



Onondaga County Planning Board

November 10, 2015

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

I. ATTENDANCE

MEMBERS PRESENT

Douglas Morris
Robert Jokl
Daniel Cupoli
Brian Donnelly
Chester Dudzinski, Jr.
James Corbett

STAFF PRESENT

Megan Costa
Gilly Cantor
Robin Coon

GUESTS PRESENT

Chris Carrick
Tom Rhoads

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on November 10, 2015

III. MINUTES

Minutes from October 21, 2015 were submitted for approval. Daniel Cupoli made a motion to accept the minutes. Chester Dudzinski seconded the motion. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Brian Donnelly - yes; Daniel Cupoli - yes; Chester Dudzinski - yes; James Corbett - yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-15-81	CSyrPB	<i>No Position With Comment</i>	S-15-82	TSpaPB	<i>No Position</i>
S-15-83	TCamPB	<i>Incomplete Referral</i>	S-15-84	TClaPB	<i>No Position</i>
S-15-85	TEIbPB	<i>Modification</i>	S-15-86	TLafPB	<i>No Position With Comment</i>
S-15-87	TLafPB	<i>No Position With Comment</i>	Z-15-382	TPomZBA	<i>No Position</i>
Z-15-383	VSkaPB	<i>No Position With Comment</i>	Z-15-384	VManVB	<i>No Position</i>
Z-15-385	CSyrZA	<i>No Position</i>	Z-15-386	TDewPB	<i>No Position With Comment</i>
Z-15-387	TMarPB	<i>No Position</i>	Z-15-388	TLysTB	<i>Disapproval</i>
Z-15-389	CSyrPB	<i>No Position</i>	Z-15-390	TDewPB	<i>Modification</i>
Z-15-391	TDewPB	<i>Disapproval</i>	Z-15-392	VBalVB	<i>No Position With Comment</i>
Z-15-393	VBalPB	<i>Modification</i>	Z-15-394	TSpaZBA	<i>No Position With Comment</i>
Z-15-395	TCamTB	<i>No Position With Comment</i>	Z-15-396	TFabPB	<i>No Position With Comment</i>
Z-15-397	TFabPB	<i>No Position With Comment</i>	Z-15-398	TEIbTB	<i>No Position With Comment</i>
Z-15-399	TEIbTB	<i>Modification</i>	Z-15-400	TEIbPB	<i>No Position</i>
Z-15-401	TEIbTB	<i>No Position With Comment</i>	Z-15-402	TEIbTB	<i>No Position With Comment</i>
Z-15-403	CSyrPB	<i>No Position</i>			



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 10, 2015

OCPB Case # S-15-81

- 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 FINAL SUBDIVISION from the City of Syracuse Planning Commission at the request of S & G Realty Co. for the property located at 607, 609-611, 625 & 635 Burnet Avenue and 714 North Crouse Avenue and 514 Hawley Avenue; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Interstate Route 690, a state highway; and
- WHEREAS, the applicant is proposing to combine six parcels into a new 1.63-acre lot in Local Business Class A (BA) and Residential Class B (RB) zoning districts, in order for an existing appliance store (Ra-Lin) to undertake a Save the Rain stormwater project for the associated parking lot; and
- WHEREAS, the Resubdivision Plan dated July 15, 2015 shows proposed New Lot Six A to contain an existing one-story masonry building (Ra-Lin) and surrounding tarvia, gravel, and vacant land; and
- WHEREAS, the plan shows the proposed lot located along Burnet Avenue with 30 feet of additional frontage on Hawley Avenue (30 feet) on a redeveloping block in the Hawley Green neighborhood, and 63 feet of additional frontage on North Crouse Avenue; per aerial photography, all access appears to be on Burnet Avenue, a city street; and
- WHEREAS, the referral materials note the owner of the site is undertaking construction of a porous asphalt parking lot and a green bioretention area; and
- WHEREAS, per aerial photography, no sidewalks or landscaping are currently present on site; and
- WHEREAS, per the plan and aerial photography, the portions of the site fronting North Crouse and Hawley Avenues are fenced in, and the Hawley Avenue land appears to be unmaintained and contain dumpsters; and
- WHEREAS, the site is served by public water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; 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 advised to incorporate sidewalks and landscaping into plans for the redevelopment of the parking lot, and to ensure remaining vacant land is maintained with any dumpsters screened from view.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 10, 2015

OCPB Case # S-15-82

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Spafford Planning Board at the request of Wesley Brenneman for the property located at 2856 Becker 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 East Lake Road (New York State Route 41), a state highway, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing to subdivide a 31.934-acre lot containing farmland from a 139.7-acre parcel containing a farm and residence in a Residential-Agricultural (R-A) zoning district; and
- WHEREAS, the Board previously recommended modification of a special permit referral (Z-14-446) to operate a commercial dog kennel on a portion of the overall site, noting requirements from the Onondaga County Health Department and City of Syracuse Water Department and encouraging that the Town require an accurate land survey or site plan for the proposal to better evaluate the proposal and to avoid negative environmental impacts; and
- WHEREAS, the Subdivision Plan dated May 26, 2015 shows the proposed new lot with frontage on Becker Road and Willow Hill Road, both local roads; an inset on the plan shows the remaining lands contain a house and farm buildings with frontage on Becker Road; and
- WHEREAS, the plan shows the approximate boundary of the Skaneateles Watershed at the southwestern corner of the proposed lot, with 0.66 acres total estimated to be in the watershed; and
- WHEREAS, the plan shows the proposed lot is buffered from the remaining lands and adjacent properties to the south by a dense row of trees; and
- WHEREAS, wetland maps indicate the potential presence of federal wetlands on the remaining lands and adjacent parcels; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; and
- WHEREAS, the referral notice indicates the proposed lot currently has no water or wastewater service and is located outside the Onondaga County Sanitary District; and
- WHEREAS, the Onondaga County Agricultural Districts map shows the site is located in New York State Agricultural District 2; aerial photography shows the site contains agricultural land and is adjacent to farmed properties; and

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

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E-mail Address: countyplanning@ongov.net

has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 10, 2015

OCPB Case # S-15-83

- 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 Camillus Planning Board at the request of Frank Cichowski for the property located at 6422 Van Alstine 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 Warners Road, a county road, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing to subdivide approximately 5 acres of vacant land to be sold from a 14.77-acre parcel in Residential (R-2) zoning district; and
- WHEREAS, a Location Survey (date illegible) shows a hand-drawn line across the existing parcel indicating 10 acres containing the existing residence and structures would be kept by the applicant and approximately 5 acres would be divided; and
- WHEREAS, the survey shows the proposed 5-acre lot will have frontage on Warners Road, and the referral materials indicate an access permit will be required from the Onondaga County Department of Transportation; per aerial photography, there appears to be an existing unofficial farm access driveway on Warners Road; and
- WHEREAS, the survey shows the 10-acre lot with frontage on Van Alstine Road and Warners Road; aerial photography indicates the site has two existing undelineated access points to Van Alstine Road, a local road; and
- WHEREAS, aerial photography further shows a stream which runs through the proposed 10-acre lot; per the New York State Department of Environmental Conservation Environmental Assessment Form Mapper, the stream is a tributary of Nine Mile Creek which is listed as water-quality impaired; and
- WHEREAS, per the referral materials, the existing residence is served by private water and septic; the site is located outside the Onondaga County Sanitary District; and
- WHEREAS, per aerial photography, the proposed 5-acre lot contains active farmland and is located in an area with farms and frontage residential lots; the Onondaga County Agricultural Districts map shows the site is adjacent to a farmed property in New York State Agricultural District 3; and
- WHEREAS, per § 305-a of the New York State Agriculture and Markets Law, any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on property within a New York State Certified Agricultural District containing a farm operation or property with boundaries within 500 feet of a farm operation located in an Agricultural District shall include an Agricultural Data Statement; and

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

The submitted survey does not provide the Board with sufficient information to evaluate the proposed subdivision. The Town and applicant are advised to resubmit the application with a scaled preliminary or final plat indicating accurate existing and proposed lot boundaries and dimensions, per a licensed land surveyor.

The Town and applicant are further advised that unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2, of the New York State Education Law.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 10, 2015

OCPB Case # S-15-84

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Clay Planning Board at the request of Stephen Shepherd for the property located at 9172 Riverside 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 Oak Orchard Road, a county road, the municipal boundary between the Town of Clay and the Town of Schroepfel, and the county boundary between Onondaga County and Oswego County; and
- WHEREAS, the applicant is proposing to convert three parcels totaling 24.12 acres in a Residential Agricultural (RA-100) zoning district into five new lots, Lot 500 (3.2 acres), Lot 501 (11.574 acres), Lot 502 (7.973 acres), Lot 503 (2.304 acres), and Lot 504 (0.34 acres); and
- WHEREAS, the Preliminary/Final Plan dated August 6, 2015 shows proposed Lot 500 located at the dead end of Riverside Road, a local road along the Oneida River; the lot is shown to include land formerly part of the road, a turnaround easement where the current road ends, and land behind two frontage parcels; an existing frame building is shown with an asphalt driveway on Riverside Road that is shared with riverfront parcels; and
- WHEREAS, the plan shows proposed Lot 501, 502, and 503 as vacant lots located between two sections of Riverside Road, which follows the river before bending east then south to connect with Oak Orchard Road, a county road; the boundaries of approximately 12 small frontage parcels which do not correspond to existing tax parcels or proposed lot lines are also shown; and
- WHEREAS, the plan shows proposed Lot 504 across Riverside Road with frontage on the Oneida River; the lot is shown to contain an existing frame house, two small detached buildings, a vacant 30' right of way between the river and the road, and an existing driveway on Riverside Road; and
- WHEREAS, the Environmental Assessment Form dated October 19, 2015 indicates the site is located in the 100 year floodplain; and
- WHEREAS, the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and
- WHEREAS, the EAF and plan indicate state and federal wetlands cover the majority of the site, and aerial photography shows a stream which appears to cross proposed Lots 500, 501, and 502; the plan includes a note which states: "Lot Nos. 500, 501, 502 & 503 are fully encumbered by New York State Wetlands and do not

allow for any structures"; and

WHEREAS, the EAF also states that the site is located in an archeological sensitive area, contains or is adjacent to a property which has been the subject of remediation, and may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; and

