



Onondaga County Planning Board

November 15, 2017

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

I. ATTENDANCE

MEMBERS PRESENT

Douglas Morris
Daniel Cupoli
Robert Antonacci
James Corbett
Lisa Dell
Marty Voss

STAFF PRESENT

Allison Bodine
Robin Coon

GUESTS PRESENT

Ed Keplinger

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on November 15, 2017.

III. MINUTES & OTHER BUSINESS

Minutes from October 25, 2017 were submitted for approval. Daniel Cupoli made a motion to accept the minutes. Lisa Dell seconded the motion. The votes were recorded as follows: Ddouglas Morris - yes; James Corbett - yes; Daniel Cupoli - yes; Lisa Dell - yes; Marty Voss - yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-17-89	TOnoPB	No Position	S-17-90	TLysPB	No Position With Comment
S-17-91	TSkaPB	Modification	S-17-92	TDewPB	No Position
S-17-93	VSkaPB	No Position With Comment	S-17-94	TLafPB	No Position With Comment
S-17-95	TMarPB	No Position With Comment	Z-17-412	TSkaTB	No Position With Comment
Z-17-413	CSyrPB	No Position With Comment	Z-17-414	CSyrPB	No Position
Z-17-415	CSyrZA	No Position With Comment	Z-17-416	CSyrZBA	No Position With Comment
Z-17-417	CSyrZBA	No Position	Z-17-418	TClaZBA	No Position With Comment
Z-17-419	CSyrPB	No Position	Z-17-420	VNsyPB	Modification
Z-17-421	VNsyPB	Modification	Z-17-422	TLafPB	Modification
Z-17-423	CSyrPB	No Position	Z-17-424	TClaPB	No Position With Comment
Z-17-425	TClaPB	Modification	Z-17-426	TCicPB	Modification
Z-17-427	TCicZBA	No Position	Z-17-428	TCicPB	Modification
Z-17-429	TPomZBA	No Position With Comment	Z-17-430	TGedZBA	No Position With Comment
Z-17-431	TDewZBA	No Position	Z-17-432	TSalTB	No Position With Comment
Z-17-433	CSyrZBA	Approval	Z-17-434	CSyrZBA	No Position



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 15, 2017

OCPB Case # S-17-89

- 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 Onondaga Planning Board at the request of Rainer J. Leubner for the property located at 4974 Cedarvale 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 Cedarvale Road (Route 39), a county highway, and a farm operation located in a New York State Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide an 8.19-acre parcel into two new parcels, Lot 1 (2.0 acres) and Lot 1A (6.19 acres) for conveyance of Lot 1A to TM# 013.-01-05.0 in a Residential 1 zoning district; and
- WHEREAS, the site is located on Cedarvale Road, a county road, in the Town of Onondaga; surrounding land uses are medium-density roadside residential; the lands west across Cedarvale Road are enrolled in New York State Agricultural District 1 and contain active farmland; an agricultural data statement was included in the referral materials, but was not completed; and
- WHEREAS, the submitted subdivision map dated October 6, 2017 shows the site (8.19 acres) to contain roughly 214' of frontage on Cedarvale Road, an existing one-and-a-half story frame house along the Cedarvale frontage, two frame garages, and two frame sheds; the rear half of the parcel is shown to extend south so it is partially situated behind two residential lots fronting Cedarvale Road; aerial imagery shows the rear portion of the parcel to be mostly forestland; and
- WHEREAS, per the subdivision map, the proposed subdivision will divide the site into two lots; Lot 1 (2.0 acres) is shown to contain the existing structures at the front of the site; Lot 1A (6.19 acres) is shown to contain the remaining forested lands at the rear of the site; per the subdivision map, Lot 1A is intended for conveyance only and is not an approved building lot; the submitted Environmental Assessment Form dated October 23, 2017 states that Lot 1A will be conveyed to the adjacent residential lot (013.-01-05.0) that fronts on Cedarvale Road; and
- WHEREAS, each parcel is shown to contain an existing blacktop driveway onto Cedarvale Road; per the Onondaga County Department of Transportation, no additional access to Cedarvale Road will be permitted; and
- WHEREAS, the existing house is served by public drinking water and an individual septic system to be fully contained within the proposed 2-acre parcel boundary; no changes to the existing infrastructure are proposed; and
- WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that a portion of the site is located within the 100-year floodplain, which may require elevation of structures and other mitigation; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local

concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, GIS mapping shows the possible presence of federal wetlands on the site, which appear to follow a stream on the eastern half of the site; the floodplain and wetland areas are shown to be primarily in the forested area to the rear of the existing house on Lot 1, but the rear frame garage appears to be within the floodplain area; and

WHEREAS, any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on or within 500 feet of a property within a New York State Certified Agricultural District is required by the New York State Agricultural and Markets Law to 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 and may consequently be acted on solely by the referring board.

The motion was made by Lisa Dell and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 15, 2017

OCPB Case # S-17-90

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of Lysander Planning Board at the request of Timothy Cobb for the property located at NYS Route 370; 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 NYS Route 370 (Cold Springs Road), a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 21.16-acre parcel into four new residential lots, Lot 1 (13.92 acres), Lot 2 (2.27 acres), Lot 3 (2.31 acres), and Lot 4 (2.66 acres), in an AR-40 zoning district; and
- WHEREAS, the site is located along NYS Route 370 in the Town of Lysander; surrounding land uses are primarily residential; lands adjacent to the site are enrolled in New York State Agricultural District 4 and appear to contain active farmland; and
- WHEREAS, per the submitted Preliminary Plan dated September 13, 2017, the parcel (21.16 acres) is shown to contain an existing gravel driveway on Route 370 and a house outline labeled "location of house as staked and now under construction"; aerial imagery shows the site is otherwise undeveloped; there is a residential lot containing an existing house fronting on Route 370 that is surrounded by the parcel; and
- WHEREAS, the plan shows the proposed subdivision will create four new lots; Lot 1 (13.92 acres) will contain the lands to the north, including the existing driveway and house under construction, and have 200' of frontage on Route 370 situated between Lots 3 and 4; Lot 2 (2.27 acres) will include the lands west of the existing residential lot; Lot 3 (2.31 acres) will include the lands east of the existing residential lot; Lot 4 (2.66 acres) will include the lands in the southeast corner of the parcel; and
- WHEREAS, no plans are indicated for proposed Lots 2, 3, and 4, however, the referral materials state they are intended for residential building lots; and
- WHEREAS, the submitted Environmental Assessment Form (EAF) dated October 12, 2017 states 5.0 acres of the site will be physically disturbed; and
- WHEREAS, any project that cumulatively disturbs one acre or more of land, must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity; for projects within a designated municipal storm sewer system (MS4) municipality, the applicant must prepare a Stormwater Pollution Prevention Plan (SWPPP) and consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP), and the municipality is advised that they must sign and submit an MS4 SWPPP Acceptance Form and Notice of Intent

(NOI) to the New York State Department of Environmental Conservation (NYS DEC) Bureau of Water Permits; the municipality should ensure that a letter of acceptance is received from the NYS DEC prior to issuance of a building permit; and

WHEREAS, per the referral notice, new connections to public drinking water provided by the Onondaga County Water Authority are proposed and new individual septic systems are proposed; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) 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; and

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

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

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

1. The Town is advised to consider lot size requirements in light of sewerage, farmland protection, and open space objectives for this area. If sewers are anticipated for this stretch of Route 370, large lot sizes are discouraged, in favor of significantly smaller lot sizes to minimize infrastructure expense and maximize open land protection. If sewers are not anticipated, maintenance of farmland, useable open space and viewsheds should be considered in the design and siting of lots, as well as driveway consolidation to minimize conflict points along the heavily traveled NYS Route 370.

2. The applicant and municipality are advised to ensure the following county, state, and/or federal regulations have been met prior to approving this subdivision:

- a. Septic System Approval – 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 the subdivision.

- b. Residential Driveway Permit – New driveways on residential lots providing access to a state road require a residential driveway permit from the New York State Department of Transportation Onondaga West Residency office.

The motion was made by Daniel Cupoli and seconded by Robert Antonacci. The votes were recorded as follows: Douglas Morris - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 15, 2017

OCPB Case # S-17-91

- 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 Skaneateles Planning Board at the request of Paul & Kathy Leone and Janine Price for the property located at 2583, 2575, 2579 & 2559 East Lake Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of East Lake Road (Route 41), a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicants are proposing a lot line adjustment to convert four existing parcels totaling 5.86 acres into three new lots in Rural and Farming (RF) and Lake Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, in 2014, the Board recommended Modification of a Preliminary Subdivision referral (S-14-38) proposing to convert four existing parcels totaling 5.86 acres into three new lots; the Town of Skaneateles Planning Board approved the proposed subdivision on May 20, 2014, however, it appears that the proposed action was not finalized/filed; the referral currently under review is seeking re-approval of the same proposed subdivision; and
- WHEREAS, the site is located on the eastern shore of Skaneateles Lake in a rural area of the Town of Skaneateles; surrounding land uses are primarily residential; lands east of the site are enrolled in New York State Agricultural District and do not appear to contain active farmland in the immediate vicinity of the site; and
- WHEREAS, the Lot Line Relocation plan dated July 28, 2017 shows the four existing tax parcels and the three proposed new lots; proposed Lot 1 (1.27 acres) contains an existing frame house with attached garage, and steps and a dock along the shoreline; proposed Lot 2 (1.94 acres) contains an existing two-story frame house, detached frame garage, and shoreline structures including two sheds, a frame building, and steps; proposed Lot 3 (2.65 acres) contains an existing two-story frame house, detached frame garage, in-ground pool with patio and associated structures, tennis court, and steps by the shoreline; and
- WHEREAS, the plan shows several structures that cross existing and proposed lot lines, including the tennis court on proposed Lot 1 which crosses the existing tax parcel line to the north, a retaining wall on the tax parcel to be eliminated which crosses the proposed new lot line between Lots 2 and 3, and a slate area on proposed Lot 2 which crosses the proposed new lot line between Lots 1 and 2; the garage on proposed Lot 2 appears to encroach on the state right-of-way; and
- WHEREAS, the plan shows all proposed lots having frontage on Skaneateles Lake and East Lake Road (Route 41); proposed Lot 1 has one driveway on East Lake Road, and proposed Lots 2 and 3 have access to a shared internal access drive

that parallels East Lake Road; the internal access drive's connection with East Lake Road straddles the proposed new lot line between Lots 1 and 2; all driveways must meet the requirements of the New York State Department of Transportation; and

WHEREAS, the site is located in the Skaneateles Lake watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; the plan indicates that impermeable surface coverage on the proposed lots is as follows: Lot 1 (8.8%), Lot 2 (8.1%), and Lot 3 (7.6%); and

WHEREAS, the existing structures are served by individual septic systems and drinking water is obtained directly from Skaneateles Lake; no changes to the existing infrastructure are proposed; and

WHEREAS, the plan shows a "Declaration of Septic Easement Dated April 22, 2005" that crosses the proposed new lot lines between Lots 1 and 2; no other septic systems or areas are shown on the plan; and

WHEREAS, GIS mapping shows a stretch of the land adjacent to the shoreline to be located within the 100-year floodplain and possibly containing some federal wetlands; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board 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 proposed lot line between Lots 1 and 2 must be relocated so the internal access drive connection with East Lake Road is contained on a single parcel or appropriate access agreements must be obtained for the shared driveway.

