



# Onondaga County Planning Board

November 07, 2018

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

## I. ATTENDANCE

### MEMBERS PRESENT

Daniel Cupoli  
James Corbett  
Robert Antonacci  
Bill Fisher  
David Skeval  
Marty Voss

### STAFF PRESENT

Dan Kwasnowski  
Megan Costa  
Allison Bodine  
Robin Coon

### GUESTS PRESENT

## II. CALL TO ORDER

The meeting was called to order at 11:00 AM on November 07, 2018.

## III. MINUTES & OTHER BUSINESS

Minutes from October 17, 2018 were submitted for approval. James Corbett made a motion to accept the minutes. David Skeval seconded the motion. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Robert Antonacci - yes; Bill Fisher - yes; David Skeval - yes; Marty Voss - yes.

The Board discussed the actions on GML Section 239 Referrals (see below).

Robert Antonacci made a motion to adjourn the meeting. James Corbett seconded the motion. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Robert Antonacci - yes; Bill Fisher - yes; David Skeval - yes; Marty Voss - yes.

## IV. ACTIONS ON GML SECTION 239 REFERRALS

### Summary

S-18-77	TPomPB	<i>No Position With Comment</i>	S-18-78	TManPB	<i>No Position With Comment</i>
S-18-79	CSyrPB	<i>No Position With Comment</i>	S-18-80	TVanPB	<i>No Position With Comment</i>
S-18-81	TVanPB	<i>No Position With Comment</i>	S-18-82	TLysPB	<i>No Position With Comment</i>
S-18-83	TClapB	<i>Modification</i>	Z-18-326	CSyrPB	<i>No Position With Comment</i>
Z-18-327	CSyrPB	<i>No Position With Comment</i>	Z-18-328	CSyrZBA	<i>No Position With Comment</i>
Z-18-329	CSyrPB	<i>No Position With Comment</i>	Z-18-330	TDewTB	<i>Approval</i>
Z-18-331	CSyrPB	<i>No Position</i>	Z-18-332	TOnoZBA	<i>No Position</i>
Z-18-333	TOnoZBA	<i>No Position</i>	Z-18-334	CSyrZA	<i>No Position With Comment</i>
Z-18-335	TManPB	<i>Modification</i>	Z-18-336	TManTB	<i>Modification</i>
Z-18-337	TGedTB	<i>Modification</i>	Z-18-338	TDewPB	<i>No Position</i>
Z-18-339	TDewZBA	<i>No Position</i>	Z-18-341	CSyrPB	<i>No Position</i>
Z-18-342	VSolvB	<i>No Position With Comment</i>			



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 07, 2018

OCPB Case # S-18-77

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Pompey Planning Board at the request of Peter Mapstone for the property located at 3711 Pompey Center 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 Pompey Center Road (Route 10), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 70-acre parcel into two new lots, Lot 1 (2.25 acres) and Lot 2 (68.0 acres), in a Farm zoning district; and
- WHEREAS, the site is located in a rural area in the Town of Pompey; the submitted subdivision map dated September 7, 2018 shows the site has frontage on Pompey Center Road, a county road, and No. 2 West Road, a local road; the site and surrounding lands are enrolled in NYS Agricultural District 4 and appear to contain active farmland; and
- WHEREAS, aerial imagery shows the site contains an existing one-story house and a barn, and has an existing shared driveway onto Pompey Center Road; and
- WHEREAS, per the subdivision map, proposed Lot 1 (2.25 acres) will contain the existing house and driveway and proposed Lot 2 (68 acres) will contain the remainder of the site, including all of the farmland and the existing barn; and
- WHEREAS, Pastureland Dairy Farm has an active application for the NYS Farmland Protection Implementation Grants (FPIG) program which would place conservation easements on and restrict development of 789 acres of farmland in the surrounding area, including proposed Lot 2; protective easements of this type do not govern subdivision of lands, only development of land; proposed Lot 1 is also proposed as part of an 8-acre exclusion from the easement, allowing the property owner to retain flexibility of use on that portion of the site; and
- WHEREAS, a new driveway entry onto Pompey Center Road is proposed to serve Lot 2 and the existing barn;  
ADVISORY NOTE: the proposed driveway onto Pompey Center Road requires highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, the site is served by individual well and septic system; no changes to the existing infrastructure are proposed; the location of the well is indicated on the subdivision map to be entirely located on proposed Lot 1; and
- WHEREAS, per the subdivision plan, "Lot 2 Note: Approval of this plan is indicative only that lots shown hereon satisfy minimum town subdivision and zoning requirements. They are not building lots under Onondaga County Health

regulations. Construction permits will not be issued until individual lot sewage disposal plans are submitted to and approved by the Onondaga County Health Department.”; and

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

1. The Onondaga County Department of Transportation requests that the municipality and applicant contact the Department regarding the dedication of additional right-of-way to equal 40 feet from the centerline of Pompey Center Road for highway purposes.
2. The Board encourages the Town to consider the potential long-term effects of dividing farmsteads and farmlands onto separate lots and subdividing large strip lots along road frontages, 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 Robert Antonacci and seconded by Marty Voss. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Robert Antonacci - yes; Bill Fisher - yes; David Skeval - yes; Marty Voss - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 07, 2018

OCPB Case # S-18-78

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Manlius Planning Board at the request of Fayetteville Care Group, LLC for the property located at Medical Center Drive; 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 North Burdick Street (Route 94), a county highway; and
- WHEREAS, the applicant is proposing to subdivide a 5.38-acre parcel into new 3.855- and 1.524-acre lots as part of a proposed project to construct a special care facility for patients with Alzheimer's disease in a Restricted Agricultural (RA) zoning district; and
- WHEREAS, the Board is concurrently reviewing site plan (Z-18-335) and special permit (Z-18-336) referrals as part of the proposed project; the site is in close proximity to several projects that were also reviewed by the Board, including concurrent site plan (Z-15-8) and special permit (Z-15-9) referrals in 2015 to construct the Towne Center Retirement Community across Medical Center Drive from the site, and a recent preliminary subdivision (S-18-31) referral to separate the vacant land at the rear of the retirement community onto a new lot for sale and future development; and
- WHEREAS, the 5.38-acre vacant lot is located in front of the Northeast Medical Center in the Town of Manlius; the site is north of the Fayetteville Towne Center shopping plaza and two auto dealerships and adjacent to a credit union; other surrounding land uses include the Towne Center Retirement Community, townhouses, and the Old Erie Canal State Park and canal trail; and
- WHEREAS, the submitted survey map dated July 19, 2018 shows the site has frontage on Medical Center Drive, a local medianed road that also serves the medical complex, townhouse lots, retirement community, and credit union and connects to North Burdick Street (County Route 94) at a signalized intersection; there is a private road, Emed "B" Road, and a 60' private access/egress easement and right-of-way at the rear of the site that serves the medical complex; and
- WHEREAS, the survey map shows the proposed subdivision will divide the parcel into 3.855- and 1.524-acre lots, with the westerly 3.855-acre lot intended for the proposed project; per the survey map, the paved parking area of the adjacent auto dealership encroaches on the proposed 3.855-acre lot by up to 22.4 feet and includes vehicular parking; and
- WHEREAS, per the submitted Layout Plan dated September 28, 2018, the proposed project includes a one-story 35,080 sf building for a 66-bed memory care facility with an enclosed courtyard, a network of sidewalks surrounding the building (a portion of which will be enclosed by fencing), parking on the south

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and east sides of the building (41 spaces total), and a dumpster enclosure; there are two proposed driveways, one each on Emed "B" Road and Medical Center Drive; the Medical Center Drive access is shown to partially occur on the proposed 1.524-acre lot and include a hammerhead, presumably for future development of the remaining vacant lands; and

WHEREAS, per the local application, the total number of employees at full occupancy is 45 and the max shift at full occupancy is 22; the facility will be operate 24 hours, with anticipated guest traffic being highest on weekends, and in particular holiday weekends; expected traffic generation is less than two trips per day per suite for visitor and staff purposes, based on the Institute of Transportation Engineers (ITE); and

WHEREAS, per the local application, proposed lighting will include pole mounted light fixtures around the site and building soffit lights with some accent lighting at the entrance; a monument sign (16' x 5'-10½") is proposed, to be located near the Medical Center Drive access; and

WHEREAS, per the Environmental Assessment Form (EAF) dated September 28, 2018, 3.6 acres of the site will be disturbed by the proposed project; stormwater runoff will be conveyed towards the southwestern corner of the site and into an existing drainage ditch off site; the Layout Plan shows stormwater quality treatment areas generally encircling the proposed project area; a Preliminary Stormwater Pollution Prevention Plan (SWPPP) was included with the referral materials;

ADVISORY NOTES: any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; 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; the applicant and municipality are encouraged to consider the use of green infrastructure to further reduce stormwater runoff and improve stormwater quality; and

WHEREAS, the site has access to public drinking water and sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO);

ADVISORY NOTES: per the Onondaga County Department of Water Environment Protection, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; the applicant is advised to contact OCWA's Engineering Department to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), Northeast Medical Center has limited public transit service; bus stops are located at the medical center entrance and along Medical Center Drive near the Towne Center Retirement Community; additional, and more extensive, transit service is available to the Fayetteville Towne Center shopping plaza, approximately a 1-mile walk from the site; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the site of the proposed action may contain a species of animal (Northern long-eared bat), or associated habitats, listed by the state or federal government as threatened or endangered; impacts to bat species are often associated with tree clearing and aerial imagery shows there is no tree cover on the parcel; 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 reiterates the following comments for the project as a whole:

