderate conservation value; the property has no farm land, and contains habitat for wildlife and lies contiguous to farmland; viewsheds are limited; existing manmade ponds have high conservation value, and there are no wetlands on site; and

WHEREAS, impermeable surface coverage will be 14% where 27.1% has been calculated as the maximum allowable; and

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

The Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic systems to service this property prior to subdivision approval.

The Board also offers the following comments:

1. The Onondaga County Department of Transportation advises that no future access to New Seneca Turnpike shall be permitted.
2. The Town is advised to require an Agricultural Data Statement from the applicant prior to approving the proposed application, per state law.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 02, 2016

OCPB Case # Z-16-403

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Skaneateles Planning Board at the request of Rebecca Anderson for the property located at 645 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 Route 20, a state highway, the municipal boundary between the Town of Skaneateles and Cayuga County, and a farm operation located in an agricultural district; and
- WHEREAS, the applicant is proposing to remove a 1,600 square foot pole barn, construct a 1,654 square foot addition, and extend parking for an existing dental office on a 7.45-acre parcel in a RR zoning district; and
- WHEREAS, the Site Plan dated September 30, 2016 shows the existing 2,402 square foot building, the proposed 1,654 square foot addition, 25 parking spaces (including 4 new spaces) in two separate lots on either side of the building, and the barn that would be removed; the plan states that 5 parking spaces would be provided for each of 5 dentists; and
- WHEREAS, the plan shows an existing driveway on Route 20, which must meet the requirements of the New York State Department of Transportation; the site also has frontage on County Line Road, a town road; and
- WHEREAS, a narrative from the applicant's architect dated October 1, 2016 states that the property is served by public water and private septic system and the septic system, installed in 1998, was designed for 750 gallons per day; the plan shows the approximate septic location; and
- WHEREAS, the plan shows that impermeable surface coverage will decrease from 5.5 percent to 5.3 percent; the Environmental Assessment Form states that 0.15 acres will be physically disturbed; and
- WHEREAS, the plan shows a 35 foot easement running along the west side of the property; and
- WHEREAS, National Wetland Inventory Maps indicate the potential presence of federal wetlands on a large portion of the eastern wooded portion of the subject property; the applicant must obtain appropriate permits from the U.S. Army Corps of Engineers for any proposed development or drainage in federal wetlands on site; and
- WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that a portion of the east side of this parcel is in a Special Flood Hazard Area (SFHA); preliminary updated FIRM data released in June 2008 shows that additional lands on the parcel are anticipated to be added to the SFHA once maps are finalized; and

WHEREAS, per the Onondaga County Health Department, the septic plan approved October 27, 1998 was approved for 3 dentists (750 gallons per day), and the newly proposed use is for 5 dentists, resulting in an increase in design flow of 500 gallons/day; OCHD must be contacted prior to issuance of a building permit to ensure appropriate sewage disposal for the expansion; and

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

The Town must ensure that the applicant has received acceptance or approval from the Onondaga County Health Department for any existing or proposed septic system to service this property, prior to approving the site plan or issuance of a building permit.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 02, 2016

OCPB Case # Z-16-404

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of LaFayette Town Board at the request of Town of LaFayette Town Board for the property located ; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and

WHEREAS, the applicant is proposing Local Law C-2016 titled "A Local Law Imposing a Six (6) Month Moratorium on Free Standing Solar Installations Within the Town of LaFayette"; and

WHEREAS, per the Legislative Intent section of the proposed law, the Town has deemed it time to review current and possible additional local regulations concerning free standing solar panel installations; the Intent statement notes such free standing solar panel installations can be both residential, commercial, large, obtrusive, and can and may pose a hazard and danger to residents by distraction, obstruction, and the power supply systems involved with such installations may pose a risk; and

WHEREAS, the town recognizes the potential benefits and desirability of solar power and renewable energy sources, but determines time and research is necessary to determine how to properly regulate the installations; and

WHEREAS, for purposes of the moratorium, the definition of Free Standing Solar panels shall not include residential solar panel applications with a rated capacity of 12kw or less used for on-site residential use; and

WHEREAS, the moratorium shall prohibit the construction, erection, or placement, nor process applications for of Free Standing Solar Panels anywhere within the Town for a period of 6 months following the effective date of the local law; and