2. The Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service these properties prior to Department endorsement of this subdivision plan. The Department would also like to see the bounds of any septic field easements for proposed Lot 2 shown on the plan.

The motion was made by Daniel Cupoli and seconded by Lisa Dell. The votes were recorded as follows: Douglas Morris - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 15, 2017

OCPB Case # S-17-92

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of DeWitt Planning Board at the request of Nickolas Zampetopoulos for the property located at 6780 Manlius Center Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Manlius Center Road (Route 290) and Interstate Route 481, both state highways, and the municipal boundary between the Town of DeWitt and the Village of East Syracuse; and
- WHEREAS, the applicant is proposing to combine two lots into one 1.33-acre parcel in an Industrial zoning district; and
- WHEREAS, the Board recently recommended No Position with Comment for a Site Plan referral (Z-17-380) proposing to operate a dog day care center in a former restaurant on one of the subject parcels; and
- WHEREAS, the site is located along Manlius Center Road, a state road, just west of I-481 in the Town of DeWitt; surrounding land uses include several auto sales and service businesses and various commercial lots along Manlius Center Road; and
- WHEREAS, the submitted "Annexation Survey" dated October 30, 2017 shows the site consists of two parcels with an existing one-story frame building, formerly a restaurant, on the parcel at the northeastern corner of the site; aerial imagery shows the building is situated along the eastern lot line and there is a vegetative buffer separating the parcels and I-481; the site has a full access driveway onto Manlius Center Road and an asphalt parking area situated on both parcels; and
- WHEREAS, a gravel pavement area is shown to extend westward from the asphalt parking lot; the survey shows a gravel drive from the parking area to the rear adjacent lot that may be providing additional access to that parcel; and
- WHEREAS, the survey indicates that the proposed subdivision will combine parcels 014.02-10.1 (0.274 acres) and 014.-02-09.1 (1.062 acres) into one lot; and
- WHEREAS, the site is served by public drinking water and sewer and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; and
- WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that entirety of the site is located within the 100-year floodplain, which may require elevation of structures and other mitigation; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore

discouraged; and

WHEREAS, per the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper, 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; 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 and 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 Lisa Dell and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 15, 2017

OCPB Case # S-17-93

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Village of Skaneateles Planning Board at the request of Project Bookends, LLC for the property located at 130 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of East Genesee Street (US Route 20), a state highway, and Onondaga Street (Route 41), a county highway; and
- WHEREAS, the applicant is proposing to subdivide an 8.8-acre parcel into two new lots, Lot 1A (4.8 acres) and Lot 2A (4.0 acres), in a Residential (A-1) zoning district; and
- WHEREAS, in 2016, the Board recommended No Position with Comment of a Preliminary Subdivision referral (S-16-6) proposing to subdivide the subject parcel into three new lots; the submitted Description of Proposed Project states the owner of the parcel previously applied for and received approval of the three-lot subdivision reviewed by the Board in 2016, and a Final Plan was filed with the County Clerk's Office on July 22, 2016; the owner is now proposing to amend the existing Subdivision by subdividing the property into two residential lots instead of three; and
- WHEREAS, the site is located along the northern shoreline of Skaneateles Lake, within the Village of Skaneateles in a prominent location along East Genesee Street, and just east of the Skaneateles Historic District, and contains the former Stella Maris Retreat and Renewal Center; and
- WHEREAS, the submitted Final Plan dated July 28, 2017 shows the site to contain a large frame building which is labeled "to be removed", two rear frame buildings, two shoreline frame buildings, four concrete piers on the lake, and associated parking areas at the front of the site; the site has an existing u-shaped internal drive at the front of the site with two access points onto East Genesee Street and an internal drive extending the length of the easterly boundary; and
- WHEREAS, the submitted Description of Proposed Project indicates Lot 1A (4.8 acres) will be located on the easterly side of the parcel, have approximately 193.08 feet of frontage on and direct access to and from East Genesee Street, and have approximately 269 feet of frontage on Skaneateles Lake, and Lot 2A (4.0 acres) will be located on the westerly side of the parcel, have approximately 193.08 feet of frontage on and direct access to and from East Genesee Street, and have approximately 311 feet of frontage on Skaneateles Lake; and
- WHEREAS, per the project description, Lots 1A and 2A will be offered for sale as single-family residential parcels contingent upon receipt of approval of the proposed amended subdivision; and

WHEREAS, the Final Plan shows a 20' strip of land along the westerly boundary which, per the project description, is not part of Lot 2A and has been conveyed to the adjacent property owner; and

WHEREAS, utility and sewer easements and service locations are shown on the plan; the proposed lots are to be served by Village sewer and drinking water service; and

WHEREAS, the site contains limited areas of state and federal wetlands and floodplains located along the lake shoreline; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and

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

The applicant is advised to coordinate future access to East Genesee Street with the New York State Department of Transportation Onondaga West Residency office. Future access to East Genesee Street must meet New York State Department of Transportation requirements from residential driveways, which may require a residential driveway permit from the Residency office. Any work within the State right-of-way will also require a highway work permit from the Department.

The motion was made by Daniel Cupoli and seconded by Robert Antonacci. The votes were recorded as follows: Douglas Morris - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 15, 2017

OCPB Case # S-17-94

- 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 Turnwood Development / William Camperlino for the property located at LaFayette 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 LaFayette Road (Route 112), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide two parcels totaling 91.6 acres into three new parcels, Lot 1 (77.29 acres), Lot 2 (3.50 acres) and Lot 3 (10.83 acres), in an Agricultural Residential (AR) zoning district; and
- WHEREAS, the site is located along LaFayette Road, a county road, in a rural area in the Town of LaFayette; surrounding land uses are residential and agricultural; adjacent lands are enrolled in New York State Agricultural District 4 and appear to contain active farmland; and
- WHEREAS, the site consists of two vacant tax parcels; the northerly parcel is landlocked, abutting residential lots to the west, and the southerly parcel has frontage on LaFayette Road; the submitted Preliminary/Final Plan dated September 13, 2017 shows the proposed subdivision will create three residential lots from the two existing parcels; and
- WHEREAS, the plan shows proposed Lot 1 (77.29 acres) to contain all of the land in the northerly parcel (60.04 acres) and the northernmost acreage (17.25 acres) of the southerly parcel; Lot 2 is shown to contain 3.5 acres of the southerly parcel and Lot 3 (10.83 acres) is shown to contain the southernmost land of the southerly parcel; and
- WHEREAS, the plan states that wetlands boundaries were delineated by Terrestrial Environmental Specialists, Inc. on May 5, 2015; federal and state wetland areas and the 100' buffer area are shown to cover substantial portions at the rear of proposed Lots 1, 2 and 3, though wetland boundaries are only included in the plan for the southern parcel; GIS mapping shows a stream and pond on the northern parcel with substantial federal and state wetland areas; and
- WHEREAS, per the submitted Application for Approval of Simple Subdivision, the three proposed lots are intended to be building lots; the buildable area reported in the plan for each proposed lot is Lot 1 (176,445 sf), Lot 2 (29,379.4 sf), and Lot 3 (40,817.7 sf), and appears to exclude the wetland and buffer areas and setback areas; and
- WHEREAS, a letter dated November 1, 2017, included in the referral materials, indicates that access to proposed Lot 2 meets the Onondaga County Department of

Transportation sight distance requirements; and

WHEREAS, the submitted Environmental Assessment Form (EAF) dated June 28, 2017 indicates that private wells and septic systems are proposed; the plan shows proposed leach fields on each of the lots, with the leach fields on Lot 2 and 3 located partially or completely between the 50' building line and LaFayette Road; the submitted Lot 2 Septic Design plan dated October 23, 2017 indicates that a sewage disposal plan has been approved by the Onondaga County Health Department for proposed Lot 2, and the leach field is shown in this plan to be within the buildable area; and

WHEREAS, per the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper, 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; and

WHEREAS, the EAF Mapper indicates that the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; a letter dated November 2, 2017, included in the referral materials, indicates that the project has been reviewed by the NYS Office of Parks, Recreation and Historic Preservation, specifically a 1.5-acre portion at the front of proposed Lot 2, and the Office has no concerns regarding the project's potential to impact archaeological and/or historic architectural resources if project-related ground disturbances are limited to the 1.5-acre 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:

1. The applicant is advised to continue to coordinate with the Onondaga County Department of Transportation to ensure that appropriate access permits are obtained for any proposed driveways.
2. The Onondaga County Department of Transportation requests an additional right-of-way to be measured 40' from the centerline of LaFayette Road. Should this right-of-way request be granted, the Town and applicant are advised that the proposed leach fields (as shown in the Preliminary/Final Plan) may need to be relocated as they will not be permitted in County right-of-way.

The motion was made by Daniel Cupoli and seconded by Robert Antonacci. The votes were recorded as follows: Douglas Morris - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 15, 2017

OCPB Case # S-17-95

- 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 Marcellus Planning Board at the request of Marcellus Fire Department for the property located at Slate Hill Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Lee Mulroy Road (Route 174), a state highway, Slate Hill Road and Platt Road (both Route 150), a county highway, an Onondaga County highway garage, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to combine two lots into one new lot in a Business zoning district; and
- WHEREAS, the Board recently recommended Modification of a Site Plan referral (Z-17-314) proposing to install a 30,000 gallon propane tank and foundation on the subject parcel; and
- WHEREAS, the site is located in the Town of Marcellus at the intersection of Lee Mulroy Road, a state road, and Slate Hill Road, a county road, just east of the Marcellus Park, a town park, and the Village of Marcellus; lands to the south of the site are enrolled in New York State Agricultural District 2 and contain active farmland and lands to the east contain a large open water wetland; the site is adjacent to or in close proximity to the Marcellus Fire Station and highway garage, a county-owned highway garage, and Town lands classified as landfill; and
- WHEREAS, the submitted Final Plat dated October 22, 2017 shows the site consists of two deeded lots on one tax parcel which are under common ownership of the Marcellus Fire Department; aerial imagery shows a large portion of the site is vacant and partially forested; and
- WHEREAS, per the Final Plat, the site contains an existing gravel and asphalt area with an existing driveway onto Lee Mulroy Road at the front of the site that is situated on both the northern lot (2.084 acres) and southern lot (15.074 acres); aerial imagery shows there is an existing chain link fence and gate at the front of the gravel pad and across the existing gravel driveway; the northern lot is also shown in the Final Plat to have frontage on Lee Mulroy Road and contain an existing block building, a light pole, and a pond; and
- WHEREAS, the submitted Application for Approval of Proposed Subdivision Plat indicates that the proposed subdivision will combine the two lots into one to allow for the proposed 30,000 gallon propane tank installation previously reviewed by the Board; no additional development is planned for the site; and
- WHEREAS, the site has access to public drinking water infrastructure, however, no drinking water or wastewater infrastructure is proposed for the project; and

WHEREAS, GIS mapping shows the site is adjacent to parcels that contain state and federal wetlands and are located within the 100-year floodplain; the wetland and floodplain areas do not appear to encroach on the lots; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper indicates that the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and

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

While the Board offers no position with regard to the proposed subdivision, the Town is advised to ensure continued coordination with the New York State Department of Transportation regarding site access to Lee Mulroy Road for the proposed propane tank and foundation for the site.

