



Onondaga County Planning Board

November 04, 2020

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

I. ATTENDANCE

MEMBERS PRESENT

Daniel Cupoli - via teleconference
James Corbett - via teleconference
Mike LaFlair - via teleconference
David Skeval - via teleconference
Jim Stelter - via teleconference
Marty Voss - via teleconference

STAFF PRESENT

Dan Kwasnowski - via teleconference
Megan Costa - via teleconference
Allison Bodine - via teleconference
Robin Coon - via teleconference

GUESTS PRESENT

II. CALL TO ORDER

The meeting was called to order at 12:00 PM on November 04, 2020.

III. MINUTES & OTHER BUSINESS

Minutes from October 14, 2020 were submitted for approval. James Corbett made a motion to accept the minutes. Marty Voss seconded the motion. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Mike LaFlair - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-20-54	TLysPB	<i>No Position With Comment</i>	S-20-55	TLysPB	<i>No Position With Comment</i>
S-20-56	TSpaPB	<i>No Position With Comment</i>	S-20-57	TSkaPB	<i>No Position With Comment</i>
S-20-58	TSkaPB	<i>Modification</i>	S-20-59	TSkaPB	<i>No Position With Comment</i>
Z-20-285	CSyrPB	<i>No Position</i>	Z-20-286	VLivPB	<i>No Position</i>
Z-20-287	TSkaZBA	<i>No Position</i>	Z-20-288	TSkaPB	<i>No Position</i>
Z-20-289	TSkaPB	<i>No Position With Comment</i>	Z-20-290	TSkaPB	<i>No Position With Comment</i>
Z-20-291	TCicPB	<i>Modification</i>	Z-20-292	TCicPB	<i>No Position With Comment</i>
Z-20-293	TCicZBA	<i>No Position</i>	Z-20-294	TOnoTB	<i>Modification</i>
Z-20-295	TOnoZBA	<i>No Position With Comment</i>	Z-20-296	TLafZBA	<i>Modification</i>
Z-20-297	TDewPB	<i>No Position</i>	Z-20-298	CSyrPB	<i>No Position</i>
Z-20-299	CSyrZA	<i>No Position</i>	Z-20-301	CSyrPB	<i>No Position With Comment</i>



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 04, 2020

OCPB Case # S-20-54

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of Lysander Planning Board at the request of CNY Crops for the property located at Coppernoll 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 the municipal boundary between the Town of Lysander and Cayuga County, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide an 86-acre parcel into two new lots, Lot 1 (83 acres) and Lot 2 (3.099 acres), in an Agricultural zoning district; and
- WHEREAS, the site is located in a rural area in the Town of Lysander, and at the boundary between Onondaga and Cayuga Counties; surrounding land uses are low density residential, agricultural, and undeveloped, forested lands; the site abuts a parcel to the south that is enrolled in NYS Agricultural District 3 and appears to contain an active farm field; and
- WHEREAS, the submitted subdivision plan dated September 30, 2020 shows the site has frontage on Coppernoll Road, a local road, and contains an existing barn structure, to be located on proposed Lot 2 (3.099 acres); the remainder of the site will be proposed Lot 1 (83 acres), which aerial imagery from May 2020 shows to include undeveloped lands and an active farm field; aerial imagery also indicates there are two farm access roads on Lot 1 and one on Lot 2; and
- WHEREAS, per the submitted Agricultural Data Statement, 15.6 acres of the site are currently being farmed; Lot 1 will remain agricultural; Lot 2 is intended for a new house; development plans for Lot 2 are not shown in the referral materials; and
- WHEREAS, per the local application, there is an existing well on Lot 2 and a septic system is proposed to serve the new residential use; no drinking water or wastewater services are proposed for Lot 1;
ADVISORY NOTE: the Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service proposed Lot 2 prior to Department endorsement of the subdivision; and
- WHEREAS, there are drainage channels on the rear half of the parcel and along the eastern lot line, which are tributary to Ox Creek and ultimately the Oswego River; the subdivision plan shows potential state and federal wetlands adjacent to the creek areas; current FEMA Flood Insurance Rate Maps (FIRM) indicate that the rear half of the site is located within the 100-year floodplain, which may require elevation of structures and other mitigation; the drainage channel and wetland/floodplain areas appear to be primarily located on proposed Lot 1, though the eastern side of Lot 2 is encumbered by a drainage channel and potential wetlands; and

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

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

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

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

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

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

1. Prior to development of proposed Lot 2, the Town is advised to ensure the boundaries for any federal and/or state wetlands and/or the 100-foot state wetland buffer are mapped and confirmed by the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation. Confirmed wetlands should be shown on any plans for the site and all necessary permits should be obtained for proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers.

2. The Board encourages the Town to consider the potential long-term effects of land fragmentation and large-lot, strip subdivisions along road frontages on the economic viability of agricultural lands, particularly within areas containing New York State Agricultural District properties and in farm/agricultural zoning districts. Potential conflicts with agricultural operations, changes to the rural character, increased public service demands and costs, reduction of open space and farmland, and impacts to road safety and mobility may cumulatively occur as a result of such subdivisions.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 04, 2020

OCPB Case # S-20-55

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of Lysander Planning Board at the request of Nancy Hourigan for the property located at Plainville, McIntyre and Farnham Roads; 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 Plainville Road (Route 32), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 398.75-acre parcel, with additional lot line adjustments, to create 4 new lots, Lot 1 (319 acres), Lot 2 (27.8 acres), Lot 3 (4.875 acres) and Lot 4 (3.482 acres), in an Agricultural zoning district; and
- WHEREAS, the site is located in a rural area northwest of the Jack's Reef hamlet; the site has frontage on Cross Lake and the Seneca River, both of which are moderately developed with waterfront residential land uses, as well as the Barge Canal; the site abuts lands to the north that are enrolled in NYS Agricultural District 3 and appear to contain active farmland; other surrounding land uses include undeveloped, forested lands and low-density residential; and
- WHEREAS, lands to the east and south that are separated from the site by the Seneca River and the Barge Canal are also enrolled in NYS Agricultural District 3; this land includes a farm operation, Circle View Farm, that is protected by an agricultural easement held by the American Farmland Trust (AFT); these lands are to be preserved for agricultural use, and care should be taken to discourage activities on nearby lands that could threaten the viability of farming; and
- WHEREAS, the submitted subdivision plan dated October 2, 2020 shows the site's larger parcel (398.75 acres) has frontage on Plainville Road, a county road, and contains 5 existing barn structures and a 2-story house for Duck Flats Farm; aerial imagery dated May 2020 shows this parcel is otherwise occupied by active farm fields, wooded areas, and Frog Hole Swamp; the other two subject parcels are smaller residential lots that each contain an existing single-family house; the site has additional frontage on Farnham Road and McIntyre Road, both dead end local roads that serve single-family residential lots in the surrounding area; and
- WHEREAS, per the subdivision plan, proposed Lot 1 (319 acres) will have frontage on Plainville Road and include the majority of the site's farm fields; the existing barn structures and house will be contained on proposed Lot 2 (27.8 acres); there is an existing gravel driveway with access to Farnham Road and McIntyre Road, which serves the structures, and will occur on both Lots 1 and

2; proposed Lots 3 (4.857 acres) and 4 (3.482 acres) are reconfigurations of the smaller residential lots, to include land conveyances to and from the 398.75-acre parcel; proposed Lot 3 will include TM # 037.-02-13.0 and have frontage on McIntyre Road; proposed Lot 4 will include TM # 037.-02-06.1 and have frontage on Plainville Road; and