WHEREAS, the Central New York Regional Planning and Development Board (CNY RPDB) Energy Management office has developed a comprehensive model solar ordinance for municipalities which addresses small and large-scale systems; 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 encouraged to consult with the CNY RPDB Energy Management office (315-422-8276) regarding best practices for regulating solar energy systems, prior to enacting the proposed regulations.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 02, 2016

OCPB Case # Z-16-405

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Elbridge Zoning Board of Appeals at the request of Ruth Kinch for the property located at 223 State Route 5; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Route 31B, a county highway and Route 5, a state highway; and
- WHEREAS, the applicant is proposing an area variance to construct a garage in front of a residence, expanding a non-conforming residential use in a B-1 zoning district, which does not permit residential structures; and
- WHEREAS, per a letter from the Code Enforcement officer to the applicant, it appears the home was constructed in a district which also did not allow residential uses, therefore suggesting the applicant apply to the ZBA with an application to validate the home in a B1 district, which would allow for the garage construction as well; and
- WHEREAS, per a hand drawn plan and aerial photography, the site currently contains a 40' x 23' single-story house with enclosed front porch; the proposed garage would measure 24' x 24' and connect to the front porch; the garage would be situated in front of a portion of the existing house, and be located approximately 140 feet from NYS Route 5; and
- WHEREAS, the site has an existing gravel driveway onto NYS Route 5, which must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the site is served by individual well and septic system, and no water or sewer service will be extended to the garage structure; and
- WHEREAS, the Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to issuance of a building permit; 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 Onondaga County Health Department cautions the applicant not to disturb either the septic tank or leach field during the construction of the garage.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 02, 2016

OCPB Case # Z-16-406

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of Goddard Development / Mavis Tire (Amended) for the property located at 7435 Oswego Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Oswego Road (Roue 57), John Glenn Boulevard, and Long Branch Road, all county roads; and
- WHEREAS, the applicant is requesting amended area variances in order to construct an auto repair shop (Mavis Discount Tire) on a vacant 0.511-acre lot formerly containing a gas station in a Limited Use for Gasoline Services (LuC-1) zoning district; and
- WHEREAS, in July 2016 the Board recommended Modification of an area variance to reduce northern and southern perimeter strips and highway arterial setback for the Mavis Discount Tire project (Z-16-240), requiring traffic data, SWPPP, and comments on access, wastewater, landscaping and stormwater; in September 2016 the Board deemed a site plan referral Incomplete (Z-16-333), noting the Site plan included and relies on land owned by Onondaga County, for which no coordination has taken place regarding a request for road abandonment, which must come from the Town to the Department of Transportation; and
- WHEREAS, the site is located between John Glenn Boulevard and the Old Long Branch Road spur which no longer connects to Oswego Road (County Route 57) to the east; the revised Site Plan dated August 8, 2016 no longer shows the project to encompass Old Long Branch Road within the site;
- WHEREAS, the Site Plan dated August 8, 2016 shows a proposed 6,150 square foot automotive retail/repair building with seven internal bays, a dumpster enclosure south of the building, and 13 proposed parking spaces in the front yard set back 20 feet from Oswego Road; and
- WHEREAS, access to the site would occur from Long Branch Road via the Old Long Branch Road spur, and no access is permitted or shown from John Glenn Boulevard or Oswego Road; per the Site Plan, Old Long Branch dead ends just past the proposed driveway; any existing or proposed access onto Old Long Branch Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, a number of area variances are being sought for the project, including: reduction of the perimeter landscape strip on John Glenn Boulevard (20' reduced to 4.8') and Old Long Branch Road (20' reduced to 2.2'), reduction in the building setback on John Glenn Boulevard (25' reduced to 4.8') and Old Long Branch Rd (25' reduced to 19.79'), reduction of the highway overlay

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E-mail Address: countyplanning@ongov.ne

setback from the centerline of Oswego Road from 140' to 120.5', reduction of the perimeter landscape strip on Old Long Branch Road from 20' to 2.6' to allow for a dumpster enclosure; and reduction of the setback of a proposed sign from John Glenn Boulevard from 25' to 8.4'; and

WHEREAS, a proposed freestanding sign location with notes citing "max 32 square feet and a max height of 25 feet" is shown near the corner of John Glenn Boulevard and Oswego Road; building signage and elevations were not submitted with the referral materials; a lighting plan was submitted; and

WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the site is adjacent to a state wetland, located in an archaeological sensitive area, and may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; and

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

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

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

1. The Onondaga County Department of Transportation has determined that the municipality and applicant must contact the Department at (315) 435-3205 to discuss any required traffic data for the proposed project.
2. Per the Onondaga County Department of Transportation, the municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Department verifying that no additional stormwater runoff will enter the County's drainage system, and complete any appropriate mitigation as may be determined by the Department.