The motion was made by Daniel Cupoli and seconded by Robert Antonacci. The votes were recorded as follows: Douglas Morris - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 15, 2017

OCPB Case # Z-17-412

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Skaneateles Town Board at the request of Town of Skaneateles for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing Local Law No. D of 2017 entitled "A Local Law Regulating Solar Energy Systems"; and
- WHEREAS, in 2016, the Board recommended No Position With Comment of a Local Law referral (Z-16-280) for a proposed one-year moratorium on commercial solar uses and related activity in the Town of Skaneateles; the referral indicates that the moratorium was intended to "provide adequate time to determine if permanent comprehensive local legislation is necessary and in the best interest of the Town"; and
- WHEREAS, the submitted Resolution of the Town Board of the Town of Skaneateles, included with the referral, indicates that proposed Local Law No. D of 2017 is intended "to promote and accommodate the provision of solar energy systems as an environmentally friendly alternative source of energy for town residents and businesses"; and
- WHEREAS, the proposed Local Law No. D of 2017 entitled "A Local Law Regulating Solar Energy Systems" will add a new section (L. Solar Energy Systems) under §148-35. Regulations for specific uses and accessory uses of the Town of Skaneateles zoning ordinance; the proposed section is to include subsections: 1. Authority, 2. Solar Energy Systems Review & Dimensional Standards, 3. General Regulations, 4. Supplemental Submissions for Solar Energy Systems, and 5. Supplemental Review Standards for Solar Energy Systems; and
- WHEREAS, the proposed local law will also add new terms to §148-56. Definitions of the Town zoning ordinance to provide meanings for Solar Energy System Types, including on-site individual systems, off-site community systems, and utility facilities, Solar Energy Installation Types, including building integrated photovoltaics (BIPV), building mounted, and ground mounted, and Solar Energy Materials & Equipment, including solar collectors, solar panels, solar arrays, and other misc. equipment; and
- WHEREAS, per the proposed local law, in an on-site individual energy system, where electric power is produced directly for the on-site end-users, all types of solar energy installations are considered equipment/accessory structures; in an off-site community system or utility facility, where electric power is provided via a public utility network primarily to off-site end-users or the solar collectors are operated by a public utility for off-site energy consumption, all types of solar energy installations are considered the sole principal or second principal use; and

WHEREAS, per the proposed local law, BIPV and building-mounted solar energy installations are permitted with the issuance of a building permit in all zoning districts; all building-mounted solar energy installations are subject to height/projection regulations that permit a maximum height of 1' above a wall/pitched roof and 6' above a flat/low pitch roof; and

WHEREAS, per the proposed local law, ground-mounted solar energy installations providing electric power directly for the on-site end-users are subject to site plan review, may occur only on lots 2 acres or larger, must adhere to the yard setbacks applicable to the principal use/structure of the zoning district in which it is located, and are restricted to a maximum height/projection of 15'; and

WHEREAS, per the proposed local law, ground-mounted solar energy installations providing electric power primarily to off-site end-users are subject to special permit, may occur only on lots 5 acres or larger, must adhere to the yard setbacks applicable to the principal use/structure of the zoning district in which it is located, and are restricted to a maximum height/projection of 15'; and

WHEREAS, per the proposed local law, ground-mounted solar energy installations where solar collectors are operated by a public utility for off-site energy consumption are subject to special permit, may occur only on lots 10 acres or larger, must adhere to the yard setbacks applicable to the principal use/structure of the zoning district in which it is located, and are restricted to a maximum height/projection of 15'; and

WHEREAS, per the proposed local law, all ground-mounted solar energy installations shall be screened to minimize visual impacts to abutting residential properties and the public road, shall be designed and located to minimize reflective glare, and shall not be located where it may substantially detract from or block the view(s) of all or a portion of a viewshed listed in the Town comprehensive plan; and

WHEREAS, the proposed local law includes an agricultural exemption that exempts on-site solar energy systems that are part of a farm operation within an agricultural district from the requirement to obtain a special permit or site plan review; the proposed local law further states that "all off-site ground mounted solar energy systems shall avoid to the extent practical the placement of ground mounted solar arrays on land currently used for agricultural purposes or that has agriculturally viable soils; and

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

The Town is advised that any access to proposed commercial solar farms located on state or county roads must meet the commercial driveway requirements of the New York State or Onondaga County Departments of Transportation, respectively.

The motion was made by Daniel Cupoli and seconded by Robert Antonacci. The votes were recorded as follows: Douglas Morris - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 15, 2017

OCPB Case # Z-17-413

- 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 Michael Leroy & Michael Paetow for the property located at 1153-1169 West Fayette Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Harbor Brook, a county-owned drainage channel; and
- WHEREAS, the applicant is requesting a special permit for a proposed brewery and retail tasting room in an existing building on a 2.9-acre parcel in an Industrial, Class A zoning district; and
- WHEREAS, the Board recently recommended Modification of a Special Permit referral (Z-17-304) as part of this proposed project; per a conversation with the City, the special permit request was denied; the site plan included with this referral has been modified from the original to incorporate exterior site improvements and a special permit is being requested for the project again; and
- WHEREAS, the site is located near the intersection of West Fayette Street and South Geddes Street, both local roads in the Westside neighborhood of the City of Syracuse; the site has frontage on West Fayette Street and is located in a mixed use area that includes George W. Fowler High School, the recently renovated Gear Factory building, and other commercial and residential lots; parcels north across the street from the site are owned by the Onondaga County Industrial Development Agency and contain short line rail lines; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; according to the ReZone Syracuse draft zoning map dated June 2017, the proposed zoning for this lot is Mixed Used Office (MX-3), which would act to “provide for pedestrian friendly areas of medium- to higher-density residential development and compatible nonresidential uses, such as offices and supporting secondary commercial uses”; and
- WHEREAS, the submitted survey map dated October 10, 2014 shows the site to contain an existing six-story masonry building, the Cosmopolitan Building, at the western side of the parcel and a large tarvia parking area covering the remainder of the site east of the building; per aerial imagery, there is a second smaller parking area at the rear of the building that consists of broken tarvia and crushed stone and provides an area for deliveries; there are two existing full access driveways onto West Fayette Street that provide access to the large parking lot and a third existing full access driveway onto West Fayette Street that provides access to the smaller rear parking lot; and
- WHEREAS, the Environmental Assessment Form (EAF) indicates that the project includes minor interior alterations to the existing building for a proposed brewery and

1100 Civic Center, 421 Montgomery Street, Syracuse, NY 13202 (315) 435-2611, Fax (315) 435-2439

E-mail Address: countyplanning@ongov.net

retail tasting area (Stout Beard Brewing Company); and

WHEREAS, the submitted First Floor Tenant Diagram dated June 20, 2017 shows the first floor of the existing building includes two vacant tenant spaces, one space with an existing retail tenant, and a space labeled the “Annex” that has an existing manufacturing tenant; in addition to these, the diagram shows a temporary location for Stout Beard Brewing and a larger, permanent location; and

WHEREAS, the submitted Application for Special Permit Review by the Planning Commission indicates that the “tenant will manufacture beer that will be distributed to local food service businesses” and “have their beer and other NYS packaged food items for sale and tastings on premises”; and

WHEREAS, the submitted Master Site Plan dated October 2, 2017 shows proposed exterior site improvements to include the removal of the easternmost driveway and the addition of a 5’ landscape and fence screen along West Fayette Street, a paved patio space for outdoor seating at the front of the building, a green space dog park, an outdoor seating area and deck for a future restaurant tenant (existing former “receiving” building), landscape islands in the large parking area, and parking striping for 139 parking spaces; and

WHEREAS, per the City of Syracuse zoning ordinance, restaurants are a permitted use in the Industrial District, Class A; however, the proposed restaurant is subject to a special permit as it is within 500 feet of the Residential District, Class B in which restaurants are a prohibited use; and

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

WHEREAS, per the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper, the site contains waterbodies listed as water-quality impaired (Lower Harbor Brook and tributaries); the survey map shows a 30’ permanent right-of-way for Harbor Brook, which is channelized at the site and crosses the existing parking lot below ground; and

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

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

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

1. The applicant is encouraged to consider providing additional screening along the shared boundary with George W. Fowler High School.
2. The applicant and municipality are advised to ensure the following county, state, and/or federal regulations have been met prior to approving this special permit request:
 - a. Industrial Wastewater Discharge Permit – Per the Onondaga County Department of Water Environment Protection, non-residential users of the

County Sewer System must be covered under the Industrial Wastewater Discharge Permit, which allows for Department control of the quantity and quality of wastewater discharged by industrial users.

b. Offset Plan - Per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 (www.ongov.net/wep/uselaws.html) where applicable. Unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer to offset new sanitary flow by the removal of extraneous flow and submit a letter confirming the acceptance of the offset plan to the Onondaga County Department of Water Environment Protection.