1. The Onondaga County Department of Transportation has determined that the applicant must provide the Department with a copy of the ITE Trip Generation traffic figures and contact the Department regarding any additional traffic data requirements. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval.
2. The municipality must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval. Additional stormwater runoff into the county's right-of-way or drainage system will be prohibited.
3. The municipality is advised to ensure appropriate access agreements are in place for any shared driveways on Medical Center Drive.
4. The Board encourages the applicant to facilitate pedestrian and transit access throughout this developing node by providing additional sidewalks and crosswalk connections to adjacent parcels and the existing sidewalk infrastructure along Medical Center Drive, as part of the proposed project.
5. As the site is in close proximity to numerous amenities and dense mixed land uses, including the Village of Fayetteville, residential dwellings, senior living facilities, medical facilities and various shopping destinations, the Board encourages the Town to continue to build out pedestrian infrastructure along both sides of North Burdick Street, in coordination with the Onondaga County Department of Transportation, as development in this area continues. The SOCPA offers its services to the Town and Village in the creation of a coordinated plan for this area.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 07, 2018

OCPB Case # S-18-79

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the City of Syracuse Planning Commission at the request of Jose DeJesus for the property located at 506 & 508 Fitch Street; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Harbor Brook, a county-owned drainage channel, and Burnet Park, a county-owned park; and
- WHEREAS, the applicant is proposing to combine two properties into one new lot in a Residential (RA) zoning district; and
- WHEREAS, the site is located in a residential area in the City's Westside neighborhood; the submitted resubdivision map dated June 6, 2018 shows the site has frontage on Fitch Street, a city street that dead ends at the site, and contains an existing house with a front porch and wood ramp and rear deck, almost entirely contained on the westerly lot; the easterly, vacant lot contains an existing asphalt driveway; and
- WHEREAS, per the local application the proposed subdivision is intended to allow for construction of a garage on the vacant lot; the proposed subdivision will create New Lot 8A (0.13 acres) from the combination of the adjacent parcels; 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 March 2018, the proposed zoning for the westerly lot is Residential (R-2) and the proposed zoning for the easterly lot is Open Space (OS); and
- WHEREAS, GIS mapping shows a channelized portion of Harbor Brook is located at the rear of the site; and
- WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that the entirety of the site is located within the floodway and 100-year floodplain, which may require elevation of structures and other mitigation; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain

is therefore discouraged; and

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

As the ReZone Syracuse project is currently revising the City's zoning ordinance and zoning map, the Board encourages the City to consider alternative new zoning for this particular site, given the proposed subdivision, which may create a parcel with more than one zoning district if approved.

The Board also offers the following comments prior to future development of the site:

1. The municipality is encouraged to minimize exposure to damage from natural hazards and uphold local flood ordinance requirements, as required for good standing in the National Flood Insurance Program, by ensuring that any proposed development would not negatively affect drainage patterns in or near the floodplain.
2. The applicant is encouraged to provide a stream buffer at the rear of the site to enhance the quality of stormwater flowing to the adjacent Harbor Brook drainage channel.

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





JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 07, 2018

OCPB Case # S-18-80

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Van Buren Planning Board at the request of John & Carolyn Shuba for the property located at 7122 Jones 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 Jones Road and Stiles Road (both Route 28) and O'Brien Road (Route 216), all county highways, and Route 690, a state highway; and
- WHEREAS, the applicant is proposing a lot line adjustment to convey 5.961 acres of a 12.142-acre parcel to TM #059.-01-37.1, to create Lot 1 (12.231 acres) and Lot 2R (6.181 acres) in a Residential (R-40) zoning district; and
- WHEREAS, the site is located in a transitional area situated between State Fair Boulevard (NYS Route 48) to the north and I-690 to the south; the submitted subdivision map dated September 26, 2018 shows the site has frontage on Jones Road, a county road; surrounding land uses include the CNY Family Sports Centre and a mix of low- to medium-density residential; and
- WHEREAS, aerial imagery shows the site is partially forested and contains an existing barn structure; there is an existing gravel driveway onto Jones Road; ADVISORY NOTES: per the Onondaga County Department of Transportation, all existing or proposed driveways on Jones Road must meet Department requirements; any future driveways will require highway access and work permits from the Onondaga County Department of Transportation and be subject to the availability of sight distance; and
- WHEREAS, the subdivision map shows proposed Lot 1 (12.231 acres) to include approximately 6 acres of wooded land conveyed from the site to the adjacent parcel to the north (059.-01-37.1), which contains an existing house, two barn structures, and an asphalt driveway on Jones Road (all surrounded by maintained lawn); the remainder of the site will be proposed Lot 2R (6.181 acres) and include the barn and driveway; and
- WHEREAS, the site has access to public drinking water; per the subdivision map, "An individual sewage disposal plan is on file in the Onondaga County Health Department for Lot 1" and "An individual sewage disposal plan must be approved for Lot 2 by the Onondaga County Health Department prior to conversion to a residential building lot and issuance of a building permit"; ADVISORY NOTE: the applicant is advised to contact OCWA's Engineering Department to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and
- WHEREAS, GIS mapping shows a creek crossing the rear, wooded portion of the site, to be

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conveyed to the adjacent parcel; there appears to be a potential area of federal wetlands associated with the waterbody; and

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

WHEREAS, the site may contain the Indiana bat or bald eagle, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); 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 Onondaga County Department of Transportation requests that the municipality and applicant contact the Department regarding the dedication of additional right-of-way to equal 40 feet from the centerline of Jones Road for highway purposes.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 07, 2018

OCPB Case # S-18-81

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Van Buren Planning Board at the request of Hourigan Farms of Elbridge, LLC for the property located at Old Route 31; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Old Route 31 (Route 84), Plainville Road (Route 32), and River Road (Route 158), all county highways, the municipal boundaries between the Town of Van Buren and the Towns of Elbridge and Lysander, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 7.116-acre parcel into two new lots, Lot 1 (3.328 acres) and Lot 2 (3.788 acres), in an Agriculture / Residence (AR-80) zoning district; and
- WHEREAS, the site is located across Old Route 31 from the former Jack's Reef Hotel for which the Board reviewed site plan (Z-17-256), area variance (Z-18-24), and zone change (Z-18-54) referrals for a recently-completed restaurant renovation project; and
- WHEREAS, the site contains a portion of Hourigan Farms and is located east of the Seneca River in the Jack's Reef hamlet; the site and surrounding lands are enrolled in NYS Agricultural District 3 and appear to contain active farmland; portions of the Hourigan Farms lying to the north and west of the site are protected under a farmland conservation easement; and
- WHEREAS, the submitted subdivision map dated October 18, 2012 shows the site has frontage on Old Route 31, a county road; the proposed subdivision will divide the parcel into Lot 1 (3.328 acres) and Lot 2 (3.788 acres); proposed Lot 1 will contain two existing metal barns (roughly 50' x 200' each) and an existing gravel driveway onto Old Route 31, which appears to partially fall on and serve the adjacent residential parcel to the northeast; proposed Lot 2 will be a landlocked parcel at the rear of Lot 1 and contain active agricultural land; and
- WHEREAS, ADVISORY NOTES: per the Onondaga County Department of Transportation, all existing or proposed driveways on Old Route 31 must meet Department requirements; any future driveways will require highway access and work permits from the Onondaga County Department of Transportation and be subject to the availability of sight distance; and
- WHEREAS, per the local application, the subdivision is intended to allow Lot 2 to be combined with the rear adjacent parcel which contains contiguous farm field also owned by Hourigan Farms; no plans for Lot 1 were indicated in the referral materials; and
- WHEREAS, the site has access to public drinking water; public sewerage is not available

in this area; per the subdivision plan, “Lot 1 is having a septic system designed” and “Lot 2 will not have a septic as it will be part of a farm field”;  
ADVISORY NOTES: 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 1 prior to Department endorsement of the subdivision; the applicant is advised to contact OCWA's Engineering Department to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

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

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

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

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

1. The Board encourages the Town to consider the potential long-term effects of dividing farmsteads and farmlands onto separate lots and subdividing large strip lots along road frontages, 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.

2. Per the Onondaga County Department of Transportation, the municipality is advised to ensure appropriate access agreements are in place for any shared driveways on Old Route 31.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 07, 2018

OCPB Case # S-18-82

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of Lysander Planning Board at the request of Allen Farms for the property located at Plainville 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 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 an 80.356-acre parcel into two new lots, Lot 1 (68.415 acres) and Lot 2 (11.941 acres), in an Agricultural zoning district; and
- WHEREAS, in 2012, the Board offered no position with comment for a subdivision referral (S-12-53) which appears to have created the subject parcel; and
- WHEREAS, the site is located in a rural area in the Town of Lysander; the site and surrounding lands are enrolled in NYS Agricultural District 3 and appear to contain active farmland; and
- WHEREAS, the submitted subdivision map dated October 5, 2018 shows the site has frontage on Plainville Road, a county road, and contains 14 existing barn structures, formerly a Plainville turkey farm, all generally occurring towards the front of the site; there is a network of gravel drives connecting the barn structures with three existing driveways onto Plainville Road;  
ADVISORY NOTES: per the Onondaga County Department of Transportation, all existing or proposed driveways on Plainville Road must meet Department requirements; any proposed or future driveways 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 forested lands at the rear of the site, separated from the barn structures by active farmland; per the subdivision map, proposed Lot 1 (68.415 acres), to remain agriculture, will contain the forest and agricultural lands and northerly barn structures, which appear to be contiguous with a farm operation on the adjacent parcel to the north; proposed Lot 2 (11.941 acres) will contain the southerly barn structures; no plans are indicated for proposed Lot 2; and
- WHEREAS, the site is served by an individual well and septic system; no changes to the existing infrastructure are proposed;  
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 these lots prior to any future development and conversion to a residential building lot; and
- WHEREAS, aerial imagery shows a creek, tributary to the Seneca River, running north-

south through the rear, forested lands; per the subdivision map, there may also be federal and/or state wetlands on the site that coincide with the forested land; and