WHEREAS, the site is located outside the Onondaga County Sanitary District; water lines are shown along Riverside Road; and

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 10, 2015

OCPB Case # S-15-85

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of Elbridge Planning Board at the request of Thomas Foote for the property located at 778 Cooper Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of New York State Route 31 and Interstate Route 90 (New York State Thruway), both state highways, and Cooper Road, Old Route 31, and McDowell Road, all county roads; and
- WHEREAS, the applicant is proposing to convert two parcels totaling 116 acres into three new lots in a Rural Residential (RR) zoning district; and
- WHEREAS, the Subdivision Plan dated September 29, 2015 shows proposed Lot 1 along Cooper Road (2.01 acres to centerline) with the location of a proposed house indicated; no existing or proposed access is shown; and
- WHEREAS, the plan shows proposed Lot 2 (71.44 acres to centerlines) with three frontages on Cooper Road and frontage to the east and southeast on Old Route 31 and McDowell Road; an existing frame house and other structures are shown along the Cooper Road frontage with one existing driveway; and
- WHEREAS, the plan shows proposed Lot 3 (55.06 acres to centerlines) spanning McDowell Road with additional frontage on Old Route 31 and New York State Route 31; an existing frame house, pond, and two other structures are shown along the northern side of McDowell Road with one existing driveway; aerial photography shows an additional driveway on McDowell Road for the westernmost structure; no access to New York State Route 31 is indicated; and
- WHEREAS, any existing or proposed access to Cooper Road, McDowell Road, and Old Route 31 must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, per aerial photography, the majority of proposed Lots 2 and 3 contain farmland and pastures, and surrounding properties include farms and residences; and
- WHEREAS, National Wetland Inventory Maps show a potential federal wetlands in the location of the pond on proposed Lot 3; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; and
- WHEREAS, the existing structures are served by private water and septic, and the site is located outside the Onondaga County Sanitary District; a septic area is shown on the rear of proposed Lot 1; and

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

recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

1. Per the Onondaga County Department of Transportation, access to Cooper Road, Old Route 31, and McDowell Road will be determined by the availability of sight distance, and the applicant is required to obtain a permit for any proposed driveways and prior to any proposed work within a county road right-of-way.
2. The Onondaga County Health Department must formally approve any existing or proposed septic system for all lots less than five acres prior to Department endorsement of this subdivision plan.

The Board also offers the following comments:

1. Per the New York State Department of Transportation, the Town and applicant are advised that no access to New York State Route 31 will be permitted.
2. The Board advises the Town to ensure that existing highway boundaries are shown on the proposed subdivision plan.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 10, 2015

OCPB Case # S-15-86

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of LaFayette Planning Board at the request of Deborah J. West for the property located at 3845 Eager Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Eager Road, a county road, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing a lot line adjustment between two parcels totaling 11.27 acres in an Agricultural-Residential (AR) zoning district, in order to construct a 20' x 20' garage that meets setback requirements on one of the resulting lots; and
- WHEREAS, the Board was previously granted an extension for this project (S-15-73) until a formal subdivision plan was submitted for review; and
- WHEREAS, per aerial photography, proposed Lot 1 (1.322 acres) contains an existing residence, and proposed Lot 2 (9.947 acres) contains an existing residence, barn, and pool; the Final Plan dated September 17, 2015 indicates 0.344 acres of land formerly part of proposed Lot 2 will be added to proposed Lot 1; and
- WHEREAS, no existing or proposed structures are shown except for what appears to be the pool foundation; the referral materials indicate the lot line adjustment will allow the proposed garage to meet the 25' side yard setback requirement; and
- WHEREAS, the plan shows proposed Lot 1 with just over 66' of frontage on Eager Road, and proposed Lot 2 with frontage on Eager Road; aerial photography shows each proposed lot with one driveway on Eager Road, which must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the site is served by private water and septic and is located outside the Onondaga County Sanitary District; the plan states a subsurface sewage disposal system was approved for proposed Lot 1 by the Onondaga County Health Department on August 20, 1992; and
- WHEREAS, the Onondaga County Agricultural Districts map shows the site is adjacent to farmed properties in New York State Agricultural District 1; and
- WHEREAS, per § 305-a of the New York State Agriculture and Markets Law, any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on property within a New York State Certified Agricultural District containing a farm operation or property with boundaries within 500 feet of a farm operation located in an Agricultural District shall include an Agricultural Data Statement; and

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

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

1. Per the Onondaga County Department of Transportation, no additional access to Eager Road will be permitted for proposed Lot 1.
2. The Town is advised to require an Agricultural Data Statement from the applicant prior to approving the proposed lot line adjustment application, per state law.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 10, 2015

OCPB Case # S-15-87

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SUBDIVISION from the Town of LaFayette Planning Board at the request of Deborah Mann for the property located at 2336 Tully Farms 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 Tully Farms Road, a county road, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing to subdivide a 26.3-acre parcel into two new lots, Parcel 1 (11.93 acres) and Parcel 2 (14.39 acres) in Agricultural-Residential (AR) zoning district; and
- WHEREAS, the Subdivision Map dated July 31, 2015 shows proposed Parcel 1 as vacant land and proposed Parcel 2 to contain an existing house, garage, and pond; per the referral materials, no further action is occurring at this time; and
- WHEREAS, the map shows proposed Parcel 1 with frontage on Tully Farms Road and Webster Road, and proposed Parcel 2 with frontage and one existing driveway on Tully Farms Road, which must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, per the map and aerial photography, Onondaga Creek forms the eastern boundary of proposed Parcel 2 and runs through proposed Parcel 1; and
- WHEREAS, FEMA Flood Insurance Rate Maps (FIRM) indicate that a majority of both parcels are in a Special Flood Hazard Area (SFHA) and contain federal and state wetlands; and
- WHEREAS, the house on proposed Lot 2 is served by private water and septic, and the site is located outside the Onondaga County Sanitary District; a well and septic system are shown on the map; and
- WHEREAS, the Onondaga County Agricultural Districts map shows the site is adjacent to a farmed property in New York State Agricultural District 1; aerial photography shows both proposed parcels contain farmland along the road frontages and vacant wooded land along the creek side of the property; and
- WHEREAS, per § 305-a of the New York State Agriculture and Markets Law, any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on property within a New York State Certified Agricultural District containing a farm operation or property with boundaries within 500 feet of a farm operation located in an Agricultural District shall include an Agricultural Data Statement; and

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

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

1. Per the Onondaga County Department of Transportation, the Town and applicant are advised that any future proposed access to Tully Farms Road must be coordinated with the Department.
2. The Town is advised to require an Agricultural Data Statement from the applicant prior to approving the proposed lot line adjustment application, per state law.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 10, 2015

OCPB Case # Z-15-382

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Pompey Zoning Board of Appeals at the request of Kevin Linck for the property located at 4161-4163 Palmer Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of New York State Route 92, a state highway, and Palmer Road, a county road; and
- WHEREAS, the applicant is requesting an area variance for an existing non-conforming garage at an existing residence on two parcels totaling 2.63 acres in a Farm zoning district; and
- WHEREAS, per the referral materials, an area variance is required in order for the applicant to sell the property, as the original garage is located in the front yard setback (39.71' existing, 50' required); and
- WHEREAS, a Land Survey revised on August 14, 2015 shows an existing one-story frame house, deck and pool, and detached garage; and
- WHEREAS, the survey shows the site located at the intersection of Palmer Road and New York State Route 92, with one existing driveway on Palmer Road, which must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the site is served by private water and septic and is located outside the Onondaga County Sanitary District; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 10, 2015

OCPB Case # Z-15-383

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Skaneateles Planning Board at the request of Michael J. Falcone for the property located at 18 West Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of U.S. Route 20, a state highway; and
- WHEREAS, the applicant is proposing to construct a seasonal patio and reconfigure parking at an existing restaurant/retail building on a 13,787 square foot lot in a Downtown (D) zoning district; and
- WHEREAS, the Site Plan dated September 29, 2015 shows an existing 6,471 square foot restaurant/retail building on West Genesee Street with a proposed 798 square foot front patio which would partially be located in the State right-of-way in the former location of front yard parking; and
- WHEREAS, the plan shows 15 perpendicular parking spaces along the western side of the building (13 existing, 1 proposed handicap accessible, and 1 proposed space which would partially be located in the State right-of-way), 3 proposed parallel parking spaces along the eastern side of the building which would partially encroach on the adjacent parcel, 1 proposed parallel parking space behind the building, and 3 proposed on-street parallel parking spaces (15 minute time limit); existing adjacent on-street parking is indicated on the plan; and
- WHEREAS, the plan shows the western side of the building with an existing driveway on West Genesee Street to be widened to 17.9 feet, and an existing drive/fire lane on the eastern side of the building which would be used to access the side and rear parallel parking spaces; any existing or proposed access to West Genesee Street must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the site is served by public water and sewers and is located outside the Onondaga County Sanitary District; and
- WHEREAS, the site is located across from parkland near where Skaneateles Creek meets Skaneateles Lake, just west of the Skaneateles Historic District; and
- WHEREAS, the plan shows the proposed patio would be surrounded by new planters, and brick pavers and street trees to match adjacent properties would be added between the existing sidewalks and the new on-street parking spaces; and
- WHEREAS, the recently adopted 2015 Skaneateles Joint Comprehensive Plan emphasizes the preservation and enhancement of the character and vibrancy of the Village, including encouraging the village center as a destination for retail activity, extending walkability with sidewalks on both sides of village streets and improving the pedestrian experience, and protecting views/access to public

parks and Skaneateles Lake; and

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

1. The Town and applicant are advised to contact Kristin Sayre at the New York State Department of Transportation at (315) 448-7326 to discuss approvals required for features in the State right-of-way. A highway work permit will also be required for any work in the State right-of-way.
2. The Board advises the Town and applicant to ensure the proposed parking in the fire lane meets the requirements of local emergency service providers.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 10, 2015