The motion was made by Daniel Cupoli and seconded by Robert Antonacci. The votes were recorded as follows: Douglas Morris - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 15, 2017

OCPB Case # Z-17-414

- 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 Robb Bidwell for the property located at 900 Burnet Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Route 690, a state highway; and
- WHEREAS, the applicant is requesting a special permit to establish a bottle and can redemption center in an existing building on a 0.30-acre parcel in an Industrial, Class A zoning district; and
- WHEREAS, the site is located at the intersection of Burnet Avenue and North Beech Street, both city streets, just north of I-690 in the Northside neighborhood of the City of Syracuse; surrounding land uses include a mix of industrial and multi-family residential uses; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; according to the ReZone Syracuse draft zoning map dated June 2017, the proposed zoning for this lot is Light Industrial (LI), which would act to “provide areas appropriate for low-intensity industrial uses...and to protect these areas, to the extent feasible, from the disruption and competition for space from unrelated retail uses, primary offices, and general industrial uses”; and
- WHEREAS, the submitted survey map dated February 17, 2009 shows the site to contain a one-story masonry building with a rear loading dock covering the majority of the lot; aerial imagery shows the remainder of the lot consists of a paved area with unrestricted access onto North Beech Street almost the entire length of the road frontage; and
- WHEREAS, the submitted Application for Special Permit Review states the proposed hours of operation will be Monday through Saturday 9am to 6pm, the maximum number of employees on premises at one time will be 4, there will be 11 off-street parking spaces available on the site, and the proposed signage will include two 4’x8’ wall-mounted signs, one located on the west face of the building and the other on the north face; and
- WHEREAS, the site is served by municipal drinking water and public sewers and is located in the Metropolitan Wastewater Treatment Plant service area; 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 sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon

offset plan/project in coordination with the municipal engineer; and
WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project is within 2,000 feet of two sites in the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database (B00075, 734047); 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 Lisa Dell and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 15, 2017

OCPB Case # Z-17-415

- 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 Golden Corral for the property located at 115 Simon Drive Rear; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Interstate Route 690, a state highway; and
- WHEREAS, the applicant is proposing to construct a restaurant (Golden Corral) on a vacant 3.39-acre lot in an Industrial Class A (IA) zoning district; and
- WHEREAS, in 2016, the Board recommended Modification of a Project Site Review referral (Z-16-125) as part of the proposed project; per a conversation with the City, the project was approved and the site plan included with this referral is a modification of the original; and
- WHEREAS, the site is located on a vacant outparcel west of Lowe's and north of the credit union (SEFCU) facing Midler Avenue and Interstate Route 690; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; according to the ReZone Syracuse draft zoning map dated June 2017, the proposed zoning for this lot is Light Industrial (LI), which would act to "provide areas appropriate for low-intensity industrial uses...and to protect these areas, to the extent feasible, from the disruption and competition for space from unrelated retail uses, primary offices, and general industrial uses"; and
- WHEREAS, the Site Layout Plan dated October 9, 2017 shows a proposed 10,308 square foot building (a decrease of nearly 800 sf from the original plan) with 238 surrounding parking spaces, most of which would be facing Midler Avenue to the west; the plan states 52 spaces are required based on square footage calculations; and
- WHEREAS, the plan shows a proposed connection to an internal drive on the adjacent Lowe's parcel and a connection to the drive serving the credit union (labeled a "private road") off of Simon Drive; Simon Drive is the main drive serving the plaza which dead ends at Lowe's and connects to Midler Avenue via signalized intersection; aerial imagery shows a second internal drive on the northern side of Lowe's which the proposed Golden Corral does not connect to; and
- WHEREAS, the submitted plans indicate several curbed islands with landscaping in the main parking area, and surrounding lawn; concrete paths and additional landscaping are shown around the building; no further pedestrian accommodations are indicated; and
- WHEREAS, the submitted elevation and finish details indicate typical franchising building facade, materials, and colors; per the submitted Application for Project Site

Review, proposed signage includes two wall-mounted signs (86.25 sf), one of the south wall of the proposed restaurant and one of the west wall; and

WHEREAS, the plan shows a 15' sanitary sewer easement along the west lot line, 10' gas line and 20' water easements along the north lot line, and 20' water, 20' Niagara Mohawk and Verizon, and 10' gas line easements along the east lot line; the proposed parking area surrounding the building appears to encroach on portions of the existing easements; and

WHEREAS, the Environmental Assessment Form (EAF) dated October 3, 2017 notes 2.472 acres will be physically disturbed by the project and that "stormwater will be collected on site and conveyed to an existing stormwater management pond on the adjacent property, which was previously sized to accommodate the future development of this parcel"; and

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

WHEREAS, the EAF notes the site was formerly Midler City Industrial Park, and the current owner completed remediation in 2008 per a Brownfield Cleanup agreement; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) 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; and

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

1. The City is advised to ensure that appropriate permissions are obtained from the Niagara Mohawk Power Corporation, Verizon and National Grid to allow for the proposed use of the public easements on the site.
2. Per the Onondaga County Department of Water Environment Protection, a permit will be required from the Department to allow for the proposed parking areas within the sanitary sewer easement.
3. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 early in the planning process to determine sewer availability and capacity.
4. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. Specifically, the applicant is encouraged to reduce the proposed parking area and consider opportunities for shared parking with the adjacent Lowe's parcel. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" website at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.

5. The applicant is encouraged to provide pedestrian accommodations to allow for safe movement within the site and to the adjacent credit union and Lowe's parcels and Midler Avenue.

6. The applicant and municipality are advised to ensure the following county, state, and/or federal regulations have been met prior to project approval:

a. Offset Plan - Per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 (www.ongov.net/wep/uselaws.html) where applicable. The applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer to offset new sanitary flow by the removal of extraneous flow and submit a letter confirming the acceptance of the offset plan to the Onondaga County Department of Water Environment Protection.

b. State Pollutant Discharge Elimination System (SPDES) Permit – Any project that cumulatively disturbs one acre or more of land, must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity. For projects within a designated municipal storm sewer system (MS4) municipality, the applicant must prepare a Stormwater Pollution Prevention Plan (SWPPP) and consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP). The municipality is advised that they must sign and submit an MS4 SWPPP Acceptance Form and Notice of Intent (NOI) to the New York State Department of Environmental Conservation (NYS DEC) Bureau of Water Permits. The municipality should ensure that a letter of acceptance is received from the NYS DEC prior to issuance of a building permit.

Projects located within the Onondaga Lake watershed must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual in the SWPPP.

The motion was made by Daniel Cupoli and seconded by Robert Antonacci. The votes were recorded as follows: Douglas Morris - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 15, 2017

OCPB Case # Z-17-416

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the City of Syracuse Board of Zoning Appeals at the request of Church of Christ for the property located at 409-11 Grand Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Rosamond Gifford Zoo, a county-owned public park, and a channelized portion of Harbor Brook, a county-owned drainage channel; and
- WHEREAS, the applicant is requesting an area variance to increase the maximum permitted parking surface coverage to allow for an existing parking lot to be expanded and paved on a 0.34-acre parcel in a Residential, Class A (RA) zoning district; and
- WHEREAS, the site is located at the intersection of Grand Avenue and Hoefler Street, both city streets, in the Westside neighborhood of the City of Syracuse; the site is south of Grand Avenue from Burnet Park, a city park, and the Rosamond Gifford Zoo; other surrounding land uses include single and multi-family residential; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; according to the ReZone Syracuse draft zoning map dated June 2017, the proposed zoning for this lot is Residential (R-2), which would act to “provide for neighborhoods made up of single-family detached and two-family homes” where “complimentary uses such as parks, open space, schools, places of assembly, minor utilities, and accessory structures may also be allowed”; and
- WHEREAS, the submitted survey map dated October 19, 1976 shows the site to contain an existing one-story concrete block building; the building, previously used as commercial office space, is now owned and occupied by the Church of Christ; and
- WHEREAS, per the submitted Narrative, the proposed parking lot expansion is intended to provide a total of 17 parking spaces to meet the needs of the Church for its church services and community service-oriented meetings; the submitted Variance Application indicates hours of operation are “Wednesday 7-9, Friday 7-8, Saturday 2-4 (bi-weekly), Sunday 10-2, 6-7”; and
- WHEREAS, the expanded parking lot area is shown in the survey map to cover most of the remainder of the parcel to the east and rear of the building; per the survey map, access to the parking lot will come from two 30’ wide curb cuts onto Hoefler Street and the adjacent residential lot to the south will be buffered by a 10’ wide strip of lawn and an opaque screening fence (5’ tall minimum) just south of the parking area; and
- WHEREAS, per the Narrative, the proposed parking area “is currently graveled, and the

Church has proposed to cover it with blacktop to improve safety and ease snow clearing”; as indicated in the Narrative, on-street parking is not available on Grand Avenue, however, it is permitted on Hoefler Street; and

WHEREAS, per the Narrative, “proposed lighting will be provided by building-mounted fixtures that do not create glare for oncoming traffic from Grand Avenue or Hoefler Street; and

WHEREAS, per the City of Syracuse zoning ordinance, the maximum permitted parking surface coverage is 35% in a Residential, Class A zoning district; an area variance is sought to allow for the proposed parking lot expansion; and

WHEREAS, the site is served by municipal drinking water and public sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and

WHEREAS, GIS mapping shows a channelized portion of Harbor Brook is located south of the site; the current FEMA Flood Insurance Rate Maps (FIRM) indicate there is a substantial area of the 100-year floodplain associated with Harbor Brook to the south, though it does not overlie any of the site; and

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

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

Given the presence of Harbor Brook and its associated floodplain to the south of the site, the applicant is encouraged to consider providing a vegetative buffer in place of the proposed screening fence along the southern lot line that may help reduce stormwater runoff to the stream and improve stormwater quality in a sensitive area.

The motion was made by Daniel Cupoli and seconded by Robert Antonacci. The votes were recorded as follows: Douglas Morris - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 15, 2017

OCPB Case # Z-17-417

- 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 Board of Zoning Appeals at the request of Royce Housing Dev Fund Corp for the property located at 550 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 site improvements on a 41,048 square foot parcel in a Central Business District-General Service A (CBD-GSA) zoning district; and
- WHEREAS, in 2015, the Board recommended No Position for a Project Site Review referral (Z-15-385) to renovate an existing 23-story apartment building and make site improvements on the subject parcel, and the project was approved by the City; and
- WHEREAS, as part of the previously approved project, the building went through significant remodeling and modernization; the site improvements included in the previously approved project were mostly carried out as approved, however, some modifications were made during the construction process; per the submitted Referral Notice, the current referral is a modification of the previously approved site plans consisting of the work that was ultimately completed; and
- WHEREAS, the site is located along South Clinton Street, a city street, in Downtown Syracuse; surrounding land uses include various commercial, offices, apartments, and associated parking areas; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; according to the ReZone Syracuse draft zoning map dated June 2017, the proposed zoning for this lot is Mixed Used Central Business District (MX-5), which would act to “provide for areas of highest-density residential development, maximum building height, minimal parking, and the greatest range and mix of uses”; and
- WHEREAS, the Site Layout & Materials Plan dated October 6, 2017 shows the existing 23-story residential building, the Clinton Plaza Apartments, 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, proposed site improvements include curbing, pavers, sidewalks,

lighting, a patio, and new landscaping to include trees, planting beds, and lawn areas; and

WHEREAS, in comparison to the previously approved site plan, the modified site improvements no longer include a site perimeter fence, playground, or street trees; per the submitted Application for Project Site Review, the proposed street trees had to be planted elsewhere due to the presence of National Grid lines at the proposed planting locations, and this work was completed in conjunction with the City arborist; and

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

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper indicates that the site is substantially contiguous to the South Salina Street Downtown and Armory Square Historic Districts and the Loew's State Theater, which are all listed on, or have been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

WHEREAS, per the EAF Mapper, the project is within 2,000 feet of a site listed in the NYS DEC Environmental Site Remediation database (ID: 734060); site 734060, NM - Syracuse Erie Blvd. MGP, is an active site in the State Superfund Program; and

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

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

The motion was made by Lisa Dell and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 15, 2017