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

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

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

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

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

The Board encourages the Town to consider the potential long-term effects of dividing farmsteads and farmlands onto separate lots and subdividing large strip lots along road frontages, 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 Robert Antonacci and seconded by Marty Voss. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Robert Antonacci - yes; Bill Fisher - yes; David Skeval - yes; Marty Voss - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 07, 2018

OCPB Case # S-18-83

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Clay Planning Board at the request of Randy Brown for the property located at 9623 Black Creek 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 Black Creek Road (Route 239), a county highway, the municipal boundary between the Town of Clay and Oswego County, and the Barge Canal, a state waterway; and
- WHEREAS, the applicant is proposing to subdivide a 31.14-acre parcel into two new lots, Lot 1 (9.47 acres) and Lot 7 (21.58 acres), in a Residential Agricultural (RA-100) zoning district; and
- WHEREAS, in 2004, the Board recommended modification of a subdivision referral (S-04-76) to subdivide a parcel into four flag lots which created the subject parcel, requiring "Access to Black Creek Road from all proposed lots shall be from the existing gravel road to meet the requirements of the Onondaga County Department of Transportation"; and
- WHEREAS, the site is located in a rural area east of the Oneida River in the Town of Clay; the submitted subdivision map dated September 5, 2018 shows the flag lot has a 60' right-of-way on Black Creek Road, a county road, and has an existing gravel road, Cali's Way; and
- WHEREAS, per the subdivision map, the site contains an existing house and barn which are served by the gravel road; surrounding residential lots to the north and along the Oneida River to the west are also served by the gravel road; ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways or private roads on Black Creek Road must meet Department requirements; and
- WHEREAS, the proposed subdivision is shown to create two new lots, with Lot 1 (9.47 acres) containing the existing structures and Lot 7 (21.58 acres) being vacant; each lot will have 30' of Black Creek Road frontage and the right-of-way; aerial imagery shows Lot 7 to be entirely forested/vegetated; and
- WHEREAS, the site is served by an individual well and septic system; a new well and septic system are proposed for Lot 7; additional plans for development of Lot 7 and the location of any new structures are not indicated in the referral materials; 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 Lot 7 prior to issuance of a building permit; and

WHEREAS, the subdivision map shows the approximate location of potential state wetlands and the 100' buffer on the site; these areas cover the northeast corner and southern boundary of Lot 7 and rear of Lot 1; all existing structures appear to be located entirely outside the wetland and buffer areas; ADVISORY NOTE: prior to future development of the site, the applicant is advised to contact the NYS Department of Environmental Conservation to confirm the location of any state wetlands and/or the 100-foot state wetland buffer on the site, and show all confirmed wetlands on the plans for the site; and

WHEREAS, the site may contain the bald eagle or Indiana bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); ADVISORY NOTE: per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and

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

WHEREAS, ADVISORY NOTE: per TWN § 280-a, any proposed building must be shown to have access from a street or highway prior to issuance of a permit for the construction of the structure; an open development area or areas may be established within the municipality wherein permits may be issued allowing for the erection of a structure to which access is provided by a right-of-way or easement; and

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

Per the Onondaga County Department of Transportation, all existing and future access to the proposed lots (and adjacent lots, per the 2004 resolution) must come from a single road on Black Creek Road to meet the requirements of the Department. The applicant must contact the Department to coordinate requirements for the existing road, in order to satisfy driveway standards, which may require paving the road in the county right-of-way. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval.

The Board also offers the following comments:

1. The Board strongly discourages splitting the 60' right-of-way and Black Creek Road access. The Town is encouraged to require an alternative lot configuration that retains the right-of-way as-is to better meet the requirements of the Onondaga County Department of Transportation.



2. The applicant is advised to ensure appropriate access agreements are in place and add maintenance responsibilities to the deed for the shared road on Black Creek Road.
3. Given the possible presence of sensitive environmental features in the area, including animal habitats, wetlands, and the Oneida River, the applicant is encouraged to retain the existing tree cover on the site to the maximum extent practicable.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 07, 2018

OCPB Case # Z-18-326

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of Christian VanLuden for the property located at 1153-1169 West Fayette 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 Harbor Brook, a county-owned drainage channel; and
- WHEREAS, the applicant is requesting a special permit to establish an event and banquet hall with live entertainment in an existing building on a 2.9-acre parcel in an Industrial, Class A (IA) zoning district; and
- WHEREAS, in 2017, the Board reviewed special permit referrals (Z-17-304, Z-17-413) to allow a proposed brewery and retail tasting room for Stout Beard Brewing in the existing building, and recommended modification and no position with comment, respectively; recommendations included encouraged screening for the adjacent school property and wastewater requirements, including an industrial wastewater discharge permit and offset plan; and
- WHEREAS, the site is located near the intersection of West Fayette Street and South Geddes Street, both local roads in the Westside neighborhood of the City of Syracuse; the site has frontage on West Fayette Street and is located in a mixed use area that includes George W. Fowler High School, the recently renovated Gear Factory building, and other commercial and residential lots; parcels north across the street from the site are owned by the Onondaga County Industrial Development Agency and contain short line rail lines; and
- WHEREAS, aerial imagery shows the site contains an existing six-story masonry building, the Cosmopolitan Building, at the western side of the parcel and a large tarvia parking area covering the remainder of the site east of the building; there is a second smaller parking area at the rear of the building that consists of broken tarvia and crushed stone and provides an area for deliveries; there are two existing full access driveways onto West Fayette Street that provide access to the large parking lot and a third existing full access driveway onto West Fayette Street that provides access to the smaller rear parking lot; and
- WHEREAS, per the local application, the proposed banquet hall and event space, West Loft, will occupy a portion of the second floor and accommodate live music performances, lecture hall events, banquet hall events, and craft fairs; per the City zoning code, this is considered an indoor amusement and recreation establishment and is permitted in the IA district upon issuance of a special permit; 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 March 2018, the proposed zoning for this lot is Mixed Use Office

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(MX-3), which would act to “provide for pedestrian friendly areas of medium- to higher-density residential development and compatible nonresidential uses, such as offices and supporting secondary commercial uses”; banquet halls and event spaces do not appear to be specifically included in the use categories defined in the ReZone project, though indoor entertainment is a special permit use in MX-3; and

WHEREAS, per the submitted parking diagrams, 74 parking spaces are required for the three lower floors of the building to accommodate all existing and proposed uses; first floor uses include existing offices (225 sf), manufacturing and industrial (4,426 sf), and warehouse and storage (4,307 sf) and the recently-approved Stout Beard Brewing taproom (2,574 sf), and require 24 parking spaces; second floor uses include existing offices (4,756 sf) and manufacturing and industrial (523 sf) and the proposed West Loft event space (1,925 sf), and require 32 parking spaces; and third floor uses include existing offices (8,626 sf), and require 18 parking spaces; and

WHEREAS, the submitted Site Plan with Parking Layout dated September 21, 2018 shows the existing parking area will provide the 74 required parking spaces, as well as 4 handicap accessible spaces and 52 additional spaces; no information regarding existing or future uses, or parking requirements, for the three upper floors was included; and

WHEREAS, per the local application, West Loft will be open daily, Sunday through Thursday from 9AM to 10PM and Friday and Saturday from 11AM to 1AM; the maximum number of employees on site at one time will be 5; and

WHEREAS, the site is served by public water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area;  
ADVISORY NOTE: the applicant is advised to contact the Onondaga County Department of Water Environment Protection's Plumbing Control office to obtain the appropriate permits for all plumbing installations; 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, per the EAF Mapper, the site contains waterbodies listed as water-quality impaired (Lower Harbor Brook and tributaries); aerial imagery shows Harbor Brook is channelized at the site and crosses the existing parking lot below ground; and

WHEREAS, the EAF Mapper indicates that the project is within 2,000 feet of a site in the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database (734022); and

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

1. As the ReZone Syracuse project is currently revising the City's zoning

ordinance and zoning map, the City may wish to consider more clearly defining banquet halls and event spaces within the land use categories defined by the ReZone project.

2. Every municipal review provides the opportunity to improve community appearance and the City may wish to work with the applicant to provide additional landscaping along the shared boundaries of the site, particularly adjacent to George W. Fowler High School, and within the parking lot to improve stormwater quality on the site and enhance the aesthetics of the parking area.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 07, 2018

OCPB Case # Z-18-327

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of Liberty Deli for the property located at 3408-3416 Burnet Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Interstate 690, a state highway; and
- WHEREAS, the applicant is requesting a special permit to establish a deli (Liberty Deli) in an existing plaza on a 1.53-acre parcel in an Industrial, Class A (IA) zoning district; and
- WHEREAS, in 2012, the Board offered no position with comment for a special permit referral (Z-12-361) to establish outdoor restaurant seating, add a new retail tenant to the existing plaza, and obtain approval of existing signage; and
- WHEREAS, the site is located along Burnet Avenue, a city street, in the City's Eastwood neighborhood and abuts I-690 to the south; surrounding land uses are primarily residential along the north side of Burnet Avenue and commercial along the south side; and
- WHEREAS, the submitted survey map dated June 20, 2018 shows the site contains an existing one- to two-story shopping plaza set approximately 25' from the street line, a front wood deck and enclosed courtyard for outdoor restaurant seating (to be removed), a row of front yard parking, a large rear tarvia parking lot, and a brick planter with a ground sign (to be removed); and
- WHEREAS, per the local application, the proposed deli will convert 3 of the plaza's 8 storefronts into a single unit and provide takeout hot food and a small area of customer tables; the submitted Site Plan and Parking dated September 7, 2018 shows the front yard parking area will be reconfigured to allow for a row of 11 diagonal parking spaces and a new concrete sidewalk at the front of the building; the proposed project will also include a new outdoor deck and stairs for a seasonal eating area at the rear of the building; side and rear parking are shown to provide an additional 121 spaces; and
- WHEREAS, per the plans, the site currently has 206' of unrestricted access to Burnet Avenue, to be delineated into entrance and exit drives (24' wide each) by a new curbed landscape island with 6" high curbs and an 8' wide gravel planting bed; and
- WHEREAS, the submitted elevation drawings dated September 7, 2018 show exterior improvements will include a new double-door storefront and window unit for the proposed deli (to replace the three existing doors), replacing the building's existing mansard roof with standing-seam metal roofing, including shed dormers over each storefront to allow for proposed signage, and demolishing

the existing awning signs on the building; and

WHEREAS, proposed signage includes a ground sign (14'-6" tall with 6'-4" x 5'-6" and 4'-4" x 5'-9" two-sided signs) along Burnet Avenue, traffic control ground signs for entrance and exit drives (4 two-sided signs, 4.5 sf each side), and a traffic control ground sign for rear parking (two-sided, 10 sf each side), conditional upon approval of an encroachment in the City's right-of-way, and 6 wall-mounted signs (98 sf total) to be located on the building face; and