The Board also offers the following comments:

1. Per the Onondaga County Department of Transportation, the Town and applicant are advised that direct access to Oswego Road, John Glenn Boulevard and New Long Branch Road is prohibited, and a permit for any proposed work in the County right-of-way is required.
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 x225 early in the planning process to determine sewer availability and capacity.
3. The Board encourages site planning which incorporates additional landscaping, minimizes pavement, and utilizes green infrastructure where possible, in order to minimize stormwater runoff near a wetland.. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga

County Department of Water Environment Protection at 315-435-2260.

4. The Town and applicant are encouraged to carefully consider proposed signage for the site, and for the Route 57 corridor in general, reducing signage clutter and excessive height and scale where appropriate.

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 02, 2016

OCPB Case # Z-16-407

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Pompey Planning Board at the request of David Boyle / Virginia Nelson for the property located at 8632 Cazenovia 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 Route 92 (Cazenovia Road), a state highway; and
- WHEREAS, the applicant is proposing to operate a proposed microdistillery in a leased warehouse space on a 7.0-acre parcel in a Hamlet Commercial (HC) zoning district; and
- WHEREAS, the Board recently recommended Modification of a Site Plan referral (Z-16-357) for the parcel for a different proposed use, to include construction of a pole barn and self-storage building at the rear of the site, noting wetlands and buffers, driveway requirements, and archeologically sensitive area review; those prior proposed uses are not reflected in the current application; and
- WHEREAS, the site is located along New York State Route 92 west of the village of Manlius, near the hamlet of Oran, and surrounding land uses are roadside residential, open lands and actively farmed lands enrolled in the New York State Agricultural District; the site also surrounds a parcel zoned Farming and containing an existing house fronting on Route 92; and
- WHEREAS, the site is zoned Hamlet Commercial, which is intended to accommodate a range of land uses traditionally found in rural hamlets, residential, community services and commercial, that are architecturally and historically compatible in scale and character; and
- WHEREAS, per an included project description, Rolling Boyle, LLC is a proposed microdistillery, to operate as outlined in the New York State Craft Act of 2012; products will be sourced from state raised agriculture and the owners will maintain the smallest footprint possible regarding land and water resources in and adjacent to the leased property; the lease proposes no changes to the landscape of the property or to the building exterior, with the excepting of electrical and plumbing infrastructure; and
- WHEREAS, the existing 7.004 acre parcel contains an existing 3,450 square foot commercial building with front entry and rear garage door, approximately 125 feet from the road, with an existing gravel drive and concrete apron onto NYS Route 92, which must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the warehouse floor plan does not indicate the inclusion of tasting areas or seating for visitors; and
- WHEREAS, the site is served by existing individual well service and septic system and is located outside the Onondaga County Sanitary District; a septic area is noted

on the plan to the east of the existing office building; and

WHEREAS, the Onondaga County Health Department advises the septic system design in 2002 allowed for 240 gallons/day, which may be inadequate for the proposed change of use; additionally depending on the success of the business, there exists the potential that this may be a public water supply, which would bring in additional requirements; and

WHEREAS, mapping indicates that New York State wetlands associated with Limestone Creek to the southwest appear to occur at the rear of the parcel; the applicant must obtain appropriate permits from the New York State Department of Environmental Conservation for any proposed development or drainage in state wetlands and/or 100-foot wetland buffers on site; and

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

1. The applicant must coordinate with the Onondaga County Health Department regarding the proposed use, and the Town must ensure that the applicant has received acceptance or approval from the Onondaga County Health Department for any existing or proposed septic system to service this property, prior to approving the site plan.