WHEREAS, per the submitted Agricultural Data Statement, 268 acres of the site are currently being farmed; proposed Lot 2 will continue to be used for a small farming operation, presumably Duck Flats Farm; proposed Lot 1 will remain agricultural; no new development is proposed;
ADVISORY NOTE: any new or proposed driveways onto Plainville Road will require highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and

WHEREAS, per the subdivision plan, lands on the west side of the site, along Cross Lake and the Seneca River, are labeled "Lands of the People of the State of New York," and do not appear to be included in the proposed lots; the subdivision plan shows potential state and federal wetlands on the "Lands of the People of the State of New York"; current FEMA Flood Insurance Rate Maps (FIRM) indicate that this area is also located within the 100-year floodplain, which may require elevation of structures and other mitigation; and

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

WHEREAS, per the local application, each of the existing houses is served by an individual well and septic system; no changes to the existing infrastructure are proposed; no drinking water or wastewater services are intended for proposed Lot 1;
ADVISORY NOTE: the Onondaga County Health Department's Bureau of Public Health Engineering must formally approve any existing or proposed septic system for all lots less than five acres prior to Department endorsement of the subdivision; and

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

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

WHEREAS, the site may contain the following natural communities: Floodplain forest (per EAF Mapper); and

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

1. The Board advises the Town to ensure legal access to Lot 2 is granted, and shown on the filed subdivision map, to allow for continued use of the existing driveway through Lot 1.

2. The Board encourages the Town to consider the potential long-term effects of land fragmentation and large-lot, strip subdivisions along road frontages on the economic viability of agricultural lands, particularly within areas containing New York State Agricultural District properties and in farm/agricultural zoning districts. Potential conflicts with agricultural operations, changes to the rural character, increased public service demands and costs, reduction of open space and farmland, and impacts to road safety and mobility may cumulatively occur as a result of such subdivisions.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 04, 2020

OCPB Case # S-20-56

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Spafford Planning Board at the request of David Dzielak for the property located at 1427 Richard 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 Richard Road (Route 72) and Nunnery Road (Route 263), both county highways, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 39.67-acre parcel into two new lots, Lot 1 (34.13 acres) and Lot 2 (5.54 acres), in a Residential Agricultural (RA) zoning district; and
- WHEREAS, the site is located at the intersection of Richard Road, a county road, and Lanning Road, a local road, in a rural area in the Town of Spafford; the site and surrounding parcels are enrolled in NYS Agricultural District 2 and appear to contain active farmland; other surrounding land uses include low-density residential; and
- WHEREAS, the submitted subdivision plan dated September 30, 2020 shows the site contains an existing two-story house, a detached garage, a rear barn structure and a shed; there is an existing driveway onto Richard Road, and two farm access roads on Lanning Road; all existing structures and driveways will be contained on proposed Lot 1 (34.13 acres); aerial imagery dated May 2020 shows the majority of the active farmland will also be on Lot 1; and
- WHEREAS, per the subdivision plan, proposed Lot 2 (5.54 acres) is undeveloped and will have 393' of frontage on Richard Road and 429' of frontage on Lanning Road; no development plans are indicated;
ADVISORY NOTE: any new or proposed driveways onto Richard Road will require highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, aerial imagery shows there is a drainage channel crossing the rear, northwest corner of the site, which is a tributary to Skaneateles Lake; the drainage channel will be entirely contained on proposed Lot 1; and
- WHEREAS, the site is served by an individual septic system and well; no changes to the existing infrastructure are proposed; and
- WHEREAS, the site is located in the Skaneateles Lake watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; and
- WHEREAS, GIS mapping shows a potential riverine wetland area associated with the rear drainage channel and a potential federal wetland area corresponding to a pond

at the front of the site on proposed Lot 1; 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. To ensure access to Richard Road will be granted and that the proposed lots meet minimum sight distance requirements, the applicant is advised to contact the Onondaga County Department of Transportation prior to municipal approval of the subdivision and submit sight distance estimates to the Department for their review.
2. The Board encourages the Town to consider the potential long-term effects of land fragmentation and large-lot, strip subdivisions along road frontages on the economic viability of agricultural lands, particularly within areas containing New York State Agricultural District properties and in farm/agricultural zoning districts. Potential conflicts with agricultural

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 04, 2020

OCPB Case # S-20-57

- 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 Theresa Kotlarz for the property located at 2851 Rickard 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 a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 30.44-acre parcel into two new lots, Lot 1A (21.3 acres) and Lot 1B (9.14 acres), in Rural and Farming (RF) and Lake Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, in 2014, the Board offered no position for a preliminary subdivision referral (S-14-21) to subdivide a 59-acre parcel into 31- and 28.1-acre lots, creating the subject parcel; and
- WHEREAS, the site is located in a rural area with surrounding low-density residential land uses and agricultural and forested lands; the site and surrounding parcels are enrolled in NYS Agricultural District 2 and appear to contain active farmland; and
- WHEREAS, the submitted subdivision plan dated September 29, 2020 shows the site has frontage on Rickard Road, a local road, and contains an existing house, detached garage, barn, and shed structures, which occur at the front of the site; there is an existing driveway onto Rickard Road; aerial imagery dated May 2020 shows the contains two large ponds and the rear half of the site has active farm fields; the agricultural land appears to be accessed by a farm road on the adjacent parcel to the north; and
- WHEREAS, per the subdivision plan, proposed Lot 1A (21.3 acres) will be a flag lot with 60' of road frontage and contain the unimproved lands; proposed Lot 1B (9.14 acres) will contain the existing house, barn and associated buildings; and
- WHEREAS, the submitted Narrative dated September 29, 2020 indicates Lot 1A is not intended as a building lot, though it is noted that any future subdivision or residential development of the lot would likely be limited to a maximum of 4 dwellings with a shared common driveway; no development plans are indicated for either lot; and
- WHEREAS, the house is served by an individual well and septic system, to be contained on Lot 1B though the septic system is not shown in the plans; no changes to the existing infrastructure are proposed; and
- WHEREAS, the site is located in the Skaneateles Lake watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; impermeable surface coverage on Lot 1B is 1%; a letter from the

City of Syracuse Department of Water to the Town indicates that the City has reviewed the applicant's proposal and has no comments regarding the project; and

WHEREAS, GIS mapping shows two potential federal wetland areas corresponding to the two ponds on the site, one each on the proposed lots; and

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

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

1. The Board advises the Town to ensure legal access for Lot 1A and the adjacent parcel to the north is granted to allow for continued use of the shared farm access road.
2. The Board encourages the Town to consider the potential long-term effects of land fragmentation, large-lot, strip subdivisions along road frontages, and division of farmsteads and farmlands onto separate lots on the economic viability of agricultural lands, particularly within areas containing New York State Agricultural District properties and in farm/agricultural zoning districts. Potential conflicts with agricultural operations, changes to the rural character of the surrounding area, increases in public service demands and costs, reduction of open space and farmland, and impacts to road safety and mobility may cumulatively occur as a result of such subdivisions.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 04, 2020