WHEREAS, per the City of Syracuse zoning ordinance, restaurants are permitted in the IA district, but require a special permit where the restaurant or its off-street parking spaces are within 500' of a district where restaurants are not permitted; the site is south across Burnet Avenue from parcels zoned Residential, Class A (RA); the City is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse draft zoning map dated March 2018, the proposed zoning for this lot is Commercial (CM), which would permit restaurants greater than 1,000 sf; similar buffer restrictions requiring a special permit do not seem to be included with the ReZone project; and

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

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

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

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: C734103, C734138) 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); and

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

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

The applicant is advised to reconfigure the existing front yard parking to ensure that vehicles have sufficient space to safely back out of parking spaces without entering the proposed entrance drive.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 07, 2018

OCPB Case # Z-18-328

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a USE VARIANCE from the City of Syracuse Board of Zoning Appeals at the request of Greater Syracuse Property Development Corp. for the property located at 302-304 Gere 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 the municipal boundary between the City of Syracuse and the Village of Solvay; and
- WHEREAS, the applicant is requesting a use variance to convert an existing three-family dwelling to a two-family dwelling in a Residential, Class A-1 (RA-1) zoning district; and
- WHEREAS, the site is located in a residential area in the City's Westside neighborhood; the submitted survey map dated September 8, 2018 shows the site has frontage on Gere Avenue, a city street, and contains an existing two-and-a-half story house, a rear deck and stairs, and a rear masonry building; there is an existing tarvia driveway on Gere Avenue; and
- WHEREAS, the requested use variance is intended to allow the Syracuse Land Bank to convert the existing house to a two-family dwelling, which is not permitted in the RA-1 district, and return a formerly vacant and dilapidated property to productive use; and
- WHEREAS, per the submitted letter to the Office of Zoning Administration dated October 1, 2018, the existing house was constructed as a two-family dwelling in 1920 and converted to a three-family dwelling in the 1980s; it has been vacant since 2012, losing its non-conforming use status; it was subsequently seized by the City for tax default and turned over to the Land Bank in 2018; and
- WHEREAS, per the letter, considering various scenarios that would not require a variance, it has been determined that the Land Bank, or any potential purchaser, will be unable to realize a reasonable return on the property without the use variance; 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 March 2018, the proposed zoning for this lot is Residential (R-1), which would not permit two-family dwellings; 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 project is within 2,000 feet of multiple sites (IDs: 734008, 734126, 734075, 734072) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site 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, 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:

As the ReZone Syracuse project is currently revising the City's zoning ordinance and zoning map, the Board encourages the City to consider alternative new zoning for this particular site or block if the use variance is granted.

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





JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 07, 2018

OCPB Case # Z-18-329

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Planning Commission at the request of Basma Musharbash for the property located at 1200 1/2 & 1202 Willis Avenue and 959 Emerson Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of the municipal boundary between the City of Syracuse and the Village of Solvay in the Town of Geddes; and
- WHEREAS, the applicant is proposing minor renovations to an existing building and parking lot located on 0.353 acres in an Industrial, Class A zoning district; and
- WHEREAS, the Board recently offered no position for a subdivision referral (S-18-59) to combine the two subject parcels as part of the proposed project; and
- WHEREAS, the site is located in the City's Westside neighborhood near the shared municipal boundary with the Village of Solvay; surrounding land uses are a mix of small service/commercial businesses and one and two-family residences; and
- WHEREAS, the submitted Preliminary Plan dated July 30, 2018 shows the site has frontage on Willis and Emerson Avenues, both city streets, and contains an existing one-story vacant, commercial building and existing asphalt driveways, one each on Willis Avenue and Emerson Avenue; there are gravel areas on either side of the Willis Avenue driveway, which span onto the adjacent parcels and result in unrestricted access for nearly the entire block of Willis Avenue; and
- WHEREAS, the submitted Building Permit Application plans show the proposed project is intended to convert the existing building into a grocery store (Green Front Market) and includes interior renovations, painting the exterior of the building, replacing the existing overhead door, and installing a new internally-illuminated sign (10' x 2') on the south face of the building; and
- WHEREAS, proposed parking is shown to include a new asphalt parking lot (6 spaces) on the side of the building and 2 handicap accessible spaces at the front of the building in an existing asphalt area; both parking areas will use the existing Willis Avenue driveway; proposed hours of operation will be 8am to 10pm seven days a week and there will be 3-4 store employees on site at any 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 draft zoning map dated March 2018, the proposed zoning for these lots is Mixed Use Neighborhood Center (MX-2), which would permit grocery stores <15,000 sf; and

- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO);  
ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and
- WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734008, 734126, 734075, 734072) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and
- WHEREAS, the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); 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, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and
- WHEREAS, ADVISORY NOTE: per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

Every municipal review provides the opportunity to improve community appearance and the applicant may wish to provide sidewalks along Willis Avenue, in coordination with the City, and convert unused gravel and asphalt areas on the site to grass to better delineate access to Willis Avenue and reduce stormwater runoff from the site.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 07, 2018

OCPB Case # Z-18-330

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of DeWitt Town Board at the request of Woodbine Group for the property located at 5840 Bridge Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of Bridge Street, a state highway; and
- WHEREAS, the applicant is proposing to amend the Official Zoning Map of the Town of DeWitt pursuant to §192-64.4 Mixed-Use Village Floating Overlay District to modify the zoning of a 2.14-acre parcel to "Mixed-Use Village Overlay District, MUV-2" as part of a redevelopment project; and
- WHEREAS, the Board recently recommended modification of a site plan referral (Z-18-262) as part of the proposed redevelopment project for the site, citing required coordination with the NYS Department of Transportation on Bridge Street access plans, traffic and drainage data, and a lighting plan, and encouraging the applicant to include bicycle/pedestrian accommodations given the site's proximity to the Empire State Trail project, interconnections to the adjacent Holiday Inn parcel, and additional landscaping, and ensure permissions are obtained for work with existing easements; and
- WHEREAS, the Board also recently reviewed a text amendment referral (Z-18-166) proposing to update the Town of DeWitt zoning code to incorporate a floating overlay zone that would allow for mixed use development, which was ultimately approved by the Town; the Town map of Mixed-Use Village Floating Overlay District Areas shows the site is located in the MUV-2 area; per the submitted document from the Town of DeWitt, the Town Planning Board has reviewed the concept application for the project and made a recommendation to the Town Board to apply the MUV-2 overlay district to the site, conditioned upon subsequent referral back to the Planning Board for full site plan review; and
- WHEREAS, the site is located along Bridget Street, a state road, and just northeast of the highly commercialized Erie Boulevard corridor; surrounding land uses are mixed roadside commercial and large retail establishments; and
- WHEREAS, aerial imagery shows the site has additional frontage on Enterprise Parkway, a local road, and contains an existing one-story building (formerly a restaurant), to be demolished, and parking at the front and both sides of the building; there are two existing driveways, one each on Bridge Street and Enterprise Parkway;
- ADVISORY NOTE: per the NYS Department of Transportation, all existing or proposed driveways on Bridge Street must meet Department requirements; and
- WHEREAS, per the submitted Site Layout Plan dated September 24, 2018, which has

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been amended from the site plan reviewed for the Z-18-262 referral, the site also contains a 20' easement to Niagara Mohawk Power Corp. that runs north-south along the west side of the building and there is a portion of a steel tower and overhead wires located near the Enterprise Parkway frontage; and

WHEREAS, per the Site Layout Plan, the proposed project will include a mixed-use, four-story building, concrete sidewalks on all four sides on the building, landscape planters along Bridge Street and at the front of the building, and a dumpster enclosure; the remainder of the site is almost entirely covered by parking (100 spaces); the submitted Schematic Design Study dated September 25, 2018 shows 15,914 sf of leasable retail space on the first floor, 1,644 sf of second floor office space, and apartments (30 one-bedroom units, 8 two-bedroom units, and 3 three-bedroom units) on the three upper floors; and

WHEREAS, the Site Layout Plan indicates that the proposed building height (4 stories, 58 feet) exceeds the zoning requirements (4 stories, 50 feet), as do the floor area ratio (0.75 proposed where 1.0-1.5 is required) and maximum lot coverage (80% proposed where 75% is required), and these regulations will require area variances prior to site plan approval; additionally, the proposed number of parking spaces (100 spaces) does not satisfy zoning regulations which dictates 143 spaces and will require Planning Board waiver and justification; the Board has not received an area variance referral for the proposed project; and

WHEREAS, per the Site Layout Plan, access to the site will come from a proposed full access driveway on Enterprise Parkway and a proposed right-in, right-out driveway on Bridge Street, both of which appear to replace the existing driveways; a proposed concrete sidewalk is also shown along the Bridge Street frontage; a proposed connection to the adjacent Holiday Inn parcel is shown at the rear of the site;

ADVISORY NOTES: the proposed driveway onto Bridge Street requires highway access and work permits from the NYS Department of Transportation; per the NYS Department of Transportation, sidewalks in the state right-of-way must be five feet wide and continue through the driveway and are subject to a work permit from the Department; and

WHEREAS, per the site plan referral (Z-18-262), 0.9 acres of the site will be disturbed by the proposed project; stormwater will be discharged to the existing drainage system on Bridge Street;

ADVISORY NOTE: per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; the applicant and municipality are encouraged to consider the use of green infrastructure, such as permeable pavement and landscape islands in the parking areas, to further reduce stormwater runoff and improve stormwater quality; 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; 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: the applicant is advised to contact OCWA's Engineering Department to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control

office to determine sewer availability and capacity; 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 offset plan/project in coordination with the municipal engineer; and

WHEREAS, the site is located less than half a mile northeast of a stretch of Erie Boulevard which will undergo a large New York State Department of Transportation (NYSDOT) project to install bicycle, pedestrian, and roadway enhancements to accommodate the Empire State Trail; and

WHEREAS, the project is within 2,000 feet of a site (ID: C734108) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); the site may contain the Indiana bat or Northern long-eared bat, or their associated habitat, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); and

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

The Board commends the Town on its efforts to encourage mixed-use, high quality development and finds the proposed application of the Mixed-Use Village Overlay District to be appropriate for the proposed redevelopment project.