The Board also offers the following comment:

Per the New York State Department of Transportation, the NYS Route 92 driveway is required to meet the New York State Department of Transportation minor commercial driveway standards. The applicant is advised to contact the Department to coordinate driveway requirements and to obtain a highway work permit which is required for any work within the State right-of-way.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 02, 2016

OCPB Case # Z-16-408

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Lysander Zoning Board of Appeals at the request of Nicholas Melnick for the property located at 603 West Genesee 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 Route 370, a state highway and a farm operation located in an Agricultural district; and
- WHEREAS, the applicant is requesting an area variance to allow a subdivision of a 115.39-acre parcel into two new lots, where the smallest one would be 1.683 acres and not meet the minimum lot size requirements in an Agricultural (A) zoning district; and
- WHEREAS, the site is located along NYS Route 370 in a largely rural and agricultural area just west of the Plainville hamlet, and the site contains an existing house, garage, and tilled agricultural land and forest; and
- WHEREAS, per the local application, the remaining farmed land is being sold to the current renter, while the applicant intends to retain the house, outbuilding and yard; and
- WHEREAS, the Agricultural zoning district requires a 80,000 square foot minimum lot size, where the proposed house lot would be 73,330.7 square feet; the applicant notes that state appropriated land along the right of way is maintained by the tenant, and the proposed lot size would total 82,994.2 square feet including the road appropriation land, if considered; and
- WHEREAS, the site has an existing driveway onto Route 370, which must meet the requirements of the New York State Department of Transportation; aerial photography shows an existing farm driveway access further to the west on Route 370, accessing the fields; and
- WHEREAS, the house is served by individual well and septic system, and the site is located outside the Onondaga County Sanitary District; the drilled well location is shown next to the garage on the subdivision map dated August 15, 2016; and
- WHEREAS, the site is surrounded by parcels which are enrolled in New York State Agricultural Districts and are actively farmed; 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 motion was made by Brian Donnelly and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; Brian Donnelly - yes; Daniel Cupoli - yes; Robert Antonacci - yes; James Corbett - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 02, 2016

OCPB Case # Z-16-409

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Planning Commission at the request of 900 East Fayette Group, LLC for the property located at 305-307 Irving Avenue & 900-916, 918, 922-924 East 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 SUNY Upstate, a state owned facility; and
- WHEREAS, the applicant is proposing to renovate a federally-listed four-story apartment building with a restaurant and 12 units, build an adjoining four-story addition with commercial and 31 dwelling units, and create a 15-space parking lot on four resubdivided lots totaling 24,745 square feet in a BA zoning district; and
- WHEREAS, the Board is concurrently reviewing a Subdivision referral (S-16-86) for the project; the Board recently recommended No Position With Comment on Project Site Review and Area Variance referrals (Z-16-368 and 369) for the majority of remaining lands on the block, for the demolition of buildings and construction of a 7-story apartment building with 244 units; and
- WHEREAS, the site is located on a city block in the University Hill neighborhood, near the Connective Corridor (E. Genesee Street), as well as Irving Avenue, and East Fayette Street, and nearby South Crouse Avenue, all city streets and part of a traditional block pattern; and
- WHEREAS, the applicant proposes to combine four existing lots for the project totaling 0.562 acres at the corner of Irving Avenue and East Fayette Street, which contains one existing building, garage and parking areas; and
- WHEREAS, per the project site review application, the project involves renovation of an existing 4-story apartment building constructed in 1910, with a proposed new four story addition to the rear; the existing ground floor will house a restaurant with 12 apartments on the three floors above; the addition, connected by a 4-story circulation link, will house ground floor retail spaces fronting on Irving Avenue, with 31 one-bedroom apartments on the 3 floors above; and
- WHEREAS, the existing building is listed on the National Register of Historic Places, and per the application has already received New York State Historic Preservation tax credits; the project is subject to review by the Syracuse Landmark Preservation Board; and
- WHEREAS, elevation rendering show first floor entries along both road frontages, and significant maintenance of architectural facade elements on the existing historic building, and the addition of a new glazed wood storefront system along the East Fayette Street frontage; the new addition is modern in materials and finishes, and features an aluminum and glass storefront system

primarily along the Irving Avenue frontage; and

WHEREAS, the project requires waivers for density (1,000 square foot per unit for individual dwelling units in the BA zoning district, where an average of 583 square feet per unit is proposed); a letter from the applicant to the City Planning Commission notes they are seeking to be mindful of the historic structure and the City Planning Division advised the recently adopted Comprehensive Plan encourages increased density for the area; and