OCPB Case # S-20-58

- 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 Loveless Farm Development, LLC for the property located at 2783 West Lake Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of West Lake Road (Route 41A), a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 30-acre parcel into 5 new lots, Lot 1 (2.05 acres), Lot 2 (2.07 acres), Lot 3 (2.25 acres), Lot 4 (2.02 acres) and Lot 5 (21.62 acres), in Rural and Farming (RF) and Lake Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, in 2013, the Board recommended modification of a preliminary subdivision referral (S-13-52) to subdivide 46.55 acres, including the subject parcel and a lot east across West Lake Road, into 20 lots; the Board cited required approvals from the City of Syracuse Water Department, Onondaga County Health Department, and NYS Department of Environmental Conservation, as well as coordination and review by the NYS Department of Transportation; the Board noted concerns regarding the suburban nature of the proposed development and potential impacts to water quality, open space, farmland, and viewsheds given the rural character of the surrounding area; and
- WHEREAS, a Resolution of the Town of Skaneateles Planning Board dated August 28, 2018 indicates the project was altered and reduced to include only the subject parcel and subdivide the land into 4 residential building lots and 1 non-residential conservation lot, as shown in the proposal currently under review; a Resolution of the Town of Skaneateles Planning Board dated March 19, 2019 indicates the revised subdivision was previously approved by the Town; per the referral notice, the subdivision map was never filed and therefore the applicant is seeking reapproval of the revised subdivision; and
- WHEREAS, the site is located in a rural area on the west side of Skaneateles Lake; the site and surrounding lands are enrolled in NYS Agricultural District 2 and appear to contain active farmland; other surrounding land uses include single-family residential; and
- WHEREAS, the submitted subdivision plan dated March 15, 2019 shows the site has frontage on West Lake Road, a state road, and contains three barn structures, which occur at the front of the site; aerial imagery dated May 2020 shows active farmland on the northeast corner of the site and forest covering the rear half of the site; and
- WHEREAS, per the subdivision plan, proposed Lot 1 (2.05 acres) will occupy roughly half of the farm field and proposed Lots 2 (2.07 acres), 3 (2.25 acres), and 4 (2.02

acres) will occur at the rear of the site in a forested area; the remainder of the site, including the existing structures, will be Lot 5 (21.62 acres); the submitted Community Open Space Plan dated January 2019 shows the conservation easement on Lot 5 to include 5 separate areas totaling 16.55 acres of open space land; areas of Lot 5 outside the conservation easement are reserved for the barn structures, a common driveway, and a 1.46-acre drainage easement; and

WHEREAS, the submitted Town of Skaneateles Grant of Conservation Easement Loveless Farm Subdivision notes that the conservation easement is granted to the Town of Skaneateles for the purposes of permanently preserving the land; the conservation easement restricts development of the land and future use of the open space area only for purposes of agriculture, forestry, recreation, protection of natural resources, or similar conservation purposes; per the submitted Conservation Analysis, relative conservation values were assigned in the study area based on “1) distance or proximity to existing disturbed/developed land, 2) connectivity to other lands in conservation, 3) vegetative community diversity, 4) surface water features/connected wetlands, 5) wildlife habitat value and 6) cultural resources”; only 1.63 acres were designated as high conservation value, and as such, the primary potential conservation value was determined to be for the preservation of open space and potential future passive recreational opportunities; and

WHEREAS, per the Community Open Space Plan, there is an existing driveway on West Lake Road, to be widened to 24’ and paved; the driveway will continue to serve the barn structures and be extended to serve each of the four residential lots; a corresponding access and utility easement (1.8 acres) is proposed; the referral materials include a Driveway Declaration and Agreement; ADVISORY NOTE: any work within the state right-of-way is subject to a work permit from the NYS Department of Transportation; and

WHEREAS, the Community Open Space Plan shows 1.7 acres of delineated wetlands identified by Environmental Design & Research, DPC (EDR); the wetlands are entirely contained on Lot 5; a 100’ Town wetland setback is also shown on the plan, a portion of which encroaches on Lot 4; the depicted building envelope is outside of the wetland setback; and

WHEREAS, per the Community Open Space Plan, the 1.46-acre drainage easement on Lot 5 will contain a stormwater management basin and bioretention area; ADVISORY NOTE: per the NYS Department of Transportation, additional stormwater runoff into the state’s drainage system is prohibited; any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, each proposed lot will be served by a proposed well and septic system, which are shown on the Community Open Space Plan; and

WHEREAS, the site is located in the Skaneateles Lake watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; a letter from the City of Syracuse Department of Water to the Town indicates that the City has reviewed the applicant’s proposal and has no comments regarding the project; and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as

sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); the site is also located near Brook Farm, 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; a letter from the NYS Office of Parks, Recreation and Historic Preservation dated April 8, 2014 indicates the office reviewed the proposed subdivision and determined that the project would have “No Adverse Impact” upon cultural resources in or eligible for inclusion in the State and National Registers of Historic Places; and

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

The applicant is required to coordinate West Lake Road access plans with the New York State Department of Transportation. To meet Department requirements, the applicant must submit a copy of the site plan for review and permitting. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 04, 2020

OCPB Case # S-20-59

- 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 Trevor Ryan for the property located at 1691 Van Camp 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 a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 17.005-acre parcel into two new lots, Lot 1 (9.984 acres) and Lot 2 (7.021 acres), in a Rural and Farming (RF) zoning district; and
- WHEREAS, in 2008, the Board recommended modification of a subdivision referral (S-08-34) to subdivide the subject parcel into two new lots, which does not appear to have occurred; and
- WHEREAS, the site is located in a rural area with surrounding low-density residential land uses and agricultural and forested lands; the site and surrounding lands are enrolled in NYS Agricultural District 2; the site does not appear to contain active farmland but the adjacent parcels do; and
- WHEREAS, the submitted subdivision plan dated August 7, 2020 shows the site has frontage on Van Camp Road, a local road, and contains an existing barn, silo, and driveway; the lot is otherwise undeveloped with trees and brush on the rear half of the site; the site abuts three sides of a separate residential lot with frontage on Van Camp Road; and
- WHEREAS, per the subdivision plan, proposed Lot 1 (9.984 acres) will contain the barn, silo, and driveway and have the 703' of road frontage occurring on the north side of the residential lot; proposed Lot 2 (7.021 acres) is unimproved and will contain the 481' of road frontage south of the residential lot; no development plans are indicated; and
- WHEREAS, the subdivision plan shows a large existing pond, to be contained on Lot 1, and a "wet weather run or stream" crossing the rear of the site; both lots are also encumbered by potential state and federal wetlands; the approximate edge of each is delineated in the plan; the required 100' state wetland buffer would result in further encumbrances and limitations on any future development of either parcel; and
- WHEREAS, per the referral notice, the site does not have existing drinking water or wastewater services and none are proposed; and
- WHEREAS, the site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper); and
- WHEREAS, the site is also located near the Kelsey-Davey Farm, 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

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

Prior to development of either proposed lot, the Town is advised to ensure the boundaries for any federal and/or state wetlands and/or the 100-foot state wetland buffer are mapped and confirmed by the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation. Confirmed wetlands should be shown on any plans for the site and all necessary permits should be obtained for proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 04, 2020