OCPB Case # Z-15-384

- 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 TEXT AMENDMENT from the Village of Manlius Village Board at the request of Village of Manlius Board of Trustees for the property located Village-wide; 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 to amend the Village Zoning Code to exempt certain storage sheds from the Planning Board approval process in Residential (R-1) districts; and
- WHEREAS, per existing code, accessory buildings and structures in R-1 districts currently require building permits and Planning Board approval, except for swimming pools, which only require permits; and
- WHEREAS, per the local law filing, the proposed amendment would add an exemption from Planning Board approval for accessory buildings up to 144 square feet used for personal storage by the occupant of the principal building; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 10, 2015

OCPB Case # Z-15-385

- 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 TMG-NY II, LP / Royce Mulholland for the property located at 520 South Clinton 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 the Clinton Wastewater Storage Facility, a county-owned facility; and
- WHEREAS, the applicant is proposing to renovate an existing 23-story apartment building and make site improvements on a 32,000 square foot lot in a Central Business-General Service A (CBD-GSA) zoning district; and
- WHEREAS, the Site Layout & Materials Plan dated October 6, 2015 shows the existing Clinton Plaza building fronting South Clinton Street; per the referral materials, proposed exterior improvements to the building will include new windows, doors, façade finishes, and an entrance canopy; and
- WHEREAS, the plan shows 13 parking spaces in a lot south of the building which has additional spaces on an adjacent parcel, and 4 parking spaces in a drop-off area at the building entrance; the parking lot and drop-off have one driveway each on South Clinton Street, and the drop-off has additional access to a shared driveway on South Clinton Street which serves parking behind the site along the adjacent railroad tracks; per the referral materials, repaving is proposed including some new permeable pavement; and
- WHEREAS, per the plan and referral materials, proposed site improvements include curbing, pavers, sidewalks, lighting, a playground, patios, a site perimeter fence, and new landscaping to include street trees, planting beds, and lawn areas; and
- WHEREAS, the Environmental Assessment Form dated October 29, 2015 notes runoff from portions of the site will be directed to new permeable pavements for water quality treatment prior to conveyance via underground stormwater pipe networks, and the remainder of the site is directed into storm inlets and catch basins via overland sheet flow prior to conveyance into the municipal storm system; and
- WHEREAS, the New York State Department of Environmental Conservation EAF Mapper indicates that the site is directly adjacent to the Armory Square and South Salina Street Downtown Historic Districts; and
- WHEREAS, the site is served by public 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 project shall comply with Local Law #1 of 2011 - A Local Law Establishing a

Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and

WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); unless it can be demonstrated that anticipated flows will not exceed previous flows, the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

WHEREAS, per the city application, a 1' x 6' monument sign is proposed which the plan shows at the northeastern corner of the site, and a 2' x 16' wall sign is proposed under the canopy; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 10, 2015

OCPB Case # Z-15-386

- 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 Verizon - Lyndon Golf Course for the property located 7054 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of New York State Route 5 (East Genesee Street) and New York State Route 92 (Highbridge Road), both state highways, and the municipal boundary between the Town of Dewitt and the Town of Manlius; and
- WHEREAS, the applicant is proposing to construct and operate a 65-foot high wireless telecommunications tower on a 4,780 square foot lease parcel within a 68.8-acre golf course lot in a Residential (R-1) zoning district; and
- WHEREAS, the Board previously recommended modification of concurrent specific use permit and area variance referrals for this project (Z-15-374 and 375), requiring a drainage study, advising the Town to ensure legal agreements are in place for shared access and parking, and encouraging the Town to explore alternative locations for the proposed tower to avoid negative impacts to historic structures; the Board previously recommended modification of concurrent site plan and special permit referrals (Z-08-233 and 234) for a similar proposal, requiring a drainage study and recommending closure of a driveway on East Genesee Street; per a conversation with the Town on October 15, 2015, the tower was not built at that time; and
- WHEREAS, the Environmental Assessment Form dated August 14, 2015 notes the project is to install a 65' monopole with a 4' lightning rod, 12 antennas and related equipment to be mounted at a height of 61', a 12' x 30' accessory equipment shelter on a concrete slab, and related cabling and utility services within a 43' x 50' fenced compound on the lease parcel; and
- WHEREAS, per aerial photography and the Setback Plan revised August 14, 2015, the proposed monopole would be located on the portion of the golf course located north of Highbridge Road near several existing buildings including the White House, which may be eligible for the National Register of Historic Places; per the Town, the applicant has been encouraged to explore alternative locations for the tower, including on additional golf course land across Highbridge Road; and
- WHEREAS, plans indicate a proposed 12' wide access drive with pavers connecting to a proposed 30' wide access and utility easement containing the White House's existing asphalt driveway on Highbridge Road; per aerial photography, the White House has an additional driveway leading to East Genesee Street; any existing or proposed access to Highbridge Road and East Genesee Street must meet the requirements of the New York State Department of Transportation;

and

- WHEREAS, the EAF notes 0.19 acres will be physically disturbed by the project; no stormwater information was included with the referral, and topography in this area slopes towards Highbridge Road; per the New York State Department of Transportation, no additional stormwater runoff into the State's drainage system will be permitted; and
- WHEREAS, the New York State Department of Environmental Conservation EAF Mapper indicates that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and
- WHEREAS, the detail plan shows proposed vegetative screening around the fenced compound and driveway connection, including in the location of a proposed 22' wide turnaround area with grass pavers; the EAF notes a motion light will be installed at the front and at the rear of the shelter; and
- WHEREAS, per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

1. The Town is encouraged to explore locations for the proposed tower which would not adversely impact a structure which may be eligible for historic register status.
2. Per the New York State Department of Transportation, the Town is advised to ensure appropriate access agreements are in place for any shared driveways on Highbridge Road and/or East Genesee Street.
3. The Town is further advised to ensure legal agreements are in place for any proposed shared parking arrangements prior to approving this project.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 10, 2015

OCPB Case # Z-15-387

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Marcellus Planning Board at the request of Jason & Khatuna Stepkovitch for the property located at 1/2 Orange Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Main Street, a county road; and
- WHEREAS, the applicant is proposing to construct a 5' x 4' roof over the entrance to an existing doctor's office on a 70' x 85' foot lot in a Commercial (C) zoning district; and
- WHEREAS, per aerial photography, the site is located just off the main commercial village corridor behind a gas station and across from a grocery store (Nojaim Bros.) and contains an existing residential-style office; and
- WHEREAS, per details submitted with the referral, the proposed covered entrance roof will have shingles, posts, and railings to match the existing home; per the Village Clerk, no site plan or survey is being required by the local board; and
- WHEREAS, per aerial photography, the office has frontage and an existing driveway on Orange Street, a local street, with sidewalks and brick pavers along the right-of-way and front yard landscaping; and
- WHEREAS, per the Village Clerk, the site is served by public water and sewers; the site is located outside the Onondaga County Sanitary District; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 10, 2015

OCPB Case # Z-15-388

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a OTHER AUTHORIZATION from the Town of Lysander Town Board at the request of Town of Lysander for the property located 8185 Emerick Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law and the site is located within 500 feet of Interstate Route 690, a state highway; and
- WHEREAS, the Town Board is seeking comment relative to the proposed application of Incentive Zoning overlay standards for the creation of a 37 lot subdivision on approximately 26 acres of land in an Agricultural Residential (AR-40) zoning district; and
- WHEREAS, the Board previously offered no position with comment on concurrent referrals to amend the Town's Subdivision Regulations, Zoning Regulations, and Zoning Map (Z-15-142, Z-15-146, and Z-15-147), and on the Town's Draft Comprehensive Land Use Plan (CLUP) update (Z-15-25), and adoption of the Town of Lysander Zoning Map to include Incentive Zoning Overlay locations (Z-15-323); in its recommendations, the Board expressed significant concern about the costs of extending sewers and other publicly-funded infrastructure assets into the proposed Incentive Zoning Overlay District, and emphasized that cost/benefits be carefully weighed, town wide tax implications examined, and fiscal analysis should include the entire useful life of both local and regional infrastructure assets; the Board also noted strong public opinion favoring preservation of open space and farmland over residential development during plan outreach; and
- WHEREAS, the Incentive Zoning ordinance text, in its purpose and intent statement, notes "it is appropriate to make adjustments to permissible density and area requirements for specific purposes of preserving farmland and open space as well as to promote the extension of roadways, sewers and other such amenities"; and
- WHEREAS, stated objectives of the Overlay Zone include: A) preservation /enhancement of natural and cultural features; B) accommodation of uses and arrangements not contemplated in conventional zoning that would further land use conservation and development goals of the Town; C) creation of usable open space, recreation lands and trails, D) preservation of farmland, scenic and water resources, environmentally sensitive areas, and habitats; E) provision of a more desirable environment than would be possible through strict application of existing zoning; and F) promotion of the general health, safety and welfare of the Town; and
- WHEREAS, adjustments to certain zoning requirements shall be considered in exchange

for a specific community benefit or amenity that provides for the significant preservation of open space in a manner not otherwise allowed by Zoning Law”; and in excess of actions required to mitigate proposed development impacts; benefits or amenities are defined as parks, utilities, preservation of farmland or open space, and the preservation of cultural, historic, or other community facilities, “and/or cash in lieu of amenities for specific purposes identified”; incentives include changes to the permissible density, use, lot coverage, setbacks, height, floor area, or buffer areas; and