The following comments are reiterated for the site plan review process:

1. The New York State Department of Transportation has determined that the municipality and the applicant are required to coordinate Bridge Street access plans with the Department. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval.

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

3. Per the New York State Department of Transportation, a drainage study or Stormwater Pollution Prevention Plan (SWPPP) is required to show that the proposed development would not create additional stormwater runoff into the state's drainage system. The applicant must contact the Department to determine the scope of the study, submit the drainage study to the Department for approval, and reflect any appropriate mitigation as may be determined by the Department on the project plans prior to municipal approval. Per the New York State Department of Transportation, any direct connection to the state's drainage system will require treatment prior to connection.

4. The applicant must submit a lighting plan to the New York State Department of Transportation and reflect any mitigation as may be determined by the Department on the project plans prior to municipal approval. No glare or spillover onto adjacent properties or the state right-of-

way will be permitted.

5. Given the proximity of the site to the planned node for the Empire State Trail, the applicant is encouraged to consider additional accommodations for pedestrians and bicyclists, such as sidewalks and crosswalk connections to adjacent or nearby uses and bike racks on-site.

6. The Town is advised to ensure appropriate permissions are obtained for any proposed work in the Niagara Mohawk Power Corp. easements.

7. Additional landscaping on the site is encouraged to provide parking screening from the road fronts, establish a high quality right-of-way for pedestrians along Bridge Street, and aid in stormwater management.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 07, 2018

OCPB Case # Z-18-331

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a THREE-MILE LIMIT from the City of Syracuse Planning Commission at the request of Adrian R. Dunuwila for the property located at 6881-6883 East Genesee Street; and
- WHEREAS, the site is located within three miles of the City of Syracuse and subject to the extra-territorial jurisdiction of the City of Syracuse under the three-mile limit rule and the site is located within 500 feet of East Genesee Street (New York State Route 5) and New York State Route 92, both state highways; and
- WHEREAS, the applicant is proposing to realign two properties into two new lots, Lot 1 (0.242 acres) and Lot 2 (0.298 acres), as part of a redevelopment project in a Special Business Transitional (SBT) zoning district; and
- WHEREAS, the Board recently offered no position with comment for concurrent area variance referrals (Z-18-259, Z-18-260) to reduce requirements for rear yard setback, building height, and number of parking spaces as part of a redevelopment project for the two subject parcels; a lot line adjustment relating to the current three-mile limit review was indicated in the area variance referrals, though the Board did not receive a subdivision referral from the Town for the proposed action; and
- WHEREAS, the site is located along the heavily traveled East Genesee Street (NYS Route 5/Route 92) corridor near the five-way intersection of Route 5/Route 92 and two local roads, Lyndon and Bridgepath Roads; and
- WHEREAS, aerial imagery shows the westerly parcel (6883 East Genesee St.) contains an existing two-story building, that appears to be a house that has been converted to offices, an existing asphalt driveway onto Route 5, and a rear parking area; the easterly parcel (6881 East Genesee St.) is under common ownership and contains an existing one-and-a-half story office building, asphalt parking lot on the side of the building, and asphalt driveway onto Route 5; and
- WHEREAS, the submitted Lot Line Adjustment dated April 12, 2018 indicates the lot line adjustment would create Lot 1 (0.242 acres), to include the easterly parcel and a rear strip of land conveyed from the westerly parcel, and Lot 2 (0.298 acres), to include the remainder of the westerly parcel; the lot line adjustment also appears to realign the existing lot line between the parcels to be perpendicular to the road boundary; and
- WHEREAS, the materials for the area variance referrals (Z-18-259, Z-18-260) indicate all existing features on the two parcels are to be removed, except the existing buildings, as part of the redevelopment project; plans show the proposed project to include a large shared parking lot (19 spaces total) between the two buildings, partially occurring on both parcels, with a 24' wide proposed, full access driveway onto Route 5; per the Lot Line Adjustment plan, there will be

a 24' access easement for the shared driveway; and

WHEREAS, an email from the New York State Department of Transportation dated June 14, 2018, included with the referral materials for the area variances (Z-18-259, Z-18-260), indicates that a revised site plan dated June 7, 2018 has been approved by the Department for both parcels; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; 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 offset plan/project in coordination with the municipal engineer; and

WHEREAS, the site may contain the Indiana bat or Northern long-eared bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); 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 Bill Fisher. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Robert Antonacci - yes; Bill Fisher - yes; David Skeval - yes; Marty Voss - yes.**





JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 07, 2018

OCPB Case # Z-18-332

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 Onondaga Zoning Board of Appeals at the request of Jeffrey Duncan & Lynda Liberatore for the property located at 3709 Cedarvale 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 Cedarvale Road (Route 42), a county highway, and a farm operation in a NYS Agricultural District; and

WHEREAS, the applicant is requesting a special permit to expand an existing non-conforming structure in excess of 25% of its assessed value on a 0.76-acre parcel in a Residential and Country (RC) zoning district; and

WHEREAS, the site is located in a rural area in the Town of Onondaga; the site and surrounding lands are enrolled in NYS Agricultural District 1; some of the surrounding parcels appear to contain active farmland; and

WHEREAS, the submitted survey dated July 15, 1975 shows the site has frontage on Cedarvale Road, a county road, and contains an existing two-story house and a rear shed; aerial imagery shows the site also contains an existing shed at the front of the site (to be removed); there is an existing gravel driveway on Cedarvale Road, occurring between the house and front yard shed;  
ADVISORY NOTES: per the Onondaga County Department of Transportation, all existing or proposed driveways on Cedarvale Road must meet Department requirements; and

WHEREAS, the submitted Site Plan and floor plans dated September 25, 2018 show the proposed project includes a new garage (28' x 24'), a one-and-a-half-story addition (10' x 24'), including an additional bedroom, and a new sunroom (16' x 8') with second floor deck; and

WHEREAS, per the local application, the house is an existing non-conforming structure having a 38.7' front yard setback where 65' is required; the proposed project will not further encroach into the front yard setback; and

WHEREAS, the cost of the proposed project is in excess of 25% of the assessed value, requiring a special permit under the Town zoning code for the expansion of a non-conforming structure; the house is currently 840 sf and assessed at \$64,105, restricting any addition to less than approximately \$16,000 in order to meet Town zoning regulations; and

WHEREAS, the site is served by an individual well and septic system, which are shown in the Site Plan to occur on the north side of the house and rear of the site, respectively, and entirely outside the project area;

ADVISORY NOTE: as the proposed project will increase the number of bedrooms, the Onondaga County Health Department's Bureau of Public

Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to Town approval of the project; and

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

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 Bill Fisher. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Robert Antonacci - yes; Bill Fisher - yes; David Skeval - yes; Marty Voss - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 07, 2018

OCPB Case # Z-18-333

- 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 Onondaga Zoning Board of Appeals at the request of Syracuse Heights Associates, LLC for the property located at 5957 South Salina 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 South Salina Street (NYS Route 11), a state highway, and the municipal boundary between the Town of Onondaga and the City of Syracuse; and
- WHEREAS, the applicant is requesting a special permit to allow inside storage of vehicles in 50,000 square feet of a vacant commercial building (Green Hills Plaza) on an 11.23-acre parcel in a Neighborhood Shopping, Nedrow (NS-N) zoning district; and
- WHEREAS, the Board recently offered no position for a special permit referral (Z-18-282) to allow Planet Fitness to occupy a portion of the Green Hills Plaza on the site and no position with comment for a site plan referral (Z-18-318) for exterior renovations to the building and a new sidewalk; and
- WHEREAS, the site includes the Green Hills Plaza, an existing multi-tenant retail building located in Nedrow; the building contains multiple small tenants with a large, shared parking lot (to remain) which accesses South Salina Street, a state owned road, via Southland Drive, a local road; and
- WHEREAS, aerial imagery shows an existing sidewalk and planting strip along South Salina Street, and a curbed, landscaped median along Southland Drive; there is an existing plaza monument sign (to remain) at the South Salina Street/Southland Drive intersection; aerial imagery also shows a drainage channel running north-south through the site, separating the retail building and parking lot from an abandoned, broken asphalt parking area at the rear of the site; and
- WHEREAS, per the local application, the requested special permit is intended to allow inside storage of vehicles in the vacant K-Mart space (50,000 sf) at the eastern end of the plaza; storage of vehicles will also include boats, campers, and trailers, and occur from October to April; no vehicle sales or service is proposed; and
- WHEREAS, the site is served by public water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Nedrow 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, 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, ADVISORY NOTE: per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 07, 2018