OCPB Case # Z-20-285

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of Dawn Reed for the property located at 123 Marshall Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of SUNY Upstate Medical Center; and
- WHEREAS, the applicant is requesting a special permit to replace existing signage and update floor plans in a Local Business, Class A (BA) zoning district; and
- WHEREAS, the site is located within a densely developed and highly-walkable mixed-use area at the core of the University Hill district/neighborhood; surrounding land uses are retail and service, residential, medical and university related buildings; various parking structures and lots are provided in the district, and bus service is accessible; and
- WHEREAS, aerial imagery shows the site has frontage on Marshall Street, a city street, and contains multiple attached structures that appear to cover the entirety of the site; there are three tenant spaces within the buildings, one of which is vacant; the other two spaces include a retail store and a restaurant; per the local application, the vacant tenant space, formerly a restaurant, will be renovated for a new restaurant, Winnie's Soul Delicious; and
- WHEREAS, per the local application, improvements to the tenant space will include replacing the awning over the front entrance with a new vinyl awning, installing a wall-mounted sign (26" x 96") above the front door, adding a window decal (65" x 28") to the front window, and installing a grill, gas griddle and two deep fryers to the kitchen area; and
- WHEREAS, proposed hours of operation will be Monday through Sunday from 10am to 12:30am; there will be a maximum of 6 employees on-site at one time; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse Proposed Zoning Map dated December 2019, the proposed zoning for the lot is Mixed Use Urban Core (MX-4), which would act to "provide for pedestrian-friendly, transit-supportive areas of higher-density residential development and a well-integrated mix of nonresidential uses"; and
- WHEREAS, per the referral notice, the site is served by public drinking water and sewers; the site is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO);

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

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

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 04, 2020

OCPB Case # Z-20-286

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Liverpool Planning Board at the request of Chuck Hafner / Tim O'Connor for the property located at 318 Oswego 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 Oswego Street (Route 370), a state highway, Old Liverpool Road (Route 137), a county highway, Onondaga Lake Parkway (Route 370), a state highway, and Onondaga Lake Park, a county-owned park; and
- WHEREAS, the applicant is proposing construction of a 12' x 26' addition to a cell phone repair store on a 0.44-acre parcel in a Commercial zoning district; and
- WHEREAS, in 2011, the Board offered no position with comment for a site plan referral (Z-11-247) to establish a car rental business in the existing building on the subject parcel; the building currently contains cell phone retail and repair uses; and
- WHEREAS, the site is located in a traditional village center at the major intersection of three regional corridors, Oswego Street, Old Liverpool Road, and Onondaga Lake Parkway; surrounding land uses include retail, service, and Village and county parklands; this area is highly walkable and contains existing pedestrian accommodations, including sidewalks, crosswalks, and pedestrian signals; bus service is available along Oswego Street and Old Liverpool Road; and
- WHEREAS, the submitted Site Plan dated January 22, 2016 shows the site has frontage on a state-owned portion of Oswego Street/Old Liverpool Road and Willow Street, a Village street; the site contains an existing one-story building with a front yard parking lot and 17 parking spaces, to remain; there is an existing driveway on Willow Street; and
- WHEREAS, the Site Plan shows the proposed addition (12' x 26') will be constructed on the east side of the building to add office and storage space to the cell phone repair tenant space; no other site improvements are indicated; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Liverpool Pump Station service areas; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO);
- ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, if anticipated sanitary flows will exceed previous flows in excess of one sewer unit over prior uses, the applicant is requested to

develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

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

ADVISORY NOTE: projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) must submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection for review; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734030, V00501) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that there are no wooded areas on the site; and

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

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

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 04, 2020

OCPB Case # Z-20-287

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Skaneateles ZBA at the request of Thomas Wingfield for the property located at 2886 West Lake Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of West Lake Road (Route 41A), a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting an area variance to replace and upgrade front sidewalk and porch and rear patio, resulting in an increase in impermeable surface from 12.9% to 14.8% where 10% maximum is allowed on a Rural and Farming (RF) and Lake Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, the site is located in a rural area on the west side of Skaneateles Lake and near the NYS Department of Environmental Conservation boat launch; parcels northwest of the site are enrolled in NYS Agricultural District 2 and appear to contain active farmland; other surrounding land uses are mostly residential in nature; and
- WHEREAS, the submitted survey map dated September 21, 2020 shows the site has frontage on West Lake Road, a state road, and contains an existing house with rear and front porches, a shed, and an existing driveway; the backyard is enclosed by a fence; the local application indicates the lot is pre-existing non-conforming with a lot size of 0.79 acres where a minimum of 2 acres is required and a road frontage of 166' where a minimum of 300' is required; and
- WHEREAS, per the local application, there is an existing gravel/slate sidewalk (207 sf) and an existing gravel/slate rear patio (513 sf), both to be replaced; the new sidewalk (182 sf) and patio (480 sf) will be concrete; the area of the sidewalk and patio will be reduced following the proposed project, but will be replaced with impermeable materials; a variance is sought to increase the impermeable surface coverage from the 10% (permitted) to 14.8% (proposed); and
- WHEREAS, the submitted drawings show the proposed project also includes extending the front porch; per the local application, the proposed site improvements are proposed in part to mitigate water drainage and pooling issues around the foundation of the house; and
- WHEREAS, the site is served by an individual well and septic system; no changes to the existing infrastructure are proposed; and
- WHEREAS, the site is located in the Skaneateles Lake watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; impermeable surface coverage is currently 12.9% and will increase to 14.8% following the proposed project; and

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

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 04, 2020

OCPB Case # Z-20-288

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Skaneateles Planning Board at the request of Steve Johnson for the property located at 1729 Russells Landing; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to replace and relocate shoreline stairs to dock, re-surface and raise dock, and modify stairs between the dwelling and studio on a 0.53-acre parcel in Rural and Farming (RF) and Lake Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, in 2019, the Board recommended modification of concurrent site plan (Z-19-316) and special permit (Z-19-317) referrals to demolish and rebuild a seasonal cottage and construct a detached two-story studio, citing required approvals from the City of Syracuse Water Department; a Resolution of the Skaneateles Planning Board dated November 19, 2019 indicates the site plan and special permit were approved by the Town; and
- WHEREAS, the site is located on the western shore of Skaneateles Lake with surrounding lakefront residential properties and large tracts of undeveloped land; the site is north of a 90-acre parcel enrolled in NYS Agricultural District 2 that appears to contain active farmland; and
- WHEREAS, the submitted survey map dated July 21, 2020 shows the site has frontage on Russells Landing, a private road, and contains two camps and a shed; there is an existing tarvia driveway onto Russells Landing; shoreline structures include stairs and a dock that occurs at the mean high water line; and
- WHEREAS, the submitted Site Plan dated September 30, 2019 (revised September 25, 2020) shows the shoreline stairs will be removed and replaced and the dock will be resurfaced and raised to an elevation of 867'; the proposed project also includes minor adjustments to the previously approved plans in 2019 (Z-19-316, 317), to include relocating/repositioning the deck at the front of the house, the steps from the house to the studio, and the retaining walls, and eliminating the stoop and steps at the front of the studio; and
- WHEREAS, **ADVISORY NOTE:** the applicant is advised to ensure all necessary permits and approvals are obtained from the U.S. Army Corps of Engineers (USACE) and/or NYS Department of Environmental Conservation (DEC) for any work below the mean high water line in regulated waterways prior to municipal approval; and
- WHEREAS, drinking water is drawn directly from Skaneateles Lake and the property is currently served by a holding tank; a new individual septic system is shown at the front of the site; the Narrative indicates the septic system plans for a 3-

bedroom dwelling were approved by the Onondaga County Health Department; and

WHEREAS, the site is located in the Skaneateles Lake watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; impermeable surface coverage will 10% following the proposed project, where 10% is the maximum permitted; and

WHEREAS, the Skaneateles Watershed Rules and Regulations require that the applicant submit plans to the City of Syracuse Water Department for approval; a letter from the City to the Town of Skaneateles CEO dated October 2, 2020, included with the referral materials, indicates the Department has reviewed the applicant's proposal and has no comments regarding the project; and