WHEREAS, per an Incentive Zoning Project Narrative for the proposed Whispering Oaks Subdivision – Section 4 dated July 2015, the 26 acre property consists of predominantly wooded and agricultural land; two subdivision plans were submitted with the referral, both dated July 2015; the R-40 plan showed approximately 22 lots in a conventional subdivision layout, and a R-20 plan that showed approximately 37 lots within the same road network and 26 acre area, which is the proposed higher density layout under consideration; and

WHEREAS, per the narrative, total revenue from 37 lots sold at R-20 zoning is estimated at \$200,000 over revenue from lot sales revenue using AR-40 zoning; Cabbage Patch Partners proposes to pay \$1,600 per lot to the Town over 3 phases, for a total of \$59,000 cash in lieu payment in exchange for increased density; utilizing this per lot figure, and a total of 110 potential units in this Incentive Zoning area in the town, a total of \$176,000 in payment in lieu revenue could be realized at full build out for a specified benefit improvement; and

WHEREAS, the site is located within the Baldwinsville-Seneca Knolls wastewater treatment plant service area and lots would be added to the Whispering Oaks sewer district, which has recently encumbered significant debt service to extend service to remedy a failed community septic system; the addition of the proposed lots to the Whispering Oaks sewer district would contribute an additional \$25,000 toward payment of the debt service over the course of the loan (\$7,350 more than under AR-40 zoning); a 20’ wide sanitary sewer easement leading to Emerick Road (presumably to supply additional development to the east) is also shown on the plan, which would be donated to the Town, and is assigned a value to the town of \$20,000; and

WHEREAS, per the narrative, in total, the associated value of the incentive to the developer for the project is estimated at \$200,000 in increased lot sales, and the value of the benefit to the Town is \$86,550, which includes the \$59,000 lump sum payment in lieu of amenities, \$20,000 value for the sewer easement, and the difference in annual debt service payments (\$7,350) for prior sewer extension; and

WHEREAS, the zoning text states that allowable payment in lieu funds shall be placed in a trust fund to be used by the Town Board exclusively for amenities specified in these [incentive zoning] provisions; the Town’s new Comprehensive Land Use Plan cites “Incentive Zoning provisions will be applied to create amenities such as park land and to preserve open space and farmland as well as wastewater conveyance subject to fiscal impact analysis and coordination and concurrence with regional infrastructure providers.”; the Project Narrative cites “In this case, the Town Board has indicated they would like to use the monies for work associated with the Town Highway Department and/or Highway Department equipment purposes”; and

WHEREAS, regarding the proposed site, the proposed subdivision is shown with a road network that consists of two cul-de-sacs serving a limited number of lots, and

a through road connecting the existing Whispering Oaks subdivision east to Emerick Road, a town road; and

WHEREAS, the Environmental Assessment Form and available mapping indicate the site includes 17.5 acres of highly productive agricultural soils and a primary and/or principal aquifer; drinking water service is proposed to be provided by the Village of Baldwinsville; the EAF notes the applicant has obtained Army Corps of Engineers wetland disturbance permits for approximately 25,000 square feet of wetlands and excavation/fill of wetlands to be dependent on grading plan; the plan shows two delineated wetlands, one on the rear of proposed Lot 14 and in the location of a proposed road, and one occupying the majority of proposed Lots 36 and 37; the EAF also notes NYS DEC SPDES Discharge Permits are also required, and construction of a stormwater detention pond is planned, though not included on the currently submitted plan; and

WHEREAS, the Onondaga County Department of Water Environment Protection notes that an additional pump station may be required for ultimate build out of lots north of Route 370 under incentive and/or traditional zoning in this area, and another pump station would very likely be required for service extension to the Seneca Estates area to the west; WEP reiterates its prior warnings as to the significant costs related to pump stations, and that the Baldwinsville-Seneca Knolls Wastewater Treatment Plant may encounter future capacity constraints, depending on extent and character of development within the service area; and

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

The proposal as described does not appear to achieve stated objectives of the Incentive Zoning regulations. The project does not reflect open space, viewshed, or farmland protection or other prescribed benefits. Further, the proposed allocation of payment-in-lieu funds appears to be inconsistent with the Comprehensive Land Use Plan and incentive zoning language, which specifically cites open space or wastewater conveyances as the intended use of funds.

While the Board recognizes the potential financial benefit to some existing sewer ratepayers in the immediate area, the Board continues to advocate for more detailed consideration of the long-term capital and maintenance costs of proposed development patterns, and the ability to finance desired capital expenses. Should the Town consider wastewater service extension as the intended benefit, additional study and public engagement of all residents in the proposed future service area should be included as part of the current analysis and justification, to ensure support, feasibility, and understanding of potential property tax implications of projected expenditures. The cited maximum anticipated revenue from Incentive Zoning payments (\$176,000) to allocate to a sewer extension to Seneca Estates, which would likely necessitate a pump station, may leave a sizeable funding gap, and state/federal sources to offset remaining costs are increasingly limited.

The Board also encourages consideration of a more comprehensive environmental review under SEQRA, to include the entirety of land allocated for Incentive Zoning in the vicinity, in order to more fully analyze collective development objectives and impacts of build out.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 10, 2015

OCPB Case # Z-15-389

- 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 Christopher Community, Inc. for the property located at 813 Fay Road; and
- WHEREAS, the site is located within three miles of the City of Syracuse and subject to the extra-territorial jurisdiction of the City of Syracuse under the three-mile limit rule and the site is located within 500 feet of Grand Avenue, a county road; and
- WHEREAS, the applicant is proposing to combine 22 existing parcels and land designated for roads into a new 8.5-acre lot with proposed Multiple-Family Residential (RB) zoning, in order to construct a 60-unit senior housing facility; and
- WHEREAS, the Board previously recommended modification of concurrent referrals from the Town of Geddes for this project: a zone change from Single-Family Residential (RA) to Multiple-Family Residential (RB) (Z-15-165), a site plan (Z-15-166), a special permit (Z-15-167) which is required for this type of housing in the RB district, and an area variance (Z-15-168) for the number of proposed units (60 units are requested, 51 are allowed based on the 6 units per acre density requirements); the Board noted a requirement from the Onondaga County Department of Transportation for a copy of the Storm Water Pollution Prevention Plan (SWPPP) and potential requirements for emergency or other access to Grand Avenue, and commented on water and wastewater service, accommodations to connect to nearby public transit, and site layout considerations; and
- WHEREAS, the Resubdivision Plan revised June 2, 2015 shows a proposed 8.5-acre lot which includes 22 tax parcels and land designated for streets that were formerly part of the Brookside Heights housing tract; per the plan and aerial photography, the vacant site currently contains wooded land and is adjacent to land owned by the New York State Department of Transportation to the southeast, the St. Camillus Residential Health Care Facility and Bishop Ludden High School to the west, and the Westvale Heights subdivision to the north; and
- WHEREAS, plans submitted with the prior referrals indicated a proposed building with a 60-space parking lot along the back of the building where the entrance would be located; a reserve parking lot with 30 spaces was also indicated east of the site; floor plans indicated the building would be two-stories plus a basement, and in addition to apartments there would be offices, community and wellness spaces, storage, and leasable space; and
- WHEREAS, per the prior referrals, the site will be accessed via an existing driveway on Fay Road located opposite West Manchester Road, both local roads, which also serves the parking lot for Bishop Ludden High School and the St. Camillus facility; per the Central New York Regional Transportation Authority (CENTRO),

St. Camillus has existing transit service which extends down Grand Avenue and Onondaga Boulevard to the Western Lights Plaza and ultimately to Downtown Syracuse; the plan shows proposed concrete sidewalks on site which would connect to additional sidewalks proposed on the St. Camillus site; and

WHEREAS, per the Environmental Assessment Form dated April 30, 2015 from the prior referrals, 4.5 acres will be physically disturbed by the project, ultimately creating 1.5 acres of impervious surface, and an on-site stormwater management facility is proposed; aerial photography shows steep topography on the site; and

WHEREAS, the proposed project may disturb one acre or more of land and must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the DEC Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality, and the applicant must consult with the municipal engineer to ensure conformance of construction plans with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the New York State Department of Environmental Conservation Bureau of Water Permits; the proposed project is located within the Onondaga Lake watershed and the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual as specified in the SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001); and

WHEREAS, the Environmental Assessment Form dated September 17, 2015 indicates that land adjoining the site contains wetlands or other regulated waterbodies; and