OCPB Case # Z-18-334

- 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 Abed Zahran for the property located at 500-504 Oakwood 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 81, a state highway; and
- WHEREAS, the applicant is proposing to demolish a vacant house, attached to an existing grocery market, and create 4 new parking spaces in a Residential, Class AA zoning district; and
- WHEREAS, the site is located at the intersection of Martin Luther King East and Oakwood Avenue, both city streets, in the City's Southside neighborhood; surrounding land uses include the Dr. King Elementary School, a church, and a mix of single- and multi-family residential; and
- WHEREAS, aerial imagery shows the site contains an existing one- to two-story building, which appears to include an existing grocery store use and an attached, vacant house; there is an asphalt sidewalk and grass planting strip along Martin Luther King East and asphalt from the building to the curb along Oakwood Avenue; site access includes an existing curb cut on Oakwood Avenue; and
- WHEREAS, the submitted plans dated October 10, 2018 show the house will be demolished as part of the project and the area will be paved for 4 new parking spaces; three additional parking spaces are shown to be located in the existing asphalt along the side of the grocery store; and
- WHEREAS, the local application includes a condemnation letter dated August 7, 2018 indicating that the residential structure has been inspected and does not comply with International Property Maintenance Code; per the letter, the work and cost to rehabilitate the structure outweigh the completed project's value; 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 March 2018, the proposed zoning for this lot is Mixed Use Neighborhood Center (MX-2), which would act to "provide for a pedestrian-focused mix of low-density residential and nonresidential uses that offer limited goods and services to surrounding neighborhoods"; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the

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

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: C734140, C724144, E734086) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board 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 City and applicant are encouraged to convert the existing asphalt sidewalks to concrete to meet municipal code requirements, and may also wish to include a planting strip along Oakwood Avenue and street trees along both frontages to enhance the pedestrian environment at this corner lot.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 07, 2018

OCPB Case # Z-18-335

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Manlius Planning Board at the request of Fayetteville Care Group, LLC for the property located at Medical Center 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 North Burdick Street (Route 94), a county highway; and
- WHEREAS, the applicant is proposing to construct a 35,000 square foot memory care facility, with associated amenities, for patients with Alzheimer's disease on a proposed 3.855-acre parcel in a Restricted Agricultural (RA) zoning district; and
- WHEREAS, the Board is concurrently reviewing special permit (Z-18-336) and preliminary subdivision (S-18-78) referrals as part of the proposed project; the site is in close proximity to several projects that were also reviewed by the Board, including concurrent site plan (Z-15-8) and special permit (Z-15-9) referrals in 2015 to construct the Towne Center Retirement Community across Medical Center Drive from the site, and a recent preliminary subdivision (S-18-31) referral to separate the vacant land at the rear of the retirement community onto a new lot for sale and future development; and
- WHEREAS, the 5.38-acre vacant lot is located in front of the Northeast Medical Center in the Town of Manlius; the site is north of the Fayetteville Towne Center shopping plaza and two auto dealerships and adjacent to a credit union; other surrounding land uses include the Towne Center Retirement Community, townhouses, and the Old Erie Canal State Park and canal trail; and
- WHEREAS, the submitted survey map dated July 19, 2018 shows the site has frontage on Medical Center Drive, a local medianed road that also serves the medical complex, townhouse lots, retirement community, and credit union and connects to North Burdick Street (County Route 94) at a signalized intersection; there is a private road, Emed "B" Road, and a 60' private access/egress easement and right-of-way at the rear of the site that serves the medical complex; aerial imagery shows an existing sidewalk on the north side of Medical Center Drive; and
- WHEREAS, the survey map shows the proposed subdivision will divide the parcel into 3.855- and 1.524-acre lots, with the westerly 3.855-acre lot intended for the proposed project; per the survey map, the paved parking area of the adjacent auto dealership encroaches on the proposed 3.855-acre lot by up to 22.4 feet and includes vehicular parking; and
- WHEREAS, per the submitted Layout Plan dated September 28, 2018, the proposed project includes a one-story 35,080 sf building for a 66-bed memory care facility with an enclosed courtyard, a network of sidewalks surrounding the building (a portion of which will be enclosed by fencing), parking on the south

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and east sides of the building (41 spaces total), and a dumpster enclosure; there are two proposed driveways, one each on Emed "B" Road and Medical Center Drive; the Medical Center Drive access is shown to partially occur on the proposed 1.524-acre lot and include a hammerhead, presumably for future development of the remaining vacant lands; and

WHEREAS, per the local application, the total number of employees at full occupancy is 45 and the max shift at full occupancy is 22; the facility will be operate 24 hours, with anticipated guest traffic being highest on weekends, and in particular holiday weekends; expected traffic generation is less than two trips per day per suite for visitor and staff purposes, based on the Institute of Transportation Engineers (ITE); and

WHEREAS, per the local application, proposed lighting will include pole mounted light fixtures around the site and building soffit lights with some accent lighting at the entrance; a monument sign (16' x 5'-10½") is proposed, to be located near the Medical Center Drive access; and

WHEREAS, per the Environmental Assessment Form (EAF) dated September 28, 2018, 3.6 acres of the site will be disturbed by the proposed project; stormwater runoff will be conveyed towards the southwestern corner of the site and into an existing drainage ditch off site; the Layout Plan shows stormwater quality treatment areas generally encircling the proposed project area; a Preliminary Stormwater Pollution Prevention Plan (SWPPP) was included with the referral materials;

ADVISORY NOTES: any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; 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; the applicant and municipality are encouraged to consider the use of green infrastructure to further reduce stormwater runoff and improve stormwater quality; and

WHEREAS, the site has access to public drinking water and sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO);

ADVISORY NOTES: per the Onondaga County Department of Water Environment Protection, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; the applicant is advised to contact OCWA's Engineering Department to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), Northeast Medical Center has limited public transit service; bus stops are located at the medical center entrance and along Medical Center Drive near the Towne Center Retirement Community; additional, and more extensive, transit service is available to the Fayetteville Towne Center shopping plaza, approximately a 1-mile walk from the site; and



WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the site of the proposed action may contain a species of animal (Northern long-eared bat), or associated habitats, listed by the state or federal government as threatened or endangered; impacts to bat species are often associated with tree clearing and aerial imagery shows there is no tree cover on the parcel; and

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

1. The Onondaga County Department of Transportation has determined that the applicant must provide the Department with a copy of the ITE Trip Generation traffic figures and contact the Department regarding any additional traffic data requirements. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval.
2. The municipality must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval. Additional stormwater runoff into the county's right-of-way or drainage system will be prohibited.

The Board also offers the following comments:

1. The municipality is advised to ensure appropriate access agreements are in place for any shared driveways on Medical Center Drive.
2. The Board encourages the applicant to facilitate pedestrian and transit access throughout this developing node by providing additional sidewalks and crosswalk connections to adjacent parcels and the existing sidewalk infrastructure along Medical Center Drive, as part of the proposed project.
3. As the site is in close proximity to numerous amenities and dense mixed land uses, including the Village of Fayetteville, residential dwellings, senior living facilities, medical facilities and various shopping destinations, the Board encourages the Town to continue to build out pedestrian infrastructure along both sides of North Burdick Street, in coordination with the Onondaga County Department of Transportation, as development in this area continues. The SOCPA offers its services to the Town and Village in the creation of a coordinated plan for this area.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 07, 2018

OCPB Case # Z-18-336

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Manlius Town Board at the request of Fayetteville Care Group, LLC for the property located at Medical Center Drive; 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 North Burdick Street (Route 94), a county highway; and
- WHEREAS, the applicant is requesting a special permit to allow construction of a 35,000 square foot memory care facility, with associated amenities, for patients with Alzheimer's disease on a proposed 3.855-acre parcel in a Restricted Agricultural (RA) zoning district; and
- WHEREAS, the Board is concurrently reviewing site plan (Z-18-335) and preliminary subdivision (S-18-78) referrals as part of the proposed project; the site is in close proximity to several projects that were also reviewed by the Board, including concurrent site plan (Z-15-8) and special permit (Z-15-9) referrals in 2015 to construct the Towne Center Retirement Community across Medical Center Drive from the site, and a recent preliminary subdivision (S-18-31) referral to separate the vacant land at the rear of the retirement community onto a new lot for sale and future development; and
- WHEREAS, the 5.38-acre vacant lot is located in front of the Northeast Medical Center in the Town of Manlius; the site is north of the Fayetteville Towne Center shopping plaza and two auto dealerships and adjacent to a credit union; other surrounding land uses include the Towne Center Retirement Community, townhouses, and the Old Erie Canal State Park and canal trail; and
- WHEREAS, the submitted survey map dated July 19, 2018 shows the site has frontage on Medical Center Drive, a local medianed road that also serves the medical complex, townhouse lots, retirement community, and credit union and connects to North Burdick Street (County Route 94) at a signalized intersection; there is a private road, Emed "B" Road, and a 60' private access/egress easement and right-of-way at the rear of the site that serves the medical complex; aerial imagery shows an existing sidewalk on the north side of Medical Center Drive; and
- WHEREAS, the survey map shows the proposed subdivision will divide the parcel into 3.855- and 1.524-acre lots, with the westerly 3.855-acre lot intended for the proposed project; per the survey map, the paved parking area of the adjacent auto dealership encroaches on the proposed 3.855-acre lot by up to 22.4 feet and includes vehicular parking; and
- WHEREAS, per the submitted Layout Plan dated September 28, 2018, the proposed project includes a one-story 35,080 sf building for a 66-bed memory care facility with an enclosed courtyard, a network of sidewalks surrounding the

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building (a portion of which will be enclosed by fencing), parking on the south and east sides of the building (41 spaces total), and a dumpster enclosure; there are two proposed driveways, one each on Emed "B" Road and Medical Center Drive; the Medical Center Drive access is shown to partially occur on the proposed 1.524-acre lot and include a hammerhead, presumably for future development of the remaining vacant lands; and