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

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

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

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 04, 2020

OCPB Case # Z-20-289

- 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 Kelly Scalzo for the property located at 2803 East Lake Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Lake Road (Route 41), a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to allow alterations to the existing dwelling and cabana on a 0.66-acre parcel in Rural and Farming (RF) and Lake Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-20-290) as part of the proposed project; the Board recently recommended modification of a site plan referral (Z-20-207) to construct a second floor addition on the existing dwelling and convert a portion of the boathouse from living space to deck space, which was approved by the Town; the referrals currently under review appear to be a revision to the previously approved site plan; and
- WHEREAS, the site is located on the east side of Skaneateles Lake with surrounding lakefront residential properties; lands east of the site are enrolled in NYS Agricultural District 2 and appear to contain active farmland; and
- WHEREAS, the submitted survey map dated March 31, 2020 shows the site has frontage on East Lake Road, a state road, and 93.9' of shoreline on Skaneateles Lake; the site contains an existing three-bedroom, one-story house, a detached garage (24.5' x 24.7'), and a shed (10.1' x 8.4'); shoreline structures include a "guest house" building with boat storage, a seawall, and steps; there is an existing driveway onto East Lake Road; and
- WHEREAS, the submitted Site Plan dated June 30, 2020 (revised October 8, 2020) shows proposed improvements to the house to include constructing a new dormer and second floor addition, constructing a deck on the lake side of the house, and infilling the existing front porch; the footprint of the house and deck will increase from 2,208 sf (existing) to 2,312 sf (proposed); the previous proposal called for 2,186 sf; and
- WHEREAS, per the Site Plan, the existing guest house (1,083 sf) includes a cabana, to be improved with a new deck, and a 2-story boathouse, to be removed; the proposed changes will reduce the footprint of the guest house to 740 sf; additional site improvements are shown to include removing portions of the driveway, a shed, a patio, and walkways, rebuilding the steps and walkway to the front of the house, and adding bio-swales at the front and rear of the house; and
- WHEREAS, per the referral notice, drinking water will be drawn directly from the lake and

a new individual septic system is proposed, and shown in the Site Plan to occur in front of the house; the previous site plan referral (Z-20-207) included a letter from the Onondaga County Health Department dated January 17, 2020, which indicated sewage disposal plans have been approved by the Department for the subject property; the approved plan includes a 1500 gallon minimum septic tank and 174 lineal feet of Eljen Units, and is intended for the service of the 3-bedroom house and boathouse; the letter notes that construction of a larger dwelling will require review and approval of a revised sewage disposal plan; and

WHEREAS, the site is located in the Skaneateles Lake watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; impermeable surface coverage is currently 29.5% and will decrease to 20.7%, where 10% is permitted, following the proposed project; and

WHEREAS, the Skaneateles Watershed Rules and Regulations require that the applicant submit plans to the City of Syracuse Water Department for approval; a letter from the City to the Town of Skaneateles CEO dated October 13, 2020, included with the referral materials, indicates the Department has reviewed the applicant's proposal and comments that the Onondaga County Health Department sewage disposal plans approval is for a maximum three-bedroom dwelling, but there are three spaces, including the second floor loft, second floor attic, and renovated cabana, that have potential to be converted to additional permanent bedrooms and should be factored into the daily design flow; and

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

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

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

The Board commends the applicant on taking measures to mitigate and reduce impermeable surface coverage on this site, in an effort to better meet the Town's requirements. The Town is encouraged to work with the applicant to identify any additional opportunities to further reduce coverage.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 04, 2020

OCPB Case # Z-20-290

- 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 Kelly Scalzo for the property located at 2803 East Lake Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of East Lake Road (Route 41), a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting a special permit to allow alterations to the existing dwelling and cabana on a 0.66-acre parcel in Rural and Farming (RF) and Lake Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-20-289) as part of the proposed project; the Board recently recommended modification of a site plan referral (Z-20-207) to construct a second floor addition on the existing dwelling and convert a portion of the boathouse from living space to deck space, which was approved by the Town; the referrals currently under review appear to be a revision to the previously approved site plan; and
- WHEREAS, the site is located on the east side of Skaneateles Lake with surrounding lakefront residential properties; lands east of the site are enrolled in NYS Agricultural District 2 and appear to contain active farmland; and
- WHEREAS, the submitted survey map dated March 31, 2020 shows the site has frontage on East Lake Road, a state road, and 93.9' of shoreline on Skaneateles Lake; the site contains an existing three-bedroom, one-story house, a detached garage (24.5' x 24.7'), and a shed (10.1' x 8.4'); shoreline structures include a "guest house" building with boat storage, a seawall, and steps; there is an existing driveway onto East Lake Road; and
- WHEREAS, the submitted Site Plan dated June 30, 2020 (revised October 8, 2020) shows proposed improvements to the house to include constructing a new dormer and second floor addition, constructing a deck on the lake side of the house, and infilling the existing front porch; the footprint of the house and deck will increase from 2,208 sf (existing) to 2,312 sf (proposed); the previous proposal called for 2,186 sf; and
- WHEREAS, per the Site Plan, the existing guest house (1,083 sf) includes a cabana, to be improved with a new deck, and a 2-story boathouse, to be removed; the proposed changes will reduce the footprint of the guest house to 740 sf; additional site improvements are shown to include removing portions of the driveway, a shed, a patio, and walkways, rebuilding the steps and walkway to the front of the house, and adding bio-swales at the front and rear of the house; and
- WHEREAS, per the referral notice, drinking water will be drawn directly from the lake and

a new individual septic system is proposed, and shown in the Site Plan to occur in front of the house; the previous site plan referral (Z-20-207) included a letter from the Onondaga County Health Department dated January 17, 2020, which indicated sewage disposal plans have been approved by the Department for the subject property; the approved plan includes a 1500 gallon minimum septic tank and 174 lineal feet of Eljen Units, and is intended for the service of the 3-bedroom house and boathouse; the letter notes that construction of a larger dwelling will require review and approval of a revised sewage disposal plan; and

WHEREAS, the site is located in the Skaneateles Lake watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; impermeable surface coverage is currently 29.5% and will decrease to 20.7%, where 10% is permitted, following the proposed project; and

WHEREAS, the Skaneateles Watershed Rules and Regulations require that the applicant submit plans to the City of Syracuse Water Department for approval; a letter from the City to the Town of Skaneateles CEO dated October 13, 2020, included with the referral materials, indicates the Department has reviewed the applicant's proposal and comments that the Onondaga County Health Department sewage disposal plans approval is for a maximum three-bedroom dwelling, but there are three spaces, including the second floor loft, second floor attic, and renovated cabana, that have potential to be converted to additional permanent bedrooms and should be factored into the daily design flow; and

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

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

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

The Board commends the applicant on taking measures to mitigate and reduce impermeable surface coverage on this site, in an effort to better meet the Town's requirements. The Town is encouraged to work with the applicant to identify any additional opportunities to further reduce coverage.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 04, 2020

OCPB Case # Z-20-291

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Kimco Realty, LLC (Dunkin' Restaurant) for the property located at 6360 East Taft Road; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Northern Boulevard (Route 62) and East Taft Road (Route 19), both county highways; and

WHEREAS, the applicant is proposing to renovate an existing building, formerly a Tim Horton's restaurant, into a Dunkin' Donuts restaurant on a 4.2-acre parcel in a General Commercial (GC) zoning district; and

WHEREAS, in 2009, the Board recommended modification of a site plan referral (Z-09-46) to construct a Tim Horton's fast food restaurant with a drive-thru lane, which is now vacant; the Board cited required coordination with the Onondaga County Department of Transportation regarding stormwater management and lighting plans for the site; and