OCPB Case # Z-17-418

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of ALDI, Inc. for the property located at 3942 State Route 31; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Route 31, a state highway; and
- WHEREAS, the applicant is requesting an area variance to construct a 3,628 square foot addition on an existing 15,464 square foot store (ALDI's) on a 2.36-acre parcel in a Regional Commercial (RC-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-17-424) as part of the proposed project; and
- WHEREAS, the site is located just south of NYS Route 31 and west of NYS Route 481 in the Town of Clay; the Route 31 corridor consists of primarily commercial lots with several large scale commercial retailers; the site has frontage on Carling Road, a local road that ultimately accesses Route 31 to the north, and is situated behind an existing restaurant (Red Lobster); the site abuts a vacant undeveloped parcel to the south and Willow Field Elementary School to the west; and
- WHEREAS, the submitted Demolition Plan dated October 9, 2017 shows the site to contain an existing building (ALDI) with associated parking, one full access driveway onto Carling Road, and an internal drive connecting to the adjacent northerly parcel; per the plan, the proposed project includes removing existing pavement markings and removing pavement, sidewalks, structures and foundations that interfere with the proposed expansion; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated October 22, 2017, the existing store will be expanded by 3,628 sf, increasing the building from 15,464 sf to 19,092 sf, and a new sprinkler system will be installed in the building; the submitted Site Plan dated October 9, 2017 shows the expansion will be located on the eastern side of the building and additional site improvements will include new curbing, paving, concrete sidewalks, and parking striping; and
- WHEREAS, an existing stockade fence is shown in the Site Plan to be located along the western and southern lot lines; and
- WHEREAS, per the EAF, the proposed number of parking spaces on-site is 90 and a parking study completed by the applicant, included with the referral materials, indicates that 90 parking spaces is sufficient for the use of the site; the Town of Clay zoning ordinance indicates that the required number of parking spaces for a retail service use is 96; the submitted Site Plan (Future Parking) dated October 9, 2017 shows 6 additional parking spaces

incorporated within the proposed parking rows if the Town determines that the parking requirement must be met; and

WHEREAS, per the EAF, site lighting will be upgraded to LED fixtures and some poles will be relocated; a Utility and Lighting Plan was included with the referral materials; and

WHEREAS, the submitted Project Statement indicates a new fire lateral will be added along the south end of the property to provide water to the new sprinkler system, and the lateral connection will be reviewed by OCWA for conformance with their piping and backflow requirements; additionally, the existing roof laterals for the storm/drainage system will be relocated with the relocated entry to the building; and

WHEREAS, per the Town of Clay zoning ordinance, a minimum front yard setback of 100' is required in the Regional Commercial (RC-1) zoning district; the submitted Site Plan indicates that area variances for front yard, rear yard, and side yard setbacks were previously granted in 2003; an area variance is requested for the proposed expansion to further reduce the front yard setback from 84' (granted in 2003) to 65.6'; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Gaskin Road Pump Station service area; sanitary flow is ultimately conveyed to the Wetzel Road Wastewater Treatment Plant, though it may be diverted to the Oak Orchard Wastewater Treatment Plant during excess flow events; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) 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; and

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

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

As development along Carling Road occurs, the Town is advised to ensure appropriate traffic accommodations are available given the extension of Carling Road, and to consider potential impacts of the extension on the local road network or space requirements that may be desired for future road widening.

The motion was made by Daniel Cupoli and seconded by Robert Antonacci. The votes were recorded as follows: Douglas Morris - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 15, 2017

OCPB Case # Z-17-419

- 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 Brittonfield Associates I, LLC for the property located at 5000 Brittonfield Parkway; 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 Fly Road, a county highway, and Route 481, a state highway; and
- WHEREAS, the applicant is proposing to combine two parcels into one new 18.5-acre parcel in a Hi-Tech (H-T) zoning district; and
- WHEREAS, in 2012, the Board reviewed Subdivision (S-12-59) and Three-Mile Limit (Z-12-375) referrals that proposed to subdivide an 18.5-acre parcel, creating the two subject parcels; the Board has not received a referral from the Town of DeWitt regarding the proposed action under review for this three-mile limit referral; and
- WHEREAS, the site is located along Brittonfield Parkway, a local road, in the Town of DeWitt; the site abuts I-481 to the east, and is part of the Brittonfield Office Park; surrounding land uses include various medical and other professional offices; and
- WHEREAS, per the submitted meeting minutes dated September 28, 2017 for the Planning Board of the Town of DeWitt, the purpose of the original subdivision was financial, and that purpose no longer exists; and
- WHEREAS, the submitted Fifth Amended Final Plan dated July 5, 2017 shows the site consists of two tax parcels; Lot 1A (6.954 acres) and Lot 1B (11.508 acres) are shown to contain two existing brick buildings totaling 108,900 sf and a detention basin at the rear of the site; aerial imagery shows the remainder of the site is covered primarily by paved parking areas and maintained lawn; and
- WHEREAS, the Fifth Amended Final Plan shows an area labeled "Permanent Easement for Ingress, Egress & Utilities" along the eastern boundary of the site; and
- WHEREAS, per the Fifth Amended Final Plan, Lot 1A and Lot 1B will be combined to create New Lot 1 (18.462 acres); and
- WHEREAS, the existing buildings are served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area that is tributary to the Ley Creek Pump Station which is designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and

WHEREAS, per the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper, the site is located over, or immediately adjoining, a principal aquifer; and

WHEREAS, the 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; and

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

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

The motion was made by Lisa Dell and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 15, 2017

OCPB Case # Z-17-420

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of North Syracuse Planning Board at the request of On A Roll Enterprises, Inc. for the property located at 709 & 805 North Main Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Route 11 (North Main Street), a state highway, Bear Road, a county road, and the municipal boundaries between the Village of North Syracuse and the Towns of Clay and Cicero; and
- WHEREAS, the applicant is proposing to redevelop a former instant oil change facility as a Firehouse Subs restaurant and improve parking facilities on three parcels totaling 4.66 acres in a C-2A Storage Unit zoning district; and
- WHEREAS, the Board is concurrently reviewing a Special Permit referral (Z-17-421) for the proposed project; in 2014, the Board reviewed Site Plan (Z-14-308) and Special Use Permit (Z-14-309) referrals proposing to add equipment to an existing wireless service facility at the shopping plaza on one of the subject parcels; and
- WHEREAS, the site is located at the intersection of Bear Road, a county road, and NYS Route 11 in the Village of North Syracuse; the site is just south of the municipal boundary with the Town of Clay and east of the municipal boundary with the Town of Cicero; surrounding land uses include roadside commercial and residential; and
- WHEREAS, aerial imagery shows the site consists of three tax parcels totaling 4.66 acres, with one parcel situated at the intersection and two parcels located behind it; the corner parcel is shown to contain an existing building, formerly an instant oil change facility, and an asphalt parking lot; existing access to the corner parcel comes from driveways onto Bear Road and Route 11 and there are concrete sidewalks along each road front; the two rear parcels are under common ownership, and shown to contain an existing shopping plaza with a large asphalt parking lot in front of the plaza and two driveways each onto Bear Road and Route 11; and
- WHEREAS, the submitted survey map dated August 21, 2017 shows the corner parcel and the front portion of the rear parcels; there is no existing connection to the corner parcel and a portion of the shared boundary is restricted by an existing guide rail; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated October 18, 2017, the proposed project includes redeveloping the existing building on the corner parcel for a restaurant (Firehouse Subs) and making various site improvements; the submitted Site Plan dated October 18, 2017 shows the corner parcel and the front portion of the rear parcels, with the existing

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building to remain, a proposed sidewalk along the front of the building, a rear loading zone (12' x 20'), 15 parking spaces, and a rear trash enclosure area; additional site improvements include new curbing, asphalt pavement, bollards, and pavement markings; the existing sidewalks along Bear Road and Route 11 are not shown in the Site Plan and it is unclear if those will be removed; and

WHEREAS, per the Site Plan, the existing driveway on Bear Road will be closed and access to the corner parcel will come from the existing driveway at Route 11; changes to the parking lot configuration at the front of the rear parcels are shown, allowing for a connection between the corner parcel and rear parking lot, shared parking areas, and ultimately access to Bear Road for the corner parcel via the rear parking lot; and

WHEREAS, per the Village of North Syracuse zoning ordinance, restaurants are permitted in the C-2A Storage Unit District upon issuance of a special permit; and

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

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper indicates that the 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; 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. To assess the impact of the proposed change in use on local infrastructure, the New York State Department of Transportation has determined that the applicant must provide the Department with ITE Trip Generation traffic figures.
2. Per the New York State Department of Transportation, the existing driveway on Route 11 must be closed and all access to the site must come from the existing driveways accessing the retail plaza.

The Board also offers the following comment(s):

1. Given the Village's recommendations for developing complete streets and the location of this prominent corner parcel in a highly traveled area, the applicant is encouraged to consider a revised site design which removes the front rows of roadside parking, includes or retains the sidewalks along each road frontage, and incorporates landscaping, such as a low hedge, to buffer the sidewalk from the parking areas on the site.
2. The Board encourages the applicant to utilize the existing parking lot at the retail plaza for overflow and employee parking and provide safe pedestrian access, including sidewalks and crosswalks, between the parcels.

3. The Village is encouraged to ensure that appropriate access and parking agreements are in place for the parking areas and driveways shared between the parcels.
4. The Onondaga County Department of Transportation requests copies of any traffic or drainage data provided to the New York State Department of Transportation.
5. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 early in the planning process to determine sewer availability and capacity.
6. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" website at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.
7. The applicant and municipality are advised to ensure the following county, state, and/or federal regulations have been met prior to project approval:
 - a. County Work Permit – Any work within the county right-of-way to close the existing driveway on Bear Road will require a work permit from the Onondaga County Department of Transportation.
 - b. State Work Permit – Any work within the state right-of-way will require a work permit from the New York State Department of Transportation.
 - c. Offset Plan - Per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 (www.ongov.net/wep/uselaws.html) where applicable. Unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer to offset new sanitary flow by the removal of extraneous flow and submit a letter confirming the acceptance of the offset plan to the Onondaga County Department of Water Environment Protection.