WHEREAS, the EAF states the site will connect to public water and sewers; the site is located in the Metropolitan Wastewater Treatment Plant and Westside Pump Station service areas; and

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

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 10, 2015

OCPB Case # Z-15-390

- 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 Dig Safely New York, Inc. for the property located at 6706 Collamer Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Collamer Road (New York State Route 298), a state highway, and Fly Road, a county road; and
- WHEREAS, the applicant is proposing to install an underground facilities training site on a 4.14-acre lot containing an existing multi-tenant residence in a High-Tech (H-T) zoning district; and
- WHEREAS, per aerial photography, the site is located on Collamer Road between existing residences to the west and an office building at the intersection Brittonfield Parkway to the east, which is the applicant's existing operation center; other surrounding properties include a Dunkin' Donuts, offices, and medical buildings; and
- WHEREAS, per the referral materials, the project will provide a controlled environment where excavation best practices can be simulated and demonstrated under real utility conditions without the risk associated with live utilities; the materials further indicate this as phase one of the project, where phase two will be to construct a new facility on the site and sell the existing facility on Brittonfield Parkway; and
- WHEREAS, the Site Layout Plan – Phase 1 dated October 20, 2015 shows an existing two-story residence, detached garage, and four barns to remain until Phase 2, a proposed 67' x 80' area (approximately) to contain various utility trenches, and the outline of a conceptual administration and call center building and attached underground training facility; the referral notes the current rental tenants of the residence have been notified of the need to vacate by February 28, 2016 in anticipation of Phase 2 of the project; and
- WHEREAS, the plan shows the site has an existing residential driveway on Collamer Road, which must meet the requirements of the New York State Department of Transportation; 13 temporary parking spaces are shown along a loop of the driveway; the referral materials note the training site will be used in conjunction with the applicant's existing monthly council meetings held at the adjacent operation center, and as such attendees (average of 20-40 people) will continue parking at that facility's parking lot and walk to the adjoining demonstration area; it is further noted that equipment for the demonstration will access the site via the existing Collamer Road driveway; and
- WHEREAS, the Environmental Assessment Form dated September 11, 2015 notes no water or wastewater utilities (or any utilities) will be required for the project;

and

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

The Town and applicant must contact the New York State Department of Transportation to bring existing access to Collamer Road up to commercial standards, and any requirements per the Department must be reflected on plans for the site.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 10, 2015

OCPB Case # Z-15-391

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Magnum Properties Company, LLC for the property located at 6834 Kirkville Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Interstate Route 481, a state highway, Kirkville Road, a county road, and the municipal boundary between the Town of DeWitt and the Village of East Syracuse; and
- WHEREAS, the applicant is proposing a filling and grading project on approximately 37 acres of vacant land on six parcels totaling 74.26 acres in a High-Tech (H-T) zoning district; and
- WHEREAS, per aerial photography, the site is fronts Route 481 to the west, faces residential properties on Kirkville Road to the north, and is bordered vacant land to the east and south containing Butternut Creek; the two parcels directly to the south are owned by the Central New York Land Trust, and parcels to the east are zoned High-Tech, including a parcel owned by the Town of DeWitt at the corner of Kirkville Road and Girden Road, a local road along the boundary with the Town of Manlius; and
- WHEREAS, aerial photography further shows CSX railroad lines south of the CNY Land Trust parcels; per recent community discussion, portions of this site have been noted as a potential location for a road which could serve a proposed nearby inland port facility; and
- WHEREAS, the Environmental Assessment Form dated October 26, 2015 notes the project will occur in seven phases; the Phasing Plan updated September 11, 2015 shows the proposed limits to each phase of the filling/grading, which includes the majority of the overall site, with the main exception being land on the largest parcel at the corner of Route 481 and Kirkville Road; the plan notes that each phase will include no more than five acres to be disturbed at any one time, and that soil stabilization measures “shall be completed within fourteen (14) days from the date soil activity has ceased on each phase”; and
- WHEREAS, the plan shows two proposed driveways on Kirkville Road forming a large loop through the site; aerial photography indicates the western driveway may already be informally in use, and the applicant notes that “the westerly entrance has been revised to avoid conflicts with existing utility poles and other utilities”; and
- WHEREAS, the referral materials indicate stormwater runoff from the site is tributary to wetlands and Butternut Creek generally located along the east and south sides of the site; a Stormwater Pollution Prevention Plan (SWPPP) has been prepared and submitted with the referral, and it is noted a SPDES permit will be required; and

- WHEREAS, the referral included letters between project representatives and the Town, noting the Town commented that “the limits of the floodway should be finalized to confirm no fill will be placed in the floodway; the plan shows existing 100-year floodway boundaries per the most recent FEMA Flood Insurance Rate Maps (FIRM), and it appears much of the filling and grading will occur within the floodplain; and
- WHEREAS, the EAF and wetland maps note the site contains federal and state wetlands, the boundaries of which have been confirmed by the New York State Department of Environment Conservation (NYSDEC) and the U.S. Army Corps of Engineers (USACE); a five-year permit authorization was granted by the NYSDEC effective May 3, 2013 to “develop portion of class 1 wetland SYE-11 and its protected adjacent area to facilitate the construction of the proposed Butternut Creek Corporate Park”; the permit states that fill, infrastructure, installation, and construction must avoid the wetland segments indicated by the NYSDEC on the plan the applicant submitted with the permit request; the plan submitted to the NYSDEC shows a proposed office park occupying much of the site, including three wetland areas to be avoided per the NYSDEC permit authorization; no further indication of future construction plans were submitted with the current fill and grade referral; and
- WHEREAS, the letter of jurisdictional determination from the USACE notes a total of 11.78 acres of wetland areas (split across 8 separate wetlands), Butternut Creek, and a stream tributary all fall under federal jurisdiction, and federal authorization is required for any proposed discharge or fill material in these areas; per the accompanying wetland boundary diagram and plan, the wetland, creek, and stream boundaries appear to be just outside the proposed fill areas; and
- WHEREAS, the EAF and plan indicate 26.68 acres of vegetation and forest will be removed, including along Kirkville Road; the letters note the Town Planning Board will consider requesting a vegetative buffer remain along Kirkville Road; the NYSDEC EAF Mapper indicates the site may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; the EAF notes Terrestrial Environmental Specialists, inc. has reviewed the site on numerous occasions and no endangered species have been found; and
- WHEREAS, the letters note fill is shown within a Metropolitan Water Board (MWB) easement, and the MWB has requested a copy of the plan for review; the plan shows the location of water and sewer mains on site and the letters note the site is located within the Kirkville Road Water District and Sewer District; and
- WHEREAS, while it appears some sewer infrastructure has been previously installed on site, no evidence has been provided to date that the site is located within the Onondaga County Sanitary District; the Onondaga County Department of Water Environment Protection advises that property being served by sewer connecting to the county's wastewater treatment plant must be located within the Sanitary District and assessed a sewer unit charge; addition of land to the Sanitary District must be approved by the Onondaga County Legislature and is subject to justification of need and SEQR process; and
- WHEREAS, per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or

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

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

Per the Onondaga County Department of Water Environment Protection, unless the Town can provide proof that a prior agreement was put in place for acceptance of wastewater flow to county facilities from this site, a Sanitary District extension review/approval process will need to occur in order to ultimately accept flow from development on this project. Therefore, the Board does not endorse such a large pre-development project until an approved means of wastewater management for future development has been established.

The New York State Department of Environmental Conservation (NYSDEC) also strongly advises that the Town conduct an environmental review for full buildout of this site at the initial stage of the project, in order to avoid potential segmentation issues under SEQR. The NYSDEC advises that if later phases are uncertain as to design or timing, their likely environmental significance can still be examined as part of the whole action by considering the potential impacts of total build-out (for example, based on sketch plans or existing zoning). The New York State and Onondaga County Departments of Transportation must be included as involved agencies in the SEQR process.

Should pre-development review proceed, the Syracuse-Onondaga County Planning Agency offers to convene a coordinated review meeting upon the request of the Town. The Board also notes the following requirements to be taken into consideration:

1. The Board strongly encourages the Town and applicant to consider such extensive filling and grading activity and mass clearing of vegetation within the context of a buildable site plan, to minimize to the extent possible any negative impacts on the flow and storage of groundwater, the quality of wetland and wetland buffers, and endangered species or habitats.
2. The New York State and Onondaga County Departments of Transportation have determined that the applicant must provide the Departments with ITE Trip Generation traffic figures for construction access and complete any appropriate mitigation as may be determined by the Department.
3. The municipality must submit copies of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the New York State and Onondaga County Departments of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Departments.
4. Per the New York State Department of Transportation, the Town and applicant must ensure no state drainage easements are on site. Plans for the site must also depict all highway boundaries and if they are without access.
5. Per the Onondaga County Department of Transportation, construction access to Kirkville Road may need to be revised based on sight distance. The

applicant must coordinate all existing and proposed access with the Department and obtain permits for any proposed driveways and prior to any proposed work within the County right-of-way, and plans must reflect all Department requirements.

6. The applicant is urged to resubmit its wetland permit application to the NYSDEC if changes have or will be made to the full build site plan from what was submitted in 2013.