WHEREAS, the site is located just northeast of the Syracuse Hancock International Airport and at the intersection of East Taft Road and Northern Boulevard, both county roads; surrounding land uses are low-density commercial and industrial; aerial imagery dated May 2020 shows the southern half of the site contains a staging area, presumably for National Grid; and

WHEREAS, per the submitted survey map, the northern half of the site contains an existing one-story building (1,320 sf), formerly a Tim Horton's restaurant, with car parking on the north side of the building and a drive-thru lane at the rear and south sides of the building; there are additional diagonal car parking spaces on the site, to be converted to perpendicular parking, and a truck parking area; total parking on the site can accommodate 19 cars and 2 tractor trailer trucks; there are two existing driveways, one full access driveway onto East Taft Road, and one right-in, right-out access onto Northern Boulevard; access to Northern Boulevard is further limited in this location by a guard rail that separates north and southbound traffic lanes; no changes to access are proposed;

ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on East Taft Road and Northern Boulevard must meet Department requirements; and

WHEREAS, per the local application, the interior of the vacant building will be renovated for a new restaurant, Dunkin' Donuts; the submitted exterior elevation drawings show exterior improvements to the building to include new paint, new entrance and drive-thru canopies, new siding and trim in places, and new wall-mounted and recessed canopy light fixtures; per the submitted Schematic Site Plan dated 10/6/20, the proposed project also includes directional

signage and new order canopy and menu boards for the drive-thru; and

WHEREAS, per the local application, hours of operation will be up to 24 hours per day with a maximum of 7 employees on site at a time; proposed signage is shown in the elevation drawings to include new sign faces (52" x 80") for the 2 remnant monument signs, one near each access point, and 3 wall-mounted signs, one sign (3'-0" x 5'-10") on the front of the building, and two signs (2'-0" x 11'-1" and 12" x 8'-0") on the non drive-thru side of the building; no other site improvements are proposed; and

WHEREAS, the survey map shows the site has a 150' wide permanent right-of-way and easement granted to the Niagara Lockport & Ontario Power Company, with an assent agreement by the Niagara Mohawk Power Corporation; the right-of-way and easement are located along the Northern Boulevard frontage and appear to contain overhead power lines, a transmission tower, and guy wires; the diagonal parking and Northern Boulevard driveway appear to occur within the right-of-way and easement; there is also a Town sewer line and associated easement crossing the site, which the existing driveway on Northern Boulevard appears to occur within; and

WHEREAS, per the survey map, the site has existing stormwater management ponds, which the Environmental Assessment Form (EAF) indicates will be used for any stormwater on the site;
ADVISORY NOTE: per the Onondaga County Department of Transportation, additional stormwater runoff into the county's drainage system is prohibited; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; no changes to the existing infrastructure are proposed; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO);
ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, if anticipated sanitary flows given the new use of the site exceed previous flows in excess of one sewer unit over prior uses, the applicant is advised to develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

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

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

The Onondaga County Department of Transportation has determined that the applicant must contact the Department to discuss any required traffic data for the proposed project. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 04, 2020

OCPB Case # Z-20-292

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Perry Real Estate Holdings, LLC (Steve Perry) for the property located at Totman 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 Northern Boulevard (Route 82), a county highway; and
- WHEREAS, the applicant is proposing to construct a 4,800 square foot cold storage building with associated access and parking improvements for off-season equipment storage on a vacant 3.55-acre parcel in an Agricultural zoning district; and
- WHEREAS, the site has frontage on Totman Road, a local road, and abuts single-family residential lots on all three sides; the submitted Site Plan - Existing dated October 5, 2020 shows the rear of the site contains a 0.11-acre state wetland area, which was flagged by the NYS Department of Environmental Conservation in 2018; the wetland adjacent area (0.96 acres) is based on the 100' state wetland buffer and leaves 2.475 acres of the site unencumbered; and
- WHEREAS, the submitted Site Plan – Proposed dated October 5, 2020 shows the proposed pole barn (4,800 sf) will be set back 80' from Totman Road and occur outside of the wetland and buffer areas; there will be gravel on the front and south sides of the building; a proposed asphalt driveway is shown on Totman Road; there is an adjacent gravel driveway, to be removed; and
- WHEREAS, per the local application, the building is intended for off-season storage of equipment (tractors, trailers, lawnmowers, etc.) associated with the applicant's property management company; day to day business will not be conducted at the site; employees will only be on site to drop off or pick up equipment; and
- WHEREAS, the submitted Environmental Assessment Form (EAF) dated October 13, 2020 indicates 0.75 acres of the site will be disturbed by the proposed project; and
- WHEREAS, the site does not currently have drinking water or wastewater services; no services are proposed as part of the project; the site is located in an area that has access to public drinking water and sewers and is within the Onondaga County Sanitary District boundary; and

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

Given the proximity of the site to surrounding residential land uses, landscape buffering and retention of existing tree cover is strongly encouraged to screen

the proposed use from neighboring properties.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 04, 2020

OCPB Case # Z-20-293

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Cicero Zoning Board of Appeals at the request of Tom & Patti Hemingway for the property located at 7823 Areopagitica Avenue; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of State Route 298, a state highway; and

WHEREAS, the applicant is requesting an area variance to reduce the front yard setback from 30' to 20.02' to allow for construction of a roof addition to an existing house on a 0.18-acre parcel in a Residential (R-10) zoning district; and

WHEREAS, the site is located in a residential neighborhood southwest of Bridgeport; the submitted survey map dated September 28, 2020 shows the site has frontage on Areopagitica Avenue, a local road, and contains an existing one-story house, rear patio, above ground swimming pool and deck, shed, and one-story building; the backyard and structures are the rear of the house are enclosed by a wood fence; there is an existing driveway onto Areopagitica Avenue; and

WHEREAS, the survey map shows the house is set back 30.50' from the frontage of the site, where 30' is required; the proposed roof extension (10' x 12') will be constructed over the front door of the house requiring an area variance to reduce the front yard setback; and

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

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

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 04, 2020

OCPB Case # Z-20-294

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Onondaga Town Board at the request of Tim O'Connell for the property located at 6200 South Salina Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of US Route 11, a state highway; and
- WHEREAS, the applicant is proposing to change the use of an existing building from an oil change garage to an auto repair shop on a 0.33-acre parcel in a Nedrow Neighborhood Shopping District; and
- WHEREAS, the Board is concurrently reviewing a use variance referral (Z-20-295) as part of the proposed project; in 2013, the Board offered no position with comment for a use variance referral (Z-13-289) to establish an oil change facility on the subject parcel; the submitted Resolution Granting Use Variance dated October 1, 2013 indicates the use variance was granted, allowing the oil change facility and performance of fluid maintenance and fuel injection services on the site; and
- WHEREAS, the site is located along US Route 11 in Nedrow with commercial land uses along Route 11 and residential neighborhoods immediately to the east and west; the submitted survey map shows the site has additional frontage on Leonard Avenue, a local road, and contains an existing one-story building, formerly Xpress Auto Care; aerial imagery dated May 2020 shows the building is surrounded on all sides by asphalt, which covers almost the entirety of the site, and fairly unrestricted access to both roads; and
- WHEREAS, the Resolution granted the use variance in 2013, subject to the certain restriction, including no gasoline be sold on the property, no engine repair work be done on the property, no substantial body work or painting of vehicles, no retail sales of automobiles or other vehicles, no outside storage or unlicensed, unregistered, or unroad worthy vehicles, and no outside storage of any vehicle in excess of 5 days; and
- WHEREAS, per the local application, the applicant is requesting to remove the restrictions of the 2013 use variance to allow for additional auto repair uses on the site; the applicant notes that the current restrictions prevent the property from being sold or rented; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed;
- ADVISORY NOTES: given the potential change of use, the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow

prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity given the potential change of use; and

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

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

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

The applicant must contact the New York State Department of Transportation to coordinate requirements for the existing driveway on Route 11, in order to satisfy commercial driveway standards. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comments:

1. The Town is encouraged to limit any approval to the narrowest remedy possible, so as to retain control over potential negative community character impacts stemming from unrestrained auto-related uses.
2. Every municipal review provides the opportunity to improve community appearance. As such, the Town and applicant are encouraged to improve site design and reinforce walkability by reducing the width of the driveway on Leonard Avenue and converting unused asphalt to grass or landscaping, installing a sidewalk along Leonard Avenue, establishing a planting strip between any sidewalks and the road, and providing more vegetative buffering for adjacent residential properties.