The motion was made by Daniel Cupoli and seconded by Lisa Dell. The votes were recorded as follows: Douglas Morris - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - no; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 15, 2017

OCPB Case # Z-17-421

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Village of North Syracuse Planning Board at the request of On A Roll Enterprises, Inc. for the property located at 805 North Main Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Route 11 (North Main Street), a state highway, Bear Road, a county road, and the municipal boundary between the Village of North Syracuse and the Town of Cicero; and
- WHEREAS, the applicant is requesting a special permit to allow the redevelopment of a former instant oil change facility as a Firehouse Subs restaurant and improve parking facilities on three parcels totaling 4.66 acres in a C-2A Storage Unit zoning district; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-17-420) for the proposed project; in 2014, the Board reviewed Site Plan (Z-14-308) and Special Use Permit (Z-14-309) referrals proposing to add equipment to an existing wireless service facility at the shopping plaza on one of the subject parcels; and
- WHEREAS, the site is located at the intersection of Bear Road, a county road, and NYS Route 11 in the Village of North Syracuse; the site is just south of the municipal boundary with the Town of Clay and east of the municipal boundary with the Town of Cicero; surrounding land uses include roadside commercial and residential; and
- WHEREAS, aerial imagery shows the site consists of three tax parcels totaling 4.66 acres, with one parcel situated at the intersection and two parcels located behind it; the corner parcel is shown to contain an existing building, formerly an instant oil change facility, and an asphalt parking lot; existing access to the corner parcel comes from driveways onto Bear Road and Route 11 and there are concrete sidewalks along each road front; the two rear parcels are under common ownership, and shown to contain an existing shopping plaza with a large asphalt parking lot in front of the plaza and two driveways each onto Bear Road and Route 11; and
- WHEREAS, the submitted survey map dated August 21, 2017 shows the corner parcel and the front portion of the rear parcels; there is no existing connection to the corner parcel and a portion of the shared boundary is restricted by an existing guide rail; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated October 18, 2017, the proposed project includes redeveloping the existing building on the corner parcel for a restaurant (Firehouse Subs) and making various site improvements; the submitted Site Plan dated October 18, 2017 shows the

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E-mail Address: countyplanning@ongov.net

corner parcel and the front portion of the rear parcels, with the existing building to remain, a proposed sidewalk along the front of the building, a rear loading zone (12' x 20'), 15 parking spaces, and a rear trash enclosure area; additional site improvements include new curbing, asphalt pavement, bollards, and pavement markings; the existing sidewalks along Bear Road and Route 11 are not shown in the Site Plan and it is unclear if those will be removed; and

WHEREAS, per the Site Plan, the existing driveway on Bear Road will be closed and access to the corner parcel will come from the existing driveway at Route 11; changes to the parking lot configuration at the front of the rear parcels are shown, allowing for a connection between the corner parcel and rear parking lot, shared parking areas, and ultimately access to Bear Road for the corner parcel via the rear parking lot; and

WHEREAS, per the Village of North Syracuse zoning ordinance, restaurants are permitted in the C-2A Storage Unit District upon issuance of a special permit; and

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

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper indicates that the 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; 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. To assess the impact of the proposed change in use on local infrastructure, the New York State Department of Transportation has determined that the applicant must provide the Department with ITE Trip Generation traffic figures.
2. Per the New York State Department of Transportation, the existing driveway on Route 11 must be closed and all access to the site must come from the existing driveways accessing the retail plaza.

The Board also offers the following comment(s):

1. Given the Village's recommendations for developing complete streets and the location of this prominent corner parcel in a highly traveled area, the applicant is encouraged to consider a revised site design which removes the front rows of roadside parking, includes or retains the sidewalks along each road frontage, and incorporates landscaping, such as a low hedge, to buffer the sidewalk from the parking areas on the site.
2. The Board encourages the applicant to utilize the existing parking lot at the retail plaza for overflow and employee parking and provide safe pedestrian access, including sidewalks and crosswalks, between the parcels.

3. The Village is encouraged to ensure that appropriate access and parking agreements are in place for the parking areas and driveways shared between the parcels.
4. The Onondaga County Department of Transportation requests copies of any traffic or drainage data provided to the New York State Department of Transportation.
5. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 early in the planning process to determine sewer availability and capacity.
6. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" website at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.
7. The applicant and municipality are advised to ensure the following county, state, and/or federal regulations have been met prior to project approval:
 - a. County Work Permit – Any work within the county right-of-way to close the existing driveway on Bear Road will require a work permit from the Onondaga County Department of Transportation.
 - b. State Highway Access and/or Work Permit – Any work within the state right-of-way will require a work permit from the New York State Department of Transportation.
 - c. Offset Plan - Per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 (www.ongov.net/wep/uselaws.html) where applicable. Unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer to offset new sanitary flow by the removal of extraneous flow and submit a letter confirming the acceptance of the offset plan to the Onondaga County Department of Water Environment Protection.

The motion was made by Daniel Cupoli and seconded by Lisa Dell. The votes were recorded as follows: Douglas Morris - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - no; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 15, 2017

OCPB Case # Z-17-422

- 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 LaFayette Planning Board at the request of Oliver's Campers, Inc. for the property located at 2843 Route 11; 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 81 and US Route 11, both state highways, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to operate an RV sales and service dealership on a 4.17-acre parcel in an Industrial zoning district; and
- WHEREAS, the Board recently reviewed a Site Plan referral (Z-17-377) regarding the proposed project and determined the referral to be incomplete, lacking adequate information to fully review the proposed Site Plan; and
- WHEREAS, in 2008, the Board recommended Modification of a Controlled Site Approval referral (Z-08-202) proposing to operate a weekend auto flea market on the subject parcel and an adjacent parcel; and
- WHEREAS, the site is located along US Route 11 in a rural area in the Town of LaFayette; the site abuts I-81 to the west and is adjacent to several residential lots, a school, a restaurant, the State Police Department, and the Town Highway Garage; lands to the east of the site and west of I-81 are enrolled in New York State Agricultural District 1 and contain some active farmland; an Agricultural Data Statement was not submitted with the referral; and
- WHEREAS, per the submitted map (undated), the site contains three existing structures, Building A (50' x 32'), Building B (a silo), and a small storage shed located along Route 11; the site has an existing u-shaped driveway with two access points on Route 11; and
- WHEREAS, an additional submitted map (undated) shows the project area to consist of the northeastern corner of the 4.17-acre site, and the proposed RV dealership will make use of Building A; a proposed public parking lot (60' x 80') is shown on the north side of the building and an employee parking lot (50' x 30') is shown on the south side of the building; the proposed sales lot for RV parking (175' x 200') will be located at the rear of the project area and will only be accessible by foot; and
- WHEREAS, per the map, site access and circulation will consist of a u-shaped driveway with two access points (each 22' wide) onto Route 11 where the existing driveways are located; the northerly access will be entrance only and the southerly access will be exit only with two internal drives connecting the two driveways, one in front of the building, and one at the rear; a letter from the New York State Department of Transportation, included with the referral materials, indicates that the permit review process for the proposed driveways

has been initiated with the Department; and

WHEREAS, proposed lighting for the project area is intended strictly for security purposes; per the submitted narrative, business hours will be during daylight hours and no lights will be aimed or shown onto Route 11; and

WHEREAS, proposed signage for the dealership includes a vinyl sign (48" x 48") with a wood frame that will be hung from an existing sign pole along Route 11; the location of the proposed sign is shown to be in front of Building A in the map; and

WHEREAS, the existing building is served by individual well and septic system; per the narrative, Building A has two existing bathrooms that are plumbed to the septic system, and no additional wastewater service is proposed on site; and

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

The applicant must contact the Onondaga County Health Department regarding the location of the existing well and septic system. The Onondaga County Health Department must formally accept any existing septic system to service this property prior to municipal approval of the site plan.

The Board also offers the following comment(s):

1. The applicant is advised to continue to coordinate with the New York State Department of Transportation regarding site access and any required drainage or lighting plans as part of the commercial driveway permitting process.
2. The applicant and municipality are advised to ensure the following county, state, and/or federal regulations have been met prior to site plan approval:
 - a. State Highway Access and/or Work Permit – Any new or modified driveways and work within the state right-of-way require a highway access and/or work permit from the New York State Department of Transportation.
 - b. Agricultural Data Statement – Any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on or within 500 feet of a property within a New York State Certified Agricultural District is required by the New York State Agricultural and Markets Law to include an Agricultural Data Statement.

The motion was made by Daniel Cupoli and seconded by Lisa Dell. The votes were recorded as follows: Douglas Morris - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 15, 2017

OCPB Case # Z-17-423

- 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 Apartments Housing Development Fund Co., Inc. for the property located at 1660 (aka 1700) West Onondaga 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 Harbor Brook / Velasko Road Detention Basin, a county-owned drainage facility;
- WHEREAS, the applicant is requesting a special permit to repave and expand the driveway and parking areas on a 1.85-acre parcel in a Residential, Class B zoning district; and
- WHEREAS, the site is located along West Onondaga Street, a city street, in the Westside neighborhood of the City of Syracuse; the site abuts a vacant parcel that, in conjunction with several adjacent parcels, is owned by Onondaga County and makes up the Velasko Road Detention Basin; other surrounding land uses are primarily residential; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; according to the ReZone Syracuse draft zoning map dated June 2017, the proposed zoning for this lot is Mixed Used Urban Neighborhood (MX-1), which would act to “provide for a pedestrian-friendly mix of low- to medium-density residential and small-scale, low-impact nonresidential uses”; and
- WHEREAS, the submitted survey map dated June 4, 2011 shows the site to contain an existing six-story brick building (Providence House Apartments), a rear asphalt parking lot, concrete sidewalks, and a front drop-off loop with two access points onto West Onondaga Street; additional access to the site comes from an existing driveway onto West Onondaga Street that connects to the rear parking area; submitted photos show the building has an existing building-mounted sign (1’ x 15’); and
- WHEREAS, per the submitted Application for Special Permit Review dated October 30, 2017, the proposed site improvements include re-paving the drop-off loop, entrance driveway, and parking lot, widening the existing entrance drive from 20’ to 24’, updating portions of the existing concrete sidewalks, and repairing the existing catch basins and cleanouts in the parking area; and
- WHEREAS, per the City of Syracuse zoning ordinance, care homes are permitted in the Residential District, Class B upon issuance of a special permit, and modifications to lands or buildings for which a special permit has been issued require a new special permit be issued; and
- WHEREAS, per the Environmental Assessment Form (EAF) dated October 10, 2017, the

stormwater runoff from the property is collected by catch basins into a subsurface stormwater pipe network and conveyed into a subsurface stormwater dispersal system; and

WHEREAS, the site is served by municipal drinking water and public sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; 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); 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 Lisa Dell and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 15, 2017

OCPB Case # Z-17-424

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of ALDI, Inc. New York for the property located at 3942 State Route 31; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Route 31, a state highway; and
- WHEREAS, the applicant is proposing to construct a 3,628 square foot addition on an existing 15,464 square foot store (ALDI's) on a 2.36-acre parcel in a Regional Commercial (RC-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing an Area Variance referral (Z-17-418) as part of the proposed project; and
- WHEREAS, the site is located just south of NYS Route 31 and west of NYS Route 481 in the Town of Clay; the Route 31 corridor consists of primarily commercial lots with several large scale commercial retailers; the site has frontage on Carling Road, a local road that ultimately accesses Route 31 to the north, and is situated behind an existing restaurant (Red Lobster); the site abuts a vacant undeveloped parcel to the south and Willow Field Elementary School to the west; and
- WHEREAS, the submitted Demolition Plan dated October 9, 2017 shows the site to contain an existing building (ALDI) with associated parking, one full access driveway onto Carling Road, and an internal drive connecting to the adjacent northerly parcel; per the plan, the proposed project includes removing existing pavement markings and removing pavement, sidewalks, structures and foundations that interfere with the proposed expansion; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated October 22, 2017, the existing store will be expanded by 3,628 sf, increasing the building from 15,464 sf to 19,092 sf, and a new sprinkler system will be installed in the building; the submitted Site Plan dated October 9, 2017 shows the expansion will be located on the eastern side of the building and additional site improvements will include new curbing, paving, concrete sidewalks, and parking striping; and
- WHEREAS, an existing stockade fence is shown in the Site Plan to be located along the western and southern lot lines; and
- WHEREAS, per the EAF, the proposed number of parking spaces on-site is 90 and a parking study completed by the applicant, included with the referral materials, indicates that 90 parking spaces is sufficient for the use of the site; the Town of Clay zoning ordinance indicates that the required number of parking spaces for a retail service use is 96; the submitted Site Plan (Future Parking) dated October 9, 2017 shows 6 additional parking spaces

incorporated within the proposed parking rows if the Town determines that the parking requirement must be met; and