The NYSDEC and the Board further advise the Town to enhance its submission and site plan review requirements for pre-construction applications such as this project which do not include a site plan outlining future use.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 10, 2015

OCPB Case # Z-15-392

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Village of Baldwinsville Village Board at the request of Village of Baldwinsville for the property located on Lock 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 New York State Route 370, a state highway; and
- WHEREAS, the applicant is proposing to create a Planned Development District (Fobes Island) on 10.41 acres of land currently in Residential (R-1) and Village Square Overlay (V) zoning districts, in order to construct a mixed residential development to include apartment buildings, apartment homes, town homes, and single family dwellings; and
- WHEREAS, the Board is concurrently reviewing a site plan proposal for the PDD layout (Z-15-393); and
- WHEREAS, the Overall Layout Plan revised in October 2015 shows the PDD would be located between Lock Street and the Seneca River, which is part of the historic Erie Canalway National Heritage Corridor; per aerial photography, the site is located just outside the village center and would face existing small single-family parcels in the adjacent residential neighborhood; and
- WHEREAS, the Environmental Assessment Form dated May 19, 2015 states the proposal includes two 3-story apartment buildings (51 units total), five 2.5-story apartment homes (22 units total), one 2.5 story townhome building (8 units), and ten single-family residential lots, as well as associated surface and garage parking, roadways, walkways utilities, stormwater, and landscaping; the local law proposal indicates the Fobes Island PDD will not have any commercial uses and will be developed in phases between 2016 and 2020 in order of decreasing density heading southeast on Lock Street; and
- WHEREAS, the plan shows one proposed lot would contain the two apartment buildings, 24 garage spaces, and 70 surface lot spaces in the side yards and behind a curbed island in the front yard; the apartment homes and townhomes would be located on another proposed lot and would have one garage space per unit; and the plan shows proposed single-family Lots 5-10 along Lock Street and proposed single-family Lots 1-4 along an extension of Lock Street past Woods Street; and
- WHEREAS, the townhomes would have multiple driveways onto an internal access drive which accesses Lock Street opposite Tabor Street and Margaret Street, and the surface lot has an additional driveway on Lock Street; no access is currently shown for proposed Lots 5-10, and a note on the plan states: "Access for Lots 1-4 to be coordinated with the village and adjacent property owners based

upon future development plans”; all local roads in this area, including Lock Street, feed into Route 370 as it approaches the village center from the east; and

WHEREAS, the EAF notes on-site stormwater management facility and structures are proposed and the full 10.41 acres will be disturbed; no stormwater information was submitted at this time; and

WHEREAS, the proposed project may disturb one acre or more of land and must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the DEC Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality, and the applicant must consult with the municipal engineer to ensure conformance of construction plans with the municipality’s Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the New York State Department of Environmental Conservation Bureau of Water Permits; and

WHEREAS, the EAF indicates the site is located over or immediately adjoining primary and principal aquifers and notes the project is within 2,000 feet of sites in the New York State Department of Environmental Conservation Environmental Site Remediation database (B00105, V00053, and E734114) for which remediation has been completed; and

WHEREAS, the EAF notes the portion of the PDD along the Seneca River contains floodplains and state and federal wetlands; 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 EAF indicates the site will be served by village water and sewers; and

WHEREAS, landscape plans for each section of the PDD show sidewalks on Lock Street terminating at Woods Street; the sidewalks would be located on curbed islands between the parking and internal access drive but with no planting strip separation; lawn, landscaping, and trees are proposed behind the sidewalks; the plans and PDD provisions also indicate a concrete trail to be installed along the Seneca River by the developer to be dedicated to the village, with connections to Tabor and Margaret Streets to be maintained by the developer; a new homeowners’ association would be responsible for the maintenance and landscaping of all other common areas; and

WHEREAS, the 2006 Baldwinsville Central Business District Strategic Development Plan outlined suggestions for residential development in the Lock Street Character Area; the proposed PDD appears to exemplify portions of the recommendations, including addressing the riverfront, extending the trail from the village center, complementing existing residential land use on the opposite side of the street, and providing increased density of housing; the plan further encourages the development of a grass median with a double row of street trees to signify the path of the abandoned canal and the provision of public and private boat docks at the end of Lock Street to maximize the riverfront property value and increase visitor accessibility; 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:

Should the Town approve the zone change, the plan for the next stage of development should include the following:

1. The New York State Department of Transportation has determined that the applicant must provide the Department with ITE Trip Generation traffic figures and distribution for impacts to New York State Route 370, and complete any appropriate mitigation as may be determined by the Department.
2. The site plan must show how stormwater will be managed on site per New York State stormwater requirements.
3. 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.
4. The applicant is advised to contact the U.S. Army Corps of Engineers and/or the New York State Department of Environmental Conservation to confirm the presence of federal and/or state wetlands, respectively, and/or the 100-foot state wetland buffer on this site, and obtain all necessary permits for work within any confirmed wetlands and buffers and show them on the plans for the site.
5. The Board encourages the applicant and Village to consider incorporating additional elements to meet the Lock Street Character Area recommendations, including docking facilities and a planting strip between the sidewalk and curb as the location for the proposed landscaping and trees.
6. The Board further encourages applicant and Village to consider inclusion of first floor commercial uses within the Planned Development District as part of a traditional mixed-use and waterside environment.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 10, 2015

OCPB Case # Z-15-393

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Baldwinsville Planning Board at the request of Village of Baldwinsville for the property located on Lock 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 New York State Route 370, a state highway; and
- WHEREAS, the applicant is proposing to create a Planned Development District (Fobes Island) on 10.41 acres of land currently in Residential (R-1) and Village Square Overlay (V) zoning districts, in order to construct a mixed residential development to include apartment buildings, apartment homes, town homes, and single family dwellings; and
- WHEREAS, the Board is concurrently reviewing a zone change proposal for the PDD creation (Z-15-392); and
- WHEREAS, the Overall Layout Plan revised in October 2015 shows the PDD would be located between Lock Street and the Seneca River, which is part of the historic Erie Canalway National Heritage Corridor; per aerial photography, the site is located just outside the village center and would face existing small single-family parcels in the adjacent residential neighborhood; and
- WHEREAS, the Environmental Assessment Form dated May 19, 2015 states the proposal includes two 3-story apartment buildings (51 units total), five 2.5-story apartment homes (22 units total), one 2.5 story townhome building (8 units), and ten single-family residential lots, as well as associated surface and garage parking, roadways, walkways utilities, stormwater, and landscaping; the local law proposal indicates the Fobes Island PDD will not have any commercial uses and will be developed in phases between 2016 and 2020 in order of decreasing density heading southeast on Lock Street; and
- WHEREAS, the plan shows one proposed lot would contain the two apartment buildings, 24 garage spaces, and 70 surface lot spaces in the side yards and behind a curbed island in the front yard; the apartment homes and townhomes would be located on another proposed lot and would have one garage space per unit; and the plan shows proposed single-family Lots 5-10 along Lock Street and proposed single-family Lots 1-4 along an extension of Lock Street past Woods Street; and
- WHEREAS, the townhomes would have multiple driveways onto an internal access drive which accesses Lock Street opposite Tabor Street and Margaret Street, and the surface lot has an additional driveway on Lock Street; no access is currently shown for proposed Lots 5-10, and a note on the plan states: "Access for Lots 1-4 to be coordinated with the village and adjacent property owners based upon future development plans"; all local roads in this area, including Lock

Street, feed into Route 370 as it approaches the village center from the east; and

WHEREAS, the EAF notes on-site stormwater management facility and structures are proposed and the full 10.41 acres will be disturbed; no stormwater information was submitted at this time; and

WHEREAS, the proposed project may disturb one acre or more of land and must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the DEC Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality, and the applicant must consult with the municipal engineer to ensure conformance of construction plans with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the New York State Department of Environmental Conservation Bureau of Water Permits; and

WHEREAS, the EAF indicates the site is located over or immediately adjoining primary and principal aquifers and notes the project is within 2,000 feet of sites in the New York State Department of Environmental Conservation Environmental Site Remediation database (B00105, V00053, and E734114) for which remediation has been completed; and

WHEREAS, the EAF notes the portion of the PDD along the Seneca River contains floodplains and state and federal wetlands; 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 EAF indicates the site will be served by village water and sewers; and

WHEREAS, landscape plans for each section of the PDD show sidewalks on Lock Street terminating at Woods Street; the sidewalks would be located on curbed islands between the parking and internal access drive but with no planting strip separation; lawn, landscaping, and trees are proposed behind the sidewalks; the plans and PDD provisions also indicate a concrete trail to be installed along the Seneca River by the developer to be dedicated to the village, with connections to Tabor and Margaret Streets to be maintained by the developer; a new homeowners' association would be responsible for the maintenance and landscaping of all other common areas; and

WHEREAS, the 2006 Baldwinsville Central Business District Strategic Development Plan outlined suggestions for residential development in the Lock Street Character Area; the proposed PDD appears to exemplify portions of the recommendations, including addressing the riverfront, extending the trail from the village center, complementing existing residential land use on the opposite side of the street, and providing increased density of housing; the plan further encourages the development of a grass median with a double row of street trees to signify the path of the abandoned canal and the provision of public and private boat docks at the end of Lock Street to maximize the riverfront property value and increase visitor accessibility; and

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

recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

1. The New York State Department of Transportation has determined that the applicant must provide the Department with ITE Trip Generation traffic figures and distribution for impacts to New York State Route 370, and complete any appropriate mitigation as may be determined by the Department.
2. The site plan must show how stormwater will be managed on site per New York State stormwater requirements.