WHEREAS, per the local application, the total number of employees at full occupancy is 45 and the max shift at full occupancy is 22; the facility will be operate 24 hours, with anticipated guest traffic being highest on weekends, and in particular holiday weekends; expected traffic generation is less than two trips per day per suite for visitor and staff purposes, based on the Institute of Transportation Engineers (ITE); and

WHEREAS, per the local application, proposed lighting will include pole mounted light fixtures around the site and building soffit lights with some accent lighting at the entrance; a monument sign (16' x 5'-10½") is proposed, to be located near the Medical Center Drive access; and

WHEREAS, per the Environmental Assessment Form (EAF) dated September 28, 2018, 3.6 acres of the site will be disturbed by the proposed project; stormwater runoff will be conveyed towards the southwestern corner of the site and into an existing drainage ditch off site; the Layout Plan shows stormwater quality treatment areas generally encircling the proposed project area; a Preliminary Stormwater Pollution Prevention Plan (SWPPP) was included with the referral materials;

ADVISORY NOTES: any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; 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; the applicant and municipality are encouraged to consider the use of green infrastructure to further reduce stormwater runoff and improve stormwater quality; and

WHEREAS, the site has access to public drinking water and sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO);

ADVISORY NOTES: per the Onondaga County Department of Water Environment Protection, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; the applicant is advised to contact OCWA's Engineering Department to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), Northeast Medical Center has limited public transit service; bus stops are located at the medical center entrance and along Medical Center Drive near the Towne Center Retirement Community; additional, and more extensive, transit service is available to the Fayetteville Towne Center shopping plaza,

approximately a 1-mile walk from the site; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the site of the proposed action may contain a species of animal (Northern long-eared bat), or associated habitats, listed by the state or federal government as threatened or endangered; impacts to bat species are often associated with tree clearing and aerial imagery shows there is no tree cover on the parcel; and

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

1. The Onondaga County Department of Transportation has determined that the applicant must provide the Department with a copy of the ITE Trip Generation traffic figures and contact the Department regarding any additional traffic data requirements. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval.
2. The municipality must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval. Additional stormwater runoff into the county's right-of-way or drainage system will be prohibited.

The Board also offers the following comments:

1. The municipality is advised to ensure appropriate access agreements are in place for any shared driveways on Medical Center Drive.
2. The Board encourages the applicant to facilitate pedestrian and transit access throughout this developing node by providing additional sidewalks and crosswalk connections to adjacent parcels and the existing sidewalk infrastructure along Medical Center Drive, as part of the proposed project.
3. As the site is in close proximity to numerous amenities and dense mixed land uses, including the Village of Fayetteville, residential dwellings, senior living facilities, medical facilities and various shopping destinations, the Board encourages the Town to continue to build out pedestrian infrastructure along both sides of North Burdick Street, in coordination with the Onondaga County Department of Transportation, as development in this area continues. The SOCPA offers its services to the Town and Village in the creation of a coordinated plan for this area.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 07, 2018

OCPB Case # Z-18-337

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Geddes Town Board at the request of 1200 State Fair Blvd., LLC for the property located at 1200 State Fair Boulevard; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of State Fair Boulevard (Route 80 & Route 221) and Managers Place (Route 221), both county highways, Route 690 and the NYS Thruway (Route 90), both state highways, and Onondaga Lake Park, a county-owned park; and
- WHEREAS, the applicant is proposing construction of a 3,000 square foot loading dock addition on an existing warehouse facility located on two parcels totaling 15.71 acres in an Industrial B zoning district; and
- WHEREAS, the Board recently offered no position for an area variance referral (Z-18-238) to install a 420 square foot wall sign for United Auto Supply, one of the tenants of the Ranalli Industrial Park; the action was approved locally; in 2010, the Board offered no position with comment for a site plan referral (Z-10-352) to install a permanent natural gas regulating station on an adjacent parcel that appears to contain overhead transmission lines and a portion of the industrial park's surrounding parking/loading area; and
- WHEREAS, the site is located at the northwest corner of Onondaga Lake where I-690 and I-90 cross near the Lakeland area; surrounding land uses are industrial with interspersed residential neighborhoods and county parklands (Onondaga Lake Park and Long Branch Park); and
- WHEREAS, the submitted survey map dated September 20, 2016 shows the site contains a large two-story building and a one-story attached concrete block building with loading docks (formerly the P&C distribution center), all contributing to the Ranalli Industrial Park; the building is surrounded on three sides by large parking and loading areas for the industrial park, which appear to extend onto two adjacent parcels; and
- WHEREAS, per the survey map, the industrial park is bordered on three sides by Managers Place, a county road that connects to Van Vleck Road to the east, and abuts a CSX rail line; access to the industrial park comes from 5 driveways and approximately 500' of unrestricted access on Managers Place and one driveway on Van Vleck Road;  
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Managers Place must meet Department requirements; and
- WHEREAS, the proposed addition is intended for United Auto Supply, one of three tenants in the Ranalli Industrial Park; the two other tenants are Lowe's and W.B. Mason; the local application and submitted Site Plan dated October 19, 2018 show the addition (approximately 3,000 sf) will be attached to the one-story

portion of the building, located to the east, and include “at-grade” overhead loading doors; and

WHEREAS, per the submitted floor plans, the proposed project includes removing existing stairs and installing a flush concrete landing for the existing one-story building and installing new retaining walls with railing, existing retaining wall to be removed; per the Site Plan, a portion of the existing drainage system will be removed to allow for construction of the addition and re-routed to three new catch basins and back to the existing drainage system; and

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

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

WHEREAS, the site may contain an animal or plant species, or associated habitat, listed by the state or federal government as threatened or endangered (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:

1. The Onondaga County Department of Transportation has determined that the municipality and applicant must contact the Department to discuss any required traffic data for the proposed project. Any modifications required by the Department must be reflected on the project plans prior to municipal approval.
2. The municipality and applicant must submit drainage plans to the Onondaga County Department of Transportation showing the proposed changes to the existing drainage system. Any modifications required by the Department must be reflected on the project plans prior to municipal approval.

The Board also offers the following comment:

The applicant is advised to coordinate with National Grid to ensure the proposed project will not impact the existing utility lines and easement on the adjacent parcel.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 07, 2018

OCPB Case # Z-18-338

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 Bell Atlantic Mobile Systems, Nixon Peabody for the property located at 5781 Bridge 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 Bridge Street (Route 290) and Erie Boulevard (Route 5), both state highways; and

WHEREAS, the applicant is proposing to install three 50.5" (12.5" width) antennas for a small cell wireless telecommunications facility on the roof of an existing retail building on a 1.69-acre parcel in a Business zoning district; and

WHEREAS, the Board is concurrently reviewing a special permit referral (Z-18-339) as part of the proposed project; in 2008, the Board offered no position with comment for an area variance referral (Z-08-343) to decrease the number of required parking spaces to accommodate a new restaurant (Pavone's) in the shopping plaza; and

WHEREAS, the site is located along Bridge Street, a state road, and just northeast of the highly commercialized Erie Boulevard corridor; surrounding land uses are mixed roadside commercial and large retail establishments; and

WHEREAS, the site contains an existing one-story, multi-tenant retail building (Chimney's Plaza) and a large front parking lot; there is an existing driveway onto Bridge Street at the front of the site; the site also uses an adjacent driveway for access to a rear loading area;

ADVISORY NOTES: per the NYS Department of Transportation, all existing or proposed driveways on Bridge Street must meet Department requirements; the municipality is advised to ensure appropriate access agreements are in place for the shared driveway on the adjacent parcel; and

WHEREAS, per the local application, the proposed project includes installation and operation of a new small cell wireless telecommunications facility, including 3 antennas, all within a camouflage chimney on the roof of the building, and an equipment cabinet, RRH units, power panel and fiber box, all to be mounted on an exterior wall at ground level in a 6' x 8' equipment lease area; and

WHEREAS, a portion of the site is within 750' of a residential district, requiring a special permit for the project; per the local application, the proposed facility is intended to fill a gap in existing LTE coverage for Verizon Wireless; of four possible sites studied, Chimney's Plaza was the only candidate to adequately address the identified coverage and capacity deficiencies; and

WHEREAS, per the local application, the current height of the building is 16' and will increase to 24.5' where the camouflage chimney is installed; two evergreen trees will be planted on the north side of the site to provide additional

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

WHEREAS, the site is located less than half a mile northeast of a stretch of Erie Boulevard which will undergo a large New York State Department of Transportation (NYSDOT) project to install bicycle, pedestrian, and roadway enhancements to accommodate the Empire State Trail; the site is also located in one of the Town's Mixed-Use Village Floating Overlay district areas, Mixed-Use Village II (MUV-2); and

WHEREAS, the project is within 2,000 feet of a site (ID: C734108) 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 the site is fully urbanized with no existing tree cover; 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 Bill Fisher. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Robert Antonacci - yes; Bill Fisher - yes; David Skeval - yes; Marty Voss - yes.**





JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 07, 2018

OCPB Case # Z-18-339

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of DeWitt Zoning Board of Appeals at the request of Bell Atlantic Mobile Systems, Nixon Peabody for the property located at 5781 Bridge 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 Bridge Street (Route 290) and Erie Boulevard (Route 5), both state highways; and
- WHEREAS, the applicant is requesting a special permit to install three 50.5" (12.5" width) antennas for a small cell wireless telecommunications facility on the roof of an existing retail building on a 1.69-acre parcel in a Business zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-18-338) as part of the proposed project; in 2008, the Board offered no position with comment for an area variance referral (Z-08-343) to decrease the number of required parking spaces to accommodate a new restaurant (Pavone's) in the shopping plaza; and
- WHEREAS, the site is located along Bridge Street, a state road, and just northeast of the highly commercialized Erie Boulevard corridor; surrounding land uses are mixed roadside commercial and large retail establishments; and
- WHEREAS, the site contains an existing one-story, multi-tenant retail building (Chimney's Plaza) and a large front parking lot; there is an existing driveway onto Bridge Street at the front of the site; the site also uses an adjacent driveway for access to a rear loading area;  
ADVISORY NOTES: per the NYS Department of Transportation, all existing or proposed driveways on Bridge Street must meet Department requirements; the municipality is advised to ensure appropriate access agreements are in place for the shared driveway on the adjacent parcel; and
- WHEREAS, per the local application, the proposed project includes installation and operation of a new small cell wireless telecommunications facility, including 3 antennas, all within a camouflage chimney on the roof of the building, and an equipment cabinet, RRH units, power panel and fiber box, all to be mounted on an exterior wall at ground level in a 6' x 8' equipment lease area; and
- WHEREAS, a portion of the site is within 750' of a residential district, requiring a special permit for the project; per the local application, the proposed facility is intended to fill a gap in existing LTE coverage for Verizon Wireless; of four possible sites studied, Chimney's Plaza was the only candidate to adequately address the identified coverage and capacity deficiencies; and
- WHEREAS, per the local application, the current height of the building is 16' and will increase to 24.5' where the camouflage chimney is installed; two evergreen

trees will be planted on the north side of the site to provide additional screening of the proposed equipment; 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; per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and

WHEREAS, the site is located less than half a mile northeast of a stretch of Erie Boulevard which will undergo a large New York State Department of Transportation (NYSDOT) project to install bicycle, pedestrian, and roadway enhancements to accommodate the Empire State Trail; the site is also located in one of the Town's Mixed-Use Village Floating Overlay district areas, Mixed-Use Village II (MUV-2); and

WHEREAS, the project is within 2,000 feet of a site (ID: C734108) 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 the site is fully urbanized with no existing tree cover; 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 Bill Fisher. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Robert Antonacci - yes; Bill Fisher - yes; David Skeval - yes; Marty Voss - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 07, 2018

OCPB Case # Z-18-341

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a THREE-MILE LIMIT from the City of Syracuse Planning Commission at the request of Unifirst Corporation for the property located at 103 Luther Avenue; and
- WHEREAS, the site is located within three miles of the City of Syracuse and subject to the extra-territorial jurisdiction of the City of Syracuse under the three-mile limit rule and the site is located within 500 feet of 7th North Street (Route 45), a county highway, and Route 81, a state highway; and
- WHEREAS, the applicant is proposing to combine seven tax parcels into one new lot (3.1 acres) as part of a larger redevelopment project to demolish five existing structures and construct a new building to house operations and office space for Unifirst in a proposed Office and Light Industrial Park (O-2) zoning district; and
- WHEREAS, the Board recently reviewed concurrent zone change (Z-18-291), site plan (Z-18-292), and area variance (Z-18-293) referrals to demolish the existing structures on the site and construct a new building to house operations and office space for Unifirst on the subject parcels, citing traffic data requirements for the Onondaga County Department of Transportation and drainage data requirements (i.e., submit a copy of the SWPPP) for the Onondaga County Departments of Transportation and Water Environment Protection; per a phone conversation with the Town of Salina, a lot line change to combine the subject parcels into one lot was approved in 2016; however, the map was never filed; the Town has advised the applicant that the approved single lot will not be legally recognized until the map is filed; the three-mile limit currently under review relates to that lot consolidation; and
- WHEREAS, the site consists of 7 parcels situated within a swath of industrial land uses bound by I-81, Ley Creek and a CSX rail line, and 7th North Street, a county road; the site has frontage on Luther Avenue and Old 7th North Street, both local roads, with unrestricted access the length of both frontages; the submitted subdivision map dated July 18, 2016 shows the site contains 7 one-story buildings, 2 of which were recently demolished and the remaining 5 are to be demolished as part of the renovation project; the remainder of the site is covered with asphalt, also to be removed; and
- WHEREAS, the Town zoning map shows 4 of the 7 parcels are zoned O-2; the remaining 3 parcels, all fronting on Luther Avenue, are zoned C-3 and are intended for the proposed zone change; per the Town zoning ordinance, the intent of the O-2 district is to “provide areas, near or adjacent to highways designed to handle large traffic volumes, where the quality of environment associated with well-planned and –designed office and light industrial parks is encouraged and preserved”; and
- WHEREAS, the referrals (Z-18-291, 292, 293) for the larger renovation project show a

single, proposed building occupying over an acre at the front of the site; sidewalks are shown along the front (north and east) sides of the building and there is a rear loading area for large trucks with a proposed driveway onto Luther Avenue providing access to the rear of the site; per the plans, there will be a main parking lot at the rear of the building and two rows of parking, one each occurring along the Luther Avenue and Old 7th North Street frontages; both rows of parking will have unrestricted access and appear to partially fall within the rights-of-way; parking on site will provide a total of 110 parking spaces; and

WHEREAS, per the Town zoning ordinance, a minimum front yard setback of 50' is required in the O-2 district; the project referrals (Z-18-291, 292, 293) indicate the new construction requires a 25' setback along Luther Avenue and a 10' setback along Old 7th North Street; the proposed building location is required to provide at least 65' of clearance to allow trailers to access the rear loading bays; and

WHEREAS, the submitted Environmental Assessment Form (EAF) dated August 31, 2018 indicates 3.1 acres of the site will be disturbed by the proposed project; stormwater will be directed to a NYSDEC-approved stormwater detention basin, shown in the project referrals (Z-18-291, 292, 293) to be located at the rear of the site; runoff from the site to Ley Creek and surrounding neighbors will be limited;

ADVISORY NOTES: the applicant and municipality are encouraged to consider the use of green infrastructure, such as permeable pavement and landscape islands, to further reduce stormwater runoff and improve stormwater quality; any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

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

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

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

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

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that the front half of the site, including a portion of the proposed building, 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 project is within 2,000 feet of multiple sites (IDs: 734123, C734118, 734004) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper), including the lower two miles of Ley Creek which are classified as a Code 2 in the State Superfund Program, meaning the disposal of hazardous waste has been confirmed on the site or it has been listed on the Federal National Priorities List (NPL); and

WHEREAS, the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); the site may contain the bald eagle, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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 Bill Fisher. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Robert Antonacci - yes; Bill Fisher - yes; David Skeval - yes; Marty Voss - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 07, 2018

OCPB Case # Z-18-342

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Village of Solvay Village Board at the request of Village of Solvay Board of Trustees for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing Local Law No. G-2018 to amend Chapter 165 of the Village of Solvay Code to regulate convenience stores as a use permitted in the Commercial (C) zoning district; and
- WHEREAS, the Board recently reviewed local law referrals to impose (Z-18-60) and extend (Z-18-179) a six-month moratorium on the construction, renovation, modification, addition to or operation of convenience stores within the Village of Solvay; the Board encouraged the Village to revisit the Milton Avenue Design Study (2003) and Corridor Zoning Study (2004) and to consider specific standards for fueling stations in the development of its convenience store use regulations; and
- WHEREAS, per the proposed local law, the convenience store use will be permitted in the Village's Commercial (C) zoning district and will be subject to the issuance of a special permit; and
- WHEREAS, the proposed local law will add a new definition for convenience store, as follows: "A retail business with primary emphasis placed upon providing the public with a readily available alternative location to quickly purchase from a wide array of consumable products, predominantly food (whether packaged or prepared) and household needs. Convenience stores may, but need not, include the sale of motor vehicle fuel."; and
- WHEREAS, per the Village of Solvay Zoning Districts 2010 map, there are 36 parcels, including 3 split-zoned lots, that are currently zoned Commercial (C), which consists of a node of parcels generally occurring at the intersection of Charles Avenue, a local road, and West Genesee Street (NYS Route 5), and a split-zoned parcel off Bridge Street (NYS Route 297); current land uses include an existing gas station, Westvale Plaza, and a mix of small retail, service, industrial, and office uses; and
- WHEREAS, the proposed local law will add a new section, §165-40.1 "Restrictions on convenience store uses", to the Village zoning code; proposed standards will include minimum lot frontage (150'), minimum structure size (3,500 sf), and driveway location (at least 20' from side or rear lot lines) requirements; no accessory buildings, auto repair or sales uses, car wash or cleaning services, or outdoor storage or product display or sales beyond the building overhang will be permitted on the site; the existing buffer requirements of §165-35 "Nonresidential uses abutting residential uses" still apply; and

WHEREAS, proposed standards for fuel service will include requirements for minimum distance for fuel pumps (25' from street line, 50' from any other lot line), underground storage of fuel, oil, gasoline or other similar substances (35' from any lot line), and vents (25' from any lot line), minimum number of diesel fuel dispensing points and electrical charging stations (1 each), and limitations on the maximum number of fuel dispensing points allowed (8); and

WHEREAS, per the proposed local law, signage for convenience store uses may be nonilluminated or illuminated by indirect light only and will be limited in maximum size to 1 sf of sign area per 1 lf of building frontage for wall signs, 20' in height and 32 sf of sign area for freestanding signs, and 16 sf of sign area for projecting signs; temporary, rooftop, skyline, and billboard signs will be prohibited; and

WHEREAS, proposed standards for an electronic message display will limit the frequency in which the display or message may change to no more than once every 8 seconds, with a 1-second transition period, and require a minimum front and side yard setback of 2'; 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. While the Board understands that environmental and buffering constraints may indeed necessitate larger lot dimensions for gas stations, the Board recommends reducing the minimum lot width and building size requirements, particularly for stores without fueling, to foster more urban scaled development and allow for site planning considerations to dictate these elements.

2. Opportunities for mixed use development, and possibly multi-story buildings to welcome both retail and residential uses are encouraged in this location. As a future action, the Village may also wish to refine a future development/redevelopment vision to maximize context-sensitive development potential for this important activity node.

3. The Village may wish to include in its proposed text regarding driveways, that driveways on state or county roads are subject to approval and the issuance of permits from the New York State or Onondaga County Department of Transportation, respectively, and will be based on the availability of sight distance, intersection safety and other factors which may exceed local code requirements.

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