WHEREAS, per the EAF, site lighting will be upgraded to LED fixtures and some poles will be relocated; a Utility and Lighting Plan was included with the referral materials; and

WHEREAS, the submitted Project Statement indicates a new fire lateral will be added along the south end of the property to provide water to the new sprinkler system, and the lateral connection will be reviewed by OCWA for conformance with their piping and backflow requirements; additionally, the existing roof laterals for the storm/drainage system will be relocated with the relocated entry to the building; and

WHEREAS, per the Town of Clay zoning ordinance, a minimum front yard setback of 100' is required in the Regional Commercial (RC-1) zoning district; the submitted Site Plan indicates that area variances for front yard, rear yard, and side yard setbacks were previously granted in 2003; an area variance is requested for the proposed expansion to further reduce the front yard setback from 84' (granted in 2003) to 65.6'; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Gaskin Road Pump Station service area; sanitary flow is ultimately conveyed to the Wetzel Road Wastewater Treatment Plant, though it may be diverted to the Oak Orchard Wastewater Treatment Plant during excess flow events; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) 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; and

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

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

As development along Carling Road occurs, the Town is advised to ensure appropriate traffic accommodations are available given the extension of Carling Road, and to consider potential impacts of the extension on the local road network or space requirements that may be desired for future road widening.

The motion was made by Daniel Cupoli and seconded by Robert Antonacci. The votes were recorded as follows: Douglas Morris - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 15, 2017

OCPB Case # Z-17-425

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of Aileen Gustav for the property located at 3820 State Route 31; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Route 31, a state highway; and
- WHEREAS, the applicant is proposing four retail buildings totaling 17,500 sf on a 6.049-acre parcel in a Residential Agricultural (RA-100) zoning district; and
- WHEREAS, the Board recently recommended No Position with Comment for Zone Change (Z-17-350) and Area Variance (Z-17-388) referrals as part of the proposed project; a Coordinated Review meeting on the project was held on September 14, 2017, involving the town representatives and various local and state agencies, prior to the Board's review of the two referrals; and
- WHEREAS, the current review is based on the site plan included in the referral materials from the Town of Clay; the Board acknowledges that the site plan has since been revised, and that it reflects some of the changes recommended in this review; and
- WHEREAS, the site is located near the major regional intersection (Moyers Corners) between New York State Route 31 and County Route 57 in the Town of Clay; the site is adjacent to a shopping plaza that contains two large retail establishments (Lowe's and Hobby Lobby) and an outparcel retail building; there is a CSX rail line running along the eastern property line; other surrounding land uses include various big box retail establishments along Route 31 and a recently constructed auto dealership (Davidson Ford of Clay), a proposed auto dealership (Fox), and a proposed shopping plaza all west of the site; and
- WHEREAS, the submitted Boundary and Topography Survey Map dated August 23, 2017 shows the site consists of a vacant, partially-forested parcel with two concrete pads in the northwestern corner of the parcel; the survey map shows a gas line easement to Niagara Mohawk along the western lot line, a 40' storm easement along the eastern lot line, and an area on the map, along the western lot line, wherein it is noted that "an overlap exists between the deeded lands of" the parcel and the adjacent lands owned by the Clay South Development, LLC; and
- WHEREAS, the submitted Site Layout Plan dated October 2017 shows the proposed development to include four detached buildings totaling 17,335 sf, two patio areas totaling 1,330 sf at the front of the buildings, associated parking areas with 277 spaces, a right in, right out driveway onto Route 31, a driveway connection to the adjacent shopping plaza to the east which has additional access via an existing full access driveway with traffic signal on Route 31,

1100 Civic Center, 421 Montgomery Street, Syracuse, NY 13202 (315) 435-2611, Fax (315) 435-2439

E-mail Address: countyplanning@ongov.net

sidewalks along Route 31 and throughout the site, crosswalks for driveway/parking lot crossings, and a monument sign east of the right in, right out driveway; and

WHEREAS, the plan shows the proposed buildings situated near the center of the parcel, parallel to Route 31, with A1 (2,400 sf) being the farthest west, and then B1 containing two attached spaces (2,250 sf and 2,300 sf), C1 (7,135 sf), and D1 (3,250 sf) being the farthest east; the Environmental Assessment Form (EAF) indicates that A1 is intended for a restaurant use, B1 is intended for a retail use and a drive-thru restaurant (Starbucks), C1 is intended for a restaurant use (Texas Roadhouse), and D1 is intended for a medical office use; the plan shows the parcel divided into 4 lots with Lot A containing building A1, Lot B containing building B1, Lot C containing building C1 and a substantial amount of the rear parking lot, and Lot D containing building D1 and the driveway connection to the adjacent shopping plaza; no subdivision referral has been reviewed for the project and a proposed subdivision is not mentioned elsewhere in the referral materials; and

WHEREAS, per the EAF, 5.0 acres of the site will be disturbed by the proposed development and stormwater runoff will be directed to on-site stormwater management areas; the Site Drainage, Grading & Utilities Plan dated October 30, 2017 shows two areas designated as "Stormwater Management Areas (not designed)", one at the southern end of the parcel to the rear of the proposed development and the other east of building D1; and

WHEREAS, no transit accommodations are shown on the Site Layout Plan at the frontage/curbline, though pedestrian accommodations connecting the site to the road are included; per the Central New York Regional Transportation Authority (CENTRO), transit service runs along NYS Route 31, however, service to individual shopping plazas can be difficult and time-consuming; designated pull-off areas and site design that accommodates bikes and pedestrians fosters opportunities for transit services; the nearest Centro stop is located just east of the signalized intersection for the Lowe's and Hobby Lobby plaza; and

WHEREAS, the site does not currently have drinking water or wastewater services; new connections to public drinking water and sewers are proposed for the project, and the site is near Town sewer lines that connect to an existing County-owned trunk sewer; the County trunk sewer ultimately flows to the Wetzel Road Wastewater Treatment Plant service area though flow is diverted to the Oak Orchard Wastewater Treatment Plant during excess flow events; and

WHEREAS, per the EAF, wetlands on the site have been delineated by a wetland biologist and are shown on the survey map to extend mostly along the southern and eastern portions of the parcel; per the EAF, 0.5 to 0.75 acres of wetlands will be impacted by the development; the plan shows proposed buildings C1 and D1 and some of the proposed drive aisles and parking areas to be partially located within the wetland area; the submitted Site Preparation Plan dated October 30, 2017 shows a substantial area of vegetation will be removed for the proposed project and the existing wetland area will ultimately be segmented into three parts; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) 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; per the EAF Mapper, the project site or a portion of it is located in or adjacent to an area designated as

sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and

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

1. The applicant must continue to coordinate driveway design, access and right-of-way details, drainage, and lighting with the New York State Department of Transportation. Any modifications to the Site Plan required by the Department must be reflected on a revised Site Plan prior to municipal approval.
2. The Board discourages such extensive disruption and segmentation of the federal wetland area, and encourages the applicant to consider a revised site design that further minimizes wetland impacts and provides high-quality buffer protection for the wetland and streams on site. The applicant is encouraged to further reduce parking and pursue opportunities for shared parking with the adjacent Lowe's and Hobby Lobby Plaza in an effort to further minimize wetland impacts.

The Board also offers the following comment(s):

1. The Board commends the pedestrian accommodations that have been incorporated into the revised site design and the addition of an easement to the adjacent parcel to the west, the Bank of America drive-thru, which promote safe pedestrian and vehicle circulation.
2. Additional site plan revisions are recommended that move the proposed buildings closer to Route 31 and situate the majority of the parking areas at the rear of the site. This site layout is recommended to provide better circulation to the proposed drive-thru, further facilitate pedestrian access from the road, and facilitate access to the existing signalized intersection at Route 31 as the primary traffic movement.
3. The applicant is encouraged to provide a planting strip for snow storage between the road and sidewalk. Additional front yard landscaping is also encouraged to screen parking areas along the road front.
4. Opportunities for enhanced transit accommodations to the site are recommended and should be required by the Town per coordination with CENTRO, potentially including a transit stop at Route 31 with a dedicated pull off lane for safe access, and/or site planning to facilitate ease of access by buses within the site. Building and parking orientation to facilitate pedestrian circulation is also recommended, per the Route 31 Transportation study.
5. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.

6. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 early in the planning process to determine sewer availability and capacity.

7. Given the presence of federal wetlands and the large expanse of impermeable surface on the site, the applicant should consider ways to minimize stormwater runoff and improve stormwater quality as much as practical, including installing additional planting islands in the proposed parking areas or utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.

8. The applicant and municipality are advised to ensure the following county, state, and/or federal regulations have been met prior to site plan approval:

a. State Highway Access and/or Work Permit – Any new or modified driveways and work within the state right-of-way require a highway access and/or work permit from the New York State Department of Transportation.

b. Federal Wetlands Approval – Any delineated wetlands must be confirmed by the U.S. Army Corps of Engineers. The applicant is also advised to obtain appropriate permits from the Corps for any proposed development or placement of fill in a federal wetland, or drainage of federal wetlands on site.

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

d. Archaeological Sensitive Areas – The applicant and/or municipality is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process.

The motion was made by Daniel Cupoli and seconded by Lisa Dell. The votes were recorded as follows: Douglas Morris - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 15, 2017

OCPB Case # Z-17-426

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Carlos Morales for the property located at 5865 East Taft Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Taft Road (Route 19) and Church Street (Route 20), both county roads; and
- WHEREAS, the applicant is proposing to sell automobiles from an existing auto repair shop on a 0.38-acre parcel in a General Commercial zoning district; and
- WHEREAS, the site is located on East Taft Road, a county road, north of the Syracuse Hancock International Airport in the Town of Cicero; surrounding land uses include various commercial and service businesses; and
- WHEREAS, the submitted Site Plan – Existing Features dated October 20, 2017 shows the site to contain an existing block building (Morales Collision), a rear frame shed, an asphalt area along the front and east sides of the building, and two rear dumpsters; a drainage pipe (approximate location) is shown cutting across the parcel and appears the run through the northwest corner of the building; aerial imagery shows existing access to the site comes from a curb cut on East Taft Road; and
- WHEREAS, the applicant is proposing to sell automobiles on the site; the submitted Site Plan – Proposed Features dated October 20, 2017 shows site improvements to include striping the parking lot, moving the dumpsters farther from the building to the rear lot line, and installing a handicapped sign to the parking area; and
- WHEREAS, per the Site Plan – Proposed Features, the proposed parking for the site consists of 8 parking spaces in the existing asphalt area; parking is shown to include 5 spaces for customers and 2 display spaces at the front of the lot and 1 employee parking space at the rear of the lot; and
- WHEREAS, per the Site Plan – Proposed Features, there are no proposed changes to the existing building appearance, site landscaping, or signage; existing signage includes a wall-mounted sign (6' x 2') on the front of the building and a freestanding sign, including one backlit sign (8' x 3.5') and one marquee style sign (8' x 4') attached to two pole structures; both signs are to remain; and
- WHEREAS, per the submitted Site Plan Application dated October 25, 2017, hours of operation are Monday through Friday 8am to 5pm and the maximum number of employees on site at one time is one; and
- WHEREAS, the site is currently served by public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; no changes to the existing infrastructure are proposed; and

WHEREAS, 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 sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; and

WHEREAS, GIS mapping shows the possible presence of federal wetlands which appears to cross through the parcel and the building; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the site is located over, or immediately adjoining, a principal aquifer; and

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

Per the Onondaga County Department of Transportation, the existing access onto East Taft Road must be reduced in width and delineated to meet the Department's current commercial driveway standards. The applicant must contact the Department to coordinate site access requirements. Any modifications to the Site Plan required by the Department must be reflected on a revised Site Plan prior to municipal approval.