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 04, 2020

OCPB Case # Z-20-295

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a USE VARIANCE from the Town of Onondaga Zoning Board of Appeals at the request of Tim O'Connell for the property located at 6200 South Salina Street; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of US Route 11, a state highway; and

WHEREAS, the applicant is requesting a use variance to allow an auto repair shop use within an existing building on a 0.33-acre parcel in a Nedrow Neighborhood Shopping District; and

WHEREAS, the Board is concurrently reviewing a site plan referral (Z-20-294) as part of the proposed project; in 2013, the Board offered no position with comment for a use variance referral (Z-13-289) to establish an oil change facility on the subject parcel; the submitted Resolution Granting Use Variance dated October 1, 2013 indicates the use variance was granted, allowing the oil change facility and performance of fluid maintenance and fuel injection services on the site; and

WHEREAS, the site is located along US Route 11 in Nedrow with commercial land uses along Route 11 and residential neighborhoods immediately to the east and west; the submitted survey map shows the site has additional frontage on Leonard Avenue, a local road, and contains an existing one-story building, formerly Xpress Auto Care; aerial imagery dated May 2020 shows the building is surrounded on all sides by asphalt, which covers almost the entirety of the site, and fairly unrestricted access to both roads; and

WHEREAS, the Resolution granted the use variance in 2013, subject to the certain restriction, including no gasoline be sold on the property, no engine repair work be done on the property, no substantial body work or painting of vehicles, no retail sales of automobiles or other vehicles, no outside storage or unlicensed, unregistered, or unroad worthy vehicles, and no outside storage of any vehicle in excess of 5 days; and

WHEREAS, per the local application, the applicant is requesting to remove the restrictions of the 2013 use variance to allow for additional auto repair uses on the site; the applicant notes that the current restrictions prevent the property from being sold or rented; and

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

ADVISORY NOTES: given the potential change of use, the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow

prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity given the potential change of use; and

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

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

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

1. The Town is encouraged to limit any approval to the narrowest remedy possible, so as to retain control over potential negative community character impacts stemming from unrestrained auto-related uses.

Should the use variance be granted, the following comments are intended for the project as a whole:

1. The applicant must contact the New York State Department of Transportation to coordinate requirements for the existing driveway on Route 11, in order to satisfy commercial driveway standards. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

2. Every municipal review provides the opportunity to improve community appearance. As such, the Town and applicant are encouraged to improve site design and reinforce walkability by reducing the width of the driveway on Leonard Avenue and converting unused asphalt to grass or landscaping, installing a sidewalk along Leonard Avenue, establishing a planting strip between any sidewalks and the road, and providing more vegetative buffering for adjacent residential properties.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 04, 2020

OCPB Case # Z-20-296

- 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 LaFayette Zoning Board of Appeals at the request of Andrew Crast for the property located at 6260 Coye 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 Coye Road (Route 144) and Eager Road (Route 232), both county highways, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting area variances to reduce the front yard setback from 50' to 20' and the side yard setback from 15' to 10' to allow for construction of a 30' x 40' pole barn on a 1.06-acre parcel in an Agricultural Residential zoning district; and
- WHEREAS, the site is located in a rural area in the Town of LaFayette; surrounding land uses are low-density residential and agricultural; parcels to the west and east of the site are enrolled in NYS Agricultural District 4 and appear to contain active farmland; and
- WHEREAS, the submitted survey map shows the site has frontage on Coye Road, a county road, and contains an existing house with front and rear decks and a shed; the proposed pole barn (30' x 40') and front and side yard setbacks are hand drawn on the survey; the barn will be constructed at the northwest corner of the property; the local application indicates the barn is intended for personal storage and a workshop; and
- WHEREAS, per the survey map, there is an existing asphalt driveway onto Coye Road; the pole barn is oriented towards Coye Road and shown to have two garage doors on the front of the barn, though no additional access is indicated; aerial imagery dated May 2020 shows the adjacent parcel to the west has a gravel driveway that is located in close proximity to the shared lot line; and
- WHEREAS, per the referral notice, the site is served by an individual septic system and a well; the variance application notes that the existing leach field is located between the driveway and the proposed pole barn, though it is not shown on the survey; no changes to the existing infrastructure are proposed; and
- WHEREAS, the site may contain the Northern long-eared bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that no trees will be removed as part of the proposed project; and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and
- WHEREAS, **ADVISORY NOTE:** unauthorized alteration or addition to a survey map bearing

a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2, of the New York State Education Law; and

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

The applicant must contact the Onondaga County Health Department's Bureau of Public Health Engineering to confirm the location of the existing sewage disposal system to ensure it will not be impacted by the proposed pole barn.

The Board also offers the following comments:

1. Per the Onondaga County Department of Transportation, any additional access to Coye Road for this parcel must be coordinated with the Department and will require highway access and work permits and be subject to the availability of sight distance.
2. To facilitate and ensure effective review of proposals by boards and staff, the OCPB encourages the municipality to require within local codes that certain critical data, such as proposed access and drinking water and wastewater infrastructure (including well locations and septic tank/field locations), be included on all plans, if not already doing so. All structures and reported distances should be drawn to scale.

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 04, 2020

OCPB Case # Z-20-297

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Michael Jay McSherry for the property located at 5009 Campuswood Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of the NYS Thruway (I-90), a state highway; and
- WHEREAS, the applicant is proposing to convert an existing building, formerly a day care facility, to office space on a 1.078-acre parcel in an Industrial zoning district; and
- WHEREAS, the site is located in the Pioneer Business Park, east of Carrier Circle and between the NYS Thruway (I-90) and New Venture Gear Drive, a state road; the surrounding area includes a number of hotels, office parks, and other manufacturing sites; and
- WHEREAS, aerial imagery dated May 2020 shows the Pioneer Business Park consists of 11 parcels, 9 of which contain an existing office building and associated parking areas; the remaining 2 parcels contain stormwater management ponds presumably serving the entire park; the Pioneer Business Park is served by two local roads, Campuswood Drive and Fair Lakes Road, which intersect New Venture Gear Drive to the south; and
- WHEREAS, the submitted survey map dated October 15, 2020 shows the site contains an existing building, previously a day care center, and two rows of parking (20 spaces); there is a drop-off circle at the front of the building; the site is served by a driveway with a permanent right-of-way for ingress/egress and access to Campuswood Drive, which occurs on an adjacent parcel to the south; and
- WHEREAS, per the local application, the proposed project will include converting the interior of the building into office space; exterior improvements will include painting the brick façade and adding stone facing in places; and
- WHEREAS, the submitted Site Plan dated October 7, 2020 shows proposed site improvements will include removing an existing fence, pergola, and stone area at the rear of the building, formerly part of a playground, installing a 15' x 36' paver patio and lawn in its place, and replacing the broken concrete at the front of the building with pavers; and
- WHEREAS, a letter from a representative for the applicant to the Town Planning Board, dated October 8, 2020, notes that the applicant obtained a building permit in March 2020 and began work on the proposed project; work stopped following notification that site plan approval was required for the project; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and