WHEREAS, the submitted plans show the existing parking lot on East Fayette will be reconstructed with 15 spaces and new sidewalks, right-of-way plantings and landscape areas are to be added surrounding the building; the applicant submitted trip generation and parking estimates and traffic volume data, and letter seeking a parking waiver, noting 73 spaces are required; the applicant proposes to supplement the 15-space lot with 53 spaces via existing nearby on-street parking, use of the Crown Plaza garage via agreement with the owner, shared existing parking with the State of New York Medical Center (92 spaces, with agreement), and use of Blvd 404 (student housing company) lot per agreement; the use of bicycle, pedestrian and transit accommodations is also noted, as is the oversupply of existing parking in an urban area; and

WHEREAS, the site will be served by public drinking water and wastewater infrastructure; the site is located in the Metropolitan Wastewater Treatment Plant service area; per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

WHEREAS, per the EAF, stormwater discharges will be detained and infiltrated on-site prior to being discharged into the existing 48" storm sewer located on Irving Avenue, and discharge rates will be less than existing site discharge rates; 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. Given the location and scale of the proposed site, the City and applicant are encouraged to ensure that any proposed development includes a high-quality pedestrian environment and consistency in building design and scale with neighboring uses and the objectives of the Connective Corridor, and receives any necessary approvals from the Syracuse Landmark Preservation Board.

2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 x225 to

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E-mail Address: countyplanning@ongov.net

determine sewer availability and capacity, and coordinate with municipal engineers regarding any applicable offset requirements.

3. The applicant and City are encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces, capturing stormwater for reuse within the site, or use of other green infrastructure strategies for urban environments. For information, go to <http://savetherain.us>.

4. The City and applicant, as well as other project sponsors in the area are encouraged to work together regarding a district parking and transportation demand management strategy for the continued redevelopment and densification of the University Hill neighborhood.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 02, 2016

OCPB Case # Z-16-410

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a THREE-MILE LIMIT from the City of Syracuse Planning Commission at the request of Woodside Commercial, LLC for the property located at 4938 West Taft Road; and
- WHEREAS, the site is located within three miles of the City of Syracuse and subject to the extra-territorial jurisdiction of the City of Syracuse under the three-mile limit rule and the site is located within 500 feet of West Taft Road, a county road, and the municipal boundary between the Town of Clay and the Town of Salina; and
- WHEREAS, the City is reviewing a Three Mile Limit application to subdivide a 9.13-acre parcel into two new parcels, proposed Lots C-R1 (8.13 acres) and C-R2 (1.00 acres), in a Planned Development District (PDD) zoning district; and
- WHEREAS, the Board recently recommended No Position With Comment on a Subdivision referral (S-16-59) for the project, and has reviewed several referrals for the Inverness Gardens mixed-use development; and
- WHEREAS, during subdivision review, the Board reiterated comments from the Site Plan phase of the proposed vehicle service repair use, and for the entire Inverness Gardens commercial component; the Board recommended a strategy for site layout, parking and access for Inverness Gardens that ensures safe movement of vehicles and pedestrians, sensitivity to neighboring properties, including sidewalks, screening of parking, dumpsters and loading areas, and orientation of buildings closer to Taft Road and Wintersweet Drive, with rear parking and adequate buffering; and
- WHEREAS, the Final Plan dated August 2, 2016 shows the remaining lands (proposed Lot C-R1) as Inverness Gardens Commercial Phase 1; and
- WHEREAS, the plan shows a proposed ingress/egress and utility easement containing an asphalt drive off of Wintersweet Drive on proposed Lot C-R2, and the drive also provides access to existing lot C-1; proposed Lot C-R1 also has frontage on West Taft Road; and
- WHEREAS, the plan shows an Onondaga County Water Authority easement running along Wintersweet Drive in front of the proposed lots; and
- WHEREAS, the Environmental Assessment Form (EAF) states that the site is located in an archeological sensitive area and that the site of the proposed action or an adjoining property have been the location of an active or closed solid waste management facility; and
- WHEREAS, the site will be served by public water and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the

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

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

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

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