The Board also offers the following comments:

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 advised to contact the U.S. Army Corps of Engineers and/or the New York State Department of Environmental Conservation to confirm the presence of federal and/or state wetlands, respectively, and/or the 100-foot state wetland buffer on this site, and obtain all necessary permits for work within any confirmed wetlands and buffers and show them on the plans for the site.
3. The Board encourages the Village to consider incorporating additional elements to meet the Lock Street Character Area recommendations, including docking facilities and a planting strip between the sidewalk and curb as the location for the proposed landscaping and trees.
4. The Board further encourages applicant and Village to consider inclusion of first floor commercial uses within the Planned Development District as part of a traditional mixed-use and waterside environment.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 10, 2015

OCPB Case # Z-15-394

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Spafford Zoning Board of Appeals at the request of Patsy M. Iannolo for the property located at 2437 New York State Route 174; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of New York State Route 174, a state highway, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is requesting a special permit to continue a restaurant and bar use in an existing building on a 3.89-acre lot in a Residential-Agricultural (R-A) zoning district; and
- WHEREAS, per the referral materials, a special permit is required for restaurants in this district; and
- WHEREAS, a portion of a land survey (date cutoff) shows an existing one, two, and three-story structure with adjacent gravel and blacktop parking along Borodino-Marietta Road facing Otisco Lake; a 30' wide right-of-way is shown running along the northern parcel boundary; and
- WHEREAS, per aerial photography, the rear of the site contains vacant wooded land and there is a steep grade toward Route 174; and
- WHEREAS, the survey shows two existing blacktop driveways on Route 174 which form a loop; per aerial photography, the southern driveway has a shared apron with a driveway on the adjacent parcel; any existing or proposed access to Route 174 must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the site is served by public water and private septic and is located outside the Onondaga County Sanitary District; a 10' wide water easement is shown along the road frontage; and
- WHEREAS, the Onondaga County Agricultural Districts map shows the site is adjacent to a farmed property in New York State Agricultural District 2; and
- WHEREAS, per § 305-a of the New York State Agriculture and Markets Law, any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on property within a New York State Certified Agricultural District containing a farm operation or property with boundaries within 500 feet of a farm operation located in an Agricultural District shall include an Agricultural Data Statement; and

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

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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 New York State Department of Transportation and the Board encourage the Town and applicant to improve the condition of access to Route 174, including repaving the portion of the driveway in the State right-of-way.
2. The Town is advised to require an Agricultural Data Statement from the applicant prior to approving the proposed lot line adjustment application, per state law.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 10, 2015

OCPB Case # Z-15-395

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a TEXT AMENDMENT from the Town of Camillus Town Board at the request of Camillus Town Board for the property located Townwide; 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 to amend the Camillus Zoning Code in order to omit certain restrictions on commercial signage; and
- WHEREAS, per the proposed changes to all commercial signs, illuminated signs which contain stationary messages will now be permitted to change messages once every three minutes; currently no animated signage is permitted; and
- WHEREAS, per the proposed changes to signs permitted in commercial districts, the 100 square foot maximum including freestanding signs was removed for signs on the front of buildings; the code still states that signage may not exceed one square foot per lineal foot of building frontage; and
- WHEREAS, per the proposed changes, the minimum height of identification signs has been lowered from 8 to 4 feet above finished grade and the amount of leasable space required in order to have two free-standing signs instead of one has been lowered from 250,000 square feet to 175,000 square feet; and
- WHEREAS, per the proposed changes, identification signs will also no longer be restricted to displaying only the name of the shopping center or mall; and

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

1. Per the Onondaga County Department of Transportation, the Town is advised that signage may not obstruct sight distance and no variable messaging signs will be permitted in the County right-of-way.
2. The Onondaga County Department of Transportation further encourages the Town to use the New York State Department of Transportation standards for variable messaging signs, and to consider coordinating with 911 alert systems.

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

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JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 10, 2015

OCPB Case # Z-15-396

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Fabius Planning Board at the request of Central New York Regional Planning for the property located at 118 Schlicht Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Highland Forest, a county-owned facility, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing to install a 195-foot high temporary wind measurement tower (MET) on a 179.34-acre lot in an Agricultural (A-2) zoning district; and
- WHEREAS, the Board is concurrently reviewing an area variance referral for this project (Z-15-397); and
- WHEREAS, an area variance is required for the height of the tower (195' proposed, 35' maximum); and
- WHEREAS, a memo included with the referral states wind speeds will be measured at different heights along the tower in order to evaluate whether there is sufficient wind resource in this location to support a community-based wind farm project of several turbines (total likely less than 10 MW); the memo further indicates these towers require no concrete footings or excavation and are removed with no permanent impacts once data collection is complete; and
- WHEREAS, per the referral materials, the selected site is Schlicht Farm, a vacant farm at the end of Schlicht Road, a local road; the memo notes the landowner has signed an agreement to host the tower at a proposed site on his property for a minimum of twelve months with the option to renew; and
- WHEREAS, the site is adjacent to trails on the western side of Highland Forest, a county park; no feedback has been obtained from Onondaga County Parks; and
- WHEREAS, imagery submitted with the referral shows the proposed tower site is at least 930 feet from all adjacent parcels; and
- WHEREAS, the Onondaga County Agricultural Districts map shows the site and surrounding properties are located in New York State Agricultural District 4; and
- WHEREAS, per § 305-a of the New York State Agriculture and Markets Law, any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on property within a New York State Certified Agricultural District containing a farm operation or property with boundaries within 500 feet of a farm operation located in an Agricultural District shall include an Agricultural Data Statement; 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 strongly encourages the Town and applicant to submit the proposed project plans to the Onondaga County Parks for comment prior to Town approval of this project.
2. The Town is advised to require an Agricultural Data Statement from the applicant prior to approving the proposed site plan application, per state law.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 10, 2015

OCPB Case # Z-15-397

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Fabius Planning Board at the request of Central New York Regional Planning for the property located at 118 Schlicht Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Highland Forest, a county-owned facility, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is requesting an area variance to install a 195-foot high temporary wind measurement tower (MET) on a 179.34-acre lot in an Agricultural (A-2) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral for this project (Z-15-396); and
- WHEREAS, a memo included with the referral states wind speeds will be measured at different heights along the tower in order to evaluate whether there is sufficient wind resource in this location to support a community-based wind farm project of several turbines (total likely less than 10 MW); the memo further indicates these towers require no concrete footings or excavation and are removed with no permanent impacts once data collection is complete; and
- WHEREAS, per the referral materials, the selected site is Schlicht Farm, a vacant farm at the end of Schlicht Road, a local road; the memo notes the landowner has signed an agreement to host the tower at a proposed site on his property for a minimum of twelve months with the option to renew; and
- WHEREAS, the site is adjacent to trails on the western side of Highland Forest, a county park; no feedback has been obtained from Onondaga County Parks; and
- WHEREAS, imagery submitted with the referral shows the proposed tower site is at least 930 feet from all adjacent parcels; and
- WHEREAS, the Onondaga County Agricultural Districts map shows the site and surrounding properties are located in New York State Agricultural District 4; and

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

The Board strongly encourages the Town and applicant to submit the proposed project plans to the Onondaga County Parks for comment prior to Town approval of this project.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 10, 2015

OCPB Case # Z-15-398

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Elbridge Town Board at the request of Elbridge Town Board for the property located at 170 New York State Route 5; 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 New York State Route 5, a state highway, and Old Route 31B, a county road; and
- WHEREAS, the applicant is requesting a zone change from Business (B-1) and Residential (R-1) to Industrial on two parcels totaling 5.9 acres, in order to facilitate the expansion of an existing lumber warehouse; and
- WHEREAS, the Board is concurrently reviewing a site plan referral for the project (Z-15-399); and
- WHEREAS, per town code, storage and warehousing uses including lumberyards are only permitted in industrial districts; and
- WHEREAS, per aerial photography, the site is located on a commercial section of State Route 5 in an otherwise rural and residential area; other nearby businesses include Byrne Dairy, an office building, a golf course, a self-storage facility, and a dirt raceway; the immediately surrounding parcels include farmland and wooded rear yards of existing residences; and
- WHEREAS, the Site Plan dated October 19, 2015 shows a large gravel area on the frontage parcel containing an existing showroom (54' x 106'), two existing storage buildings (36' x 68' and 46' x 56'), and an existing lumber warehouse (46' x 192') with a proposed rear addition (30' x 80'); and
- WHEREAS, the plan shows the adjacent parcel to the south as vacant wooded land; the Environmental Assessment Form dated October 29, 2015 notes the two parcels will be merged upon approval and change of ownership; and
- WHEREAS, the plan shows the site with an existing gravel driveway on State Route 5, which must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the EAF notes the site may contain wetlands or other regulated waterbodies; National Wetland Inventory Maps indicate the potential presence of federal wetlands on both parcels, though not in the location of the proposed addition; and
- WHEREAS, per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; the applicant must obtain appropriate permits from the U.S. Army Corps of Engineers for any proposed development or drainage in federal wetlands on site; and

WHEREAS, the site is served by private water and septic and is located outside the Onondaga County Sanitary District; 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:

Should the Town approve the zone change, the plan for the next stage of development should include the following:

1. Per the New York State Department of Transportation, the portion of the driveway located in the State right-of-way must be paved per Department requirements, and the applicant must obtain a highway work permit for work in the State right-of-way.
2. The Onondaga County Health Department must be notified prior to any physical modifications to the property to evaluate the viability of any new or existing septic system serving this parcel.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 10, 2015