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

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

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

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734068, 734124) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 04, 2020

OCPB Case # Z-20-298

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a OTHER AUTHORIZATION from the City of Syracuse Planning Commission at the request of Greater Syracuse Property Development Corp. for the property located at 249, 255, and 261 Baker 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 and the site is located within 500 feet of Interstate Route 81 (I-81), a state highway; and
- WHEREAS, the applicant is proposing to combine three parcels into one new lot, New Lot 13A (14,706.42 sf), in a Residential, Class AA zoning district; and
- WHEREAS, the site is located at the intersection of Baker Avenue and East Borden Avenue, both city streets, in a residential neighborhood on the west side of I-81; the site is in the City's Southside neighborhood; and
- WHEREAS, the submitted resubdivision plan dated October 14, 2020 shows two of the lots are vacant and one contains an existing two-family house, a rear metal shed, and a driveway onto Baker Avenue; and
- WHEREAS, a letter to the City dated October 21, 2020 notes that the house and corner vacant lot are under common ownership; the vacant lot in between these parcels was acquired by the Greater Syracuse Land Bank in June 2015 and the dilapidated two-family house was demolished in June 2019; the purchase of the corner lot and subsequent combination of the three lots is intended to allow for construction of a three-car garage; and
- WHEREAS, the submitted Site Plan shows the proposed garage (32' x 22') with crushed stone at the front and tarvia at the rear of the house to be removed; the entire property will be enclosed by a fence; and
- WHEREAS, the house is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse Proposed Zoning Map dated December 2019, the proposed zoning for the lots is Two-Family Residential, Small-Lot (R-3), which would act to "provide for neighborhoods made up of single-family detached and two-family homes on smaller lots"; and

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

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



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 04, 2020

OCPB Case # Z-20-299

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Zoning Administration at the request of Brett Lindsay - U-Haul of North Central New York for the property located at 227 Teall Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Interstate Route 690 (I-690), a state highway; and
- WHEREAS, the applicant is proposing to construct an exterior mezzanine exit and stairs on an existing building on a 3.99-acre parcel in an Industrial, Class A zoning district; and
- WHEREAS, the site is located just south of I-690 in the City's Eastside neighborhood; surrounding land uses are primarily industrial transitioning to commercial along Erie Boulevard to the south of the site; and
- WHEREAS, the submitted Site Plan dated October 18, 2020 shows the site has frontage on Canal Street and Teall Avenue, both city streets, and contains an existing one-story building (10,087 sf) surrounded on all sides by asphalt; the site contains 54 parking spaces; the site has two access points onto Canal Street that are delineated by a row of parking in between them; there is an existing concrete sidewalk along Teall Avenue; and
- WHEREAS, per the local application, the site provides a maintenance facility for U-Haul vehicles; U-Haul has rental services on the property north across Canal Street and a self-storage facility on the adjacent parcel to the west; no changes in use are proposed; and
- WHEREAS, per the local application, the proposed project is intended to add an exit to the building from an existing mezzanine space; proposed improvements include a new exit door and steel framed exterior stairs; no other site improvements are proposed; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse draft zoning map dated June 2019, the proposed zoning for this lot is Commercial (CM), which would act to "provide appropriate areas that permit the development and continued use of land for commercial and service uses characterized by

frequent visits of customers and clients in high volumes"; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: B00075, B00146, C734090, 734047) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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

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

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



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 04, 2020

OCPB Case # Z-20-301

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a OTHER AUTHORIZATION from the City of Syracuse Planning Commission at the request of JPD Corp. / Sunnysdale Corp. / Emerald Point, Inc. for the property located at 901, 931 and 967 North Clinton Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law and the site is located within 500 feet of Interstate Route 81, a state highway, and the Enlarged Erie Barge Canal, a state-owned facility; and
- WHEREAS, the applicant is proposing to resubdivide three parcels totaling approximately 16 acres into three new lots, to facilitate development of one of the proposed lots, in the Lakefront T5 - Urban Center zoning district; and
- WHEREAS, the Board received a concurrent site plan referral (Z-20-300) for a new 125,000 square foot office building (Equitable) as part of a two-phased buildout plan on proposed Lot 2; the referral was withdrawn to allow additional time for project revisions prior to Board review; the Board previously offered no position on a site plan referral (Z-13-318) to demolish a two-story office/warehouse building on the site; the site has been vacant since that time; and
- WHEREAS, per the Preliminary Plat dated October 6, 2020, tax parcels 117.-02-02.0. and -03.0 and 117.-06-01.2 are to be reconfigured into three new parcels, similar in size and shape to the existing; and
- WHEREAS, per the resubdivision map, Proposed Lot 1 would be 6.015 acres of vacant land, with frontage on Solar and North Clinton Streets, both city streets; a 15' deep rail easement, and 10' pipeline easement run along the Solar Street frontage, and a small Trail Swinging Easement is shown at the rear of an inset parcel; and
- WHEREAS, proposed Lot 2, to contain the proposed development, would be 7.157 acres, with frontage on Solar, Court and North Clinton Streets, all city streets; the former West Court Street, presumably formally abandoned by the City, will be part of Lot 2; a 15' deep rail easement along Solar Street and a undelineated area near the North Clinton Street frontage is labeled "Subject to unrecorded siding agreement granted to the DL&W Railroad dated Nov. 16, 1934"; and
- WHEREAS, proposed Lot 3 would include remaining lands south of West Court Street totaling 3.033 acres and including lands labeled as "Former Kirkpatrick Street"; the proposed lot would have frontage on West Court and North Clinton Streets and a small area along Solar Street at the intersection; and
- WHEREAS, the land on all three current parcels is vacant, and portions of all parcels have been affiliated with and subject to remediation of ground contaminants associated with the former "Oil City" petroleum storage area; the EAF Mapper

lists eight NYSDEC Remediation Sites within 2,000 feet of the site; the Board reviewed a referral for demolition of a two-story office/warehouse building on the site in 2013 (Z-13-318); and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory; the site was historically part of the salt production industry, and the EAF Mapper lists the JM Wall Machine Company Building and Easy Washing Machine Co. buildings as eligible for listing on the State or National Register of Historic Properties, and the Inner Harbor/Erie Barge Canal is part of the Erie Canalway National Heritage Corridor, nominated and part of the National Parks Service; and

WHEREAS, the proposed lots are prominently located in the Syracuse Lakefront Area, which has been subject to significant planning and capital investment in redevelopment activities in recent years; primary goals of the Lakefront Development Area and related zoning districts are to welcome new mixed-use redevelopment and growth within distinct activity centers, with urban densities, high-quality aesthetics, and a network of smaller, urban blocks to encourage walkability and access to greenspaces and waterfront areas; and

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

To foster compliance with Lakefront zoning regulations and district goals, the City and applicant are encouraged to consider designation of a public right-of-way for a new street(s) connecting Solar and North Clinton Streets as part of the current subdivision action and subsequent buildout of the larger 20+ acre block.

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