The Board also offers the following comment(s):

Per the Onondaga County Department of Transportation, no parking, loading, or servicing of vehicles in the right-of-way, or backing of vehicles into the right of way, is permitted.

The motion was made by Daniel Cupoli and seconded by Lisa Dell. The votes were recorded as follows: Douglas Morris - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 15, 2017

OCPB Case # Z-17-427

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Cicero Zoning Board of Appeals at the request of Deborah Glennon for the property located at 5897 East Taft 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 East Taft Road (Route 19) and Church Street (Route 20), both county roads; and
- WHEREAS, the applicant is requesting an area variance to construct a detached 22' x 24' garage on a 0.36-acre parcel in a Neighborhood Commercial zoning district; and
- WHEREAS, the site is located on East Taft Road, a county road, north of the Syracuse Hancock International Airport in the Town of Cicero; surrounding land uses include various commercial and service businesses, and residential lots to the east; and
- WHEREAS, the submitted survey map dated October 6, 2017 shows the site to contain an existing two-story frame house with rear deck, two rear sheds, and an asphalt driveway onto East Taft Road; and
- WHEREAS, the survey map shows the proposed garage (468 gross sf) will be set 10' behind the deck of the existing house; and
- WHEREAS, per the Town of Cicero zoning ordinance, no nonconforming building structure or use shall be enlarged, expanded or increased; the existing single-family house is a legal nonconforming use in a Neighborhood Commercial zoning district, requiring an area variance for the proposed garage; and
- WHEREAS, the existing house is served by public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; no changes to the existing infrastructure are proposed; and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and

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 Lisa Dell and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 15, 2017

OCPB Case # Z-17-428

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Aldin Ibrahimovic for the property located at 8284 Brewerton Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Brewerton Road (Route 11) and Route 81, both state highways; and
- WHEREAS, the applicant is proposing to operate an auto repair shop / used car sales out of an existing building previously used as an auto repair shop on a 0.677-acre parcel in a General Commercial zoning district; and
- WHEREAS, the site is located along NYS Route 11 in the Town of Cicero a quarter mile south of NYS Route 31; surrounding land uses include various commercial and service businesses; and
- WHEREAS, the submitted Amended Site Plan – Existing Features dated October 10, 2017 shows the site to contain an existing concrete block building, formerly an auto repair shop, set 10 to 17.7 feet from the northern lot line and asphalt covering the area in front of and to the south of the building; the site has unrestricted access almost the entire length of the Route 11 frontage; and
- WHEREAS, per the Amended Site Plan – Existing Features, there is a 20' Town sanitary sewer easement running north-south through the lot at the rear of the building; a smaller corner of the existing building appears to fall in the easement area; and
- WHEREAS, the submitted Amended Site Plan – Proposed Features dated October 10, 2017 shows proposed site improvements to include removing an existing sign post and two existing freestanding signs, adding a concrete sidewalk along Route 11, and striping the parking lot; the plan shows proposed access will be delineated by the lined parking spaces and consist of entrance-only and exit-only driveways (22' wide each) onto Route 11; and
- WHEREAS, per the Amended Site Plan – Proposed Features, the proposed parking for the site consists of 25 parking spaces in the existing asphalt area; parking is shown to include 4 spaces for customers along the northern lot line, 3 display spaces at the front of the site, and 18 double stacked display spaces along the side lot line; and
- WHEREAS, proposed signage includes two wall-mounted signs (16 sf each) on the face of the building in the place of two of the existing signs on site; and
- WHEREAS, the Amended Site Plan – Proposed Features states that there will be no proposed changes to the building appearance, no proposed changes to lighting, no proposed grade/drainage changes, and no proposed dumpster changes; and

WHEREAS, per the submitted Site Plan Application dated October 24, 2017, proposed hours of operation are Monday thru Saturday 9am to 6pm and the maximum number of employees on the site at one time is one; and

WHEREAS, the existing building is served by public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; no changes are proposed to the existing infrastructure; 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 sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; and

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

Per the New York State Department of Transportation, the proposed driveways onto Route 11 may not meet the Department's commercial driveway standards. The applicant must contact the Department to coordinate site access requirements, specifically driveway widths, and is advised that only single-lane driveways will be permitted. Any modifications to the Site Plan required by the Department must be reflected on a revised Site Plan prior to municipal approval.

The Board also offers the following comment(s):

1. The applicant is encouraged to move the front yard parking farther back from the State right-of-way to allow for greater visibility at the proposed driveways and consider relocating some of the proposed parking to the rear of the building.

2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" website at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.

The motion was made by Daniel Cupoli and seconded by Lisa Dell. The votes were recorded as follows: Douglas Morris - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 15, 2017

OCPB Case # Z-17-429

- 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 Lawrence Brown for the property located at 3993 Oran Delphi 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 Oran Delphi Road (Roue 5), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting an area variance to reduce the front yard setback from 50 feet to 13 feet to allow for the construction of a 20' x 23' garage on a 0.93-acre parcel in a Farm (F) zoning district; and
- WHEREAS, the Board recently recommended No Position with Comment on an Area Variance referral (Z-17-393) for the proposed project; the Area Variance referral (Z-17-429) currently under review amends the previously proposed action, requesting a greater variance for the minimum front yard setback requirement (13' setback proposed where 50' required) than what was previously requested (33' setback proposed); and
- WHEREAS, the site is located along Oran Delphi Road, a county road, in a rural area in the Town of Pompey; surrounding land uses include vacant, forested lands and low density residential lots; lands to the north and west of the site are enrolled in New York State Agricultural District 4 and contain active farmland; and
- WHEREAS, aerial imagery shows the site contains an existing one-story house set back 99' from Oran Delphi Road; the submitted drawing (undated) shows the proposed residential two-car garage (20' x 23') situated in front of the house and set 13' from Oran Delphi Road and 5' from the northern lot line; and
- WHEREAS, per the Town of Pompey zoning ordinance, the required minimum front yard setback is 50' for accessory structures in a single-family land use of the Farm (F) district, requiring an area variance for the proposed garage; and
- WHEREAS, aerial imagery shows the site has existing access to Oran Delphi Road via an asphalt driveway and the lot is primarily forested outside of the land containing the house and driveway; there is also a tree line and gully separating the site from the adjacent residential lot to the north; and
- WHEREAS, the submitted Application for Variance or Appeal of Zoning Inspector's Determination dated November 1, 2017 indicates that the land slopes down from the rear of the lot to the road, with a steep decrease in elevation indicated from the front of the proposed garage to the road; per the submitted variance application, the proposed location of the garage is based on the topography of the site and trying to locate the garage farther from the road would produce undue hardship; and

WHEREAS, the existing house is served by individual well and septic system; no changes to the existing infrastructure are proposed; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; and

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

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

Should the Town approve the requested area variance, the applicant is encouraged to maintain as much of the existing tree cover as practical to provide slope stabilization and continued buffering for the adjacent residential lot and gully.

The motion was made by Daniel Cupoli and seconded by Robert Antonacci. The votes were recorded as follows: Douglas Morris - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 15, 2017

OCPB Case # Z-17-430

- 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 Geddes Zoning Board of Appeals at the request of JLR Signs / Jack Ribble for the property located at 1255 State Fair Boulevard; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Route 690, a state highway, and State Fair Boulevard (Route 221), a county highway; and
- WHEREAS, the applicant is requesting an area variance to allow the installation of a 4' x 8' double-faced, illuminated pole sign (Western Ranch Motor Inn) on a 4.96-acre parcel in a Commercial B zoning district; and
- WHEREAS, the site is located on State Fair Boulevard, a county road, in the Town of Geddes; the site is just west of I-690 near the northern end of Onondaga Lake; surrounding land uses are primarily industrial; and
- WHEREAS, aerial imagery shows the site to contain an existing one to two story building (Western Ranch Motor Inn), a large parking area, and three driveways onto State Fair Boulevard; the site has an existing pole sign east of the building in a green space between two of the existing driveways; and
- WHEREAS, a letter dated October 30, 2017, included with the referral materials, indicates that the proposed sign is intended to replace the existing damaged sign structure and will be used as an "on-premises" sign for "Western Ranch"; the proposed sign is a double-sided, internally-illuminated sign (roughly 4' x 8') attached to two pole structures; the overall height of the structure will be 15' above grade; and
- WHEREAS, per the Town of Geddes zoning ordinance, signs in commercial districts shall not exceed 25 sf of area per side or a total sign area of 50 sf, requiring an area variance for the proposed sign (approximately 32 sf per side); and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the site is located over, or immediately adjoining, primary and principal aquifers; and
- WHEREAS, per the EAF Mapper, 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; and
- WHEREAS, per the EAF Mapper, the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York

State Historic Preservation Office archaeological site inventory; and

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

Per the Onondaga County Department of Transportation, the applicant is advised that the proposed sign must be located outside of the County right-of-way.

The motion was made by Daniel Cupoli and seconded by Robert Antonacci. The votes were recorded as follows: Douglas Morris - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 15, 2017

OCPB Case # Z-17-431

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of DeWitt Zoning Board of Appeals at the request of Penske Truck Leasing Co., LP for the property located at 6015 Galster Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Manlius Center Road (Route 290), a state highway, and the municipal boundary between the Town of DeWitt and the Village of East Syracuse; and
- WHEREAS, the applicant is requesting a special permit to operate a motor vehicle and truck leasing, renting and maintenance business on a 2.224-acre parcel in an Industrial zoning district; and
- WHEREAS, the site is located along Galster Road, a local road, just south of Manlius Center Road (NYS Route 290) in the Town of DeWitt; surrounding land uses are a mix of commercial and industrial; and
- WHEREAS, the submitted survey map dated April 15, 2004 shows the site to contain a one-story concrete block building (160' x 85') situated on the southern half of the lot and surrounded by tarvia, and a large dirt and gravel area covering the northern half of the