OCPB Case # Z-15-399

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Elbridge Town Board at the request of Elbridge Town Board for the property located at 170 State Route 5; 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 New York State Route 5, a state highway; and
- WHEREAS, the applicant is proposing to expand an existing lumber warehouse on two parcels totaling 5.9 acres in Business (B-1) and Residential (R-1) zoning districts; and
- WHEREAS, the Board is concurrently reviewing a zone change referral for this project (Z-15-398), in order to change the lots to Industrial zoning; and
- WHEREAS, per town code, storage and warehousing uses including lumberyards are only permitted in industrial districts; and
- WHEREAS, per aerial photography, the site is located on a commercial section of State Route 5 in an otherwise rural and residential area; other nearby businesses include Byrne Dairy, an office building, a golf course, a self-storage facility, and a dirt raceway; the immediately surrounding parcels include farmland and wooded rear yards of existing residences; and
- WHEREAS, the Site Plan dated October 19, 2015 shows a large gravel area on the frontage parcel containing an existing showroom (54' x 106'), two existing storage buildings (36' x 68' and 46' x 56'), and an existing lumber warehouse (46' x 192') with a proposed rear addition (30' x 80'); and
- WHEREAS, the plan shows the adjacent parcel to the south as vacant wooded land; the Environmental Assessment Form dated October 29, 2015 notes the two parcels will be merged upon approval and change of ownership; and
- WHEREAS, the plan shows the site with an existing gravel driveway on State Route 5, which must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the EAF notes the site may contain wetlands or other regulated waterbodies; National Wetland Inventory Maps indicate the potential presence of federal wetlands on both parcels, though not in the location of the proposed addition; and
- WHEREAS, per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; the applicant must obtain appropriate permits from the U.S. Army Corps of Engineers for any proposed development or drainage in federal wetlands on site; and

WHEREAS, the site is served by private water and septic and is located outside the Onondaga County Sanitary District; and

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

1. Per the New York State Department of Transportation, the portion of the driveway located in the State right-of-way must be paved per Department requirements, and the applicant must obtain a highway work permit for work in the State right-of-way.
2. The Onondaga County Health Department must be notified prior to any physical modifications to the property to evaluate the viability of any new or existing septic system serving this parcel.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 10, 2015

OCPB Case # Z-15-400

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Elbridge Planning Board at the request of Sonbyrne Sales, Inc. for the property located at 171 New York State Route 5; 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 New York State Route 5, a state highway, and Old Route 31B, a county road, and the municipal boundary between the Town of Brutus and the Town of Elbridge, and the county boundary between Onondaga County and Cayuga County; and
- WHEREAS, the applicant is proposing an expansion and additional parking for the administrative office building at an existing commercial store (Byrne Dairy) on a 21.7-acre lot in a Business (B-2) zoning district; and
- WHEREAS, per aerial photography, the site is located on a commercial section of State Route 5 in an otherwise rural area and residential area; other nearby businesses include a lumberyard, an office building, a golf course, a self-storage facility, and a dirt raceway; the immediately surrounding parcels include residences, farmland, and vacant wooded land; and
- WHEREAS, the Site Plan Amendment dated October 2015 shows the office building portion of the site to contain an existing 6,750 square foot office building with a proposed 2,484 square foot expansion, an HVAC pad to be relocated, and a proposed 15' x 20' dumpster pad and enclosure; an existing driveway on Route 5 is shown leading to the office building as well as adjacent structures; and
- WHEREAS, per aerial photography, the remainder of the site contains the Byrne Dairy store and gas station and there is one additional driveway on Route 5 and one existing driveway on Old Route 31B; any existing or proposed access to Route 5 and Old Route 31B must meet the requirements of the New York State and Onondaga County Departments of Transportation, respectively; and
- WHEREAS, the plan shows the office building with 36 existing parking spaces and 7 new parking spaces located on the proposed expanded asphalt area; the plan states 3,840 square feet of additional impervious area will be added by the project; and
- WHEREAS, the plan shows a proposed extended roof drain to a new swale leading to an existing stormwater management area at the front of the site; an engineering memo dated October 26, 2015 was included with the referral indicating the proposed expansion will not impact the stormwater management system calculations as originally designed; a portion of the Stormwater Pollution Prevention Plan from 2003 was included with the memo; and
- WHEREAS, the Environmental Assessment Form dated October 26, 2015 notes the site contains wetlands or other regulated waterbodies; the plan shows the limits of flagged federal wetlands along the front of the site per the U.S. Army Corps of

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E-mail Address: countyplanning@ongov.net

Engineers; the applicant must obtain appropriate permits from the U.S. Army Corps of Engineers for any proposed development or drainage in federal wetlands on site; and

WHEREAS, the site is served by public water and private septic and is located outside the Onondaga County Sanitary District; and

WHEREAS, the plan shows several existing septic tanks and leach fields, including a 750 gallon tank adjacent to proposed addition; the plan notes the existing design flow rate is 2,220 gallons per day; and

WHEREAS, the plan shows existing landscaping along the front of the office building and the parking lot to be extended in front of the expansions; and

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 10, 2015

OCPB Case # Z-15-401

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a TEXT AMENDMENT from the Town of Elbridge Town Board at the request of Elbridge Town Board for the property located on Stevens Road; 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 Stevens Road, a county road, New York State Route 31, a state highway, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing to amend the Town Zoning Code to exempt two parcels (1.3 acres each) from the 2-acre minimum lot area required in Residential (R-1) zoning districts for sites with no access to public water or sewers; and
- WHEREAS, the Board is concurrently reviewing a text amendment referral (Z-15-402) to exempt eight other parcels from the same requirement; and
- WHEREAS, per the referral materials, the two vacant parcels are part of the Golden Field Subdivision which was created in 1992, prior to the enactment of the new acreage laws in the zoning code; and
- WHEREAS, per aerial photography, the remaining small lots along Stevens Road between New York State Route 31 and Cooper Road contain existing residences, and there are some larger undeveloped parcels that have retained Stevens Road frontage; and
- WHEREAS, aerial photography further shows active farmland behind the frontage parcels on the west side of Stevens Road; the Onondaga County Agricultural Districts map shows most of this land, including the subject parcels, is located in New York State Agricultural District 3; and
- WHEREAS, the parcels are located outside the Onondaga County Sanitary District; the Environmental Assessment Form dated October 14, 2015 notes the parcels would require private water and septic systems; a letter to the Town notes test holes were dug at the time of subdivision which indicated acceptable percolation; the letter further notes the parcels are large enough for a backup septic system; and
- WHEREAS, per the Onondaga County Health Department, both parcels are in an approved subdivision with approved locations of septic systems and wells; 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 explore alternate avenues to permit the non-conforming lots, such as through area variances or grandfathering any lot which pre-dates the minimum lot size regulations and has obtained required approvals from the Onondaga County Health Department, rather than exempting specific parcels in perpetuity within the body of the Town's Zoning Code.
2. The Onondaga County Department of Transportation advises that any future access to these two lots should be coordinated with the Department.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 10, 2015

OCPB Case # Z-15-402

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a TEXT AMENDMENT from the Town of Elbridge Town Board at the request of Elbridge Town Board for the property located on New York State Route 5, Fikes Road, and Whistle Stop Lane; 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 New York State Route 5, a state highway, Fikes Road and Halfway Road, both county roads, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing to amend the Town Zoning Code to exempt eight parcels (approximately one acre each) from the 2-acre minimum lot area required in Residential (R-1) zoning districts for sites with no access to public water or sewers; and
- WHEREAS, the Board is concurrently reviewing a text amendment referral (Z-15-401) to exempt two other parcels (1.3 acres each) from the same requirement; and
- WHEREAS, per submitted tax maps and aerial photography, the subject parcels include: a 1.02-acre vacant lot on New York State Route 5 (created in 1990), a 1-acre lot with a single-family residence and a vacant 0.85-acre lot on Fikes Road, and five vacant parcels ranging from 1 acre to 1.10 acres between Whistle Stop Lane and Halfway Road; and
- WHEREAS, per the referral materials, the subject parcels were all created prior to the enactment of the new minimum lot size requirements, however the parcel on Route 5 is an illegal subdivision; and
- WHEREAS, the Onondaga County Agricultural Districts map shows the subject parcels are located in or near other parcels in New York State Agricultural District 3; and
- WHEREAS, National Wetland Inventory Maps indicate the potential presence of federal wetlands adjacent to the parcels on Route 5 and Whistle Stop Lane; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; and
- WHEREAS, the parcels are located outside the Onondaga County Sanitary District and would all require private water and septic systems; and
- WHEREAS, per the Onondaga County Health Department, all of the parcels are in approved subdivisions and have approved locations for septic systems and wells; 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 explore alternate avenues to permit the non-conforming lots, such as through area variances or grandfathering any lot which pre-dates the minimum lot size regulations and has obtained required approvals from the Onondaga County Health Department, rather than exempting specific parcels in perpetuity within the body of the Town's Zoning Code.
2. The Onondaga County Department of Transportation advises that any future access to these two lots should be coordinated with the Department.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 10, 2015

OCPB Case # Z-15-403

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of Onondaga County Public Library for the property located at 415-447 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 the Onondaga County Public Library; and
- WHEREAS, the applicant is proposing to install a 4' x 36' vertical panel projecting sign on the façade of an existing multi-tenant building (The Galleries) in a Central Business-Retail (CBD-R) zoning district; and
- WHEREAS, per aerial photography, the building is located between South Salina Street and South Warren Streets just south of Jefferson Street, all city streets; and
- WHEREAS, per the Exterior Elevation plan, the sign will be installed in the location of a new south library entrance on South Salina Street; and
- WHEREAS, a Section & Details rendering shows the proposed sign will feature stacked individual letters to form the word "Library" on the projecting vertical panel; and
- WHEREAS, the building is located in the South Salina Street Historic District between the historic Deys and Addis buildings; and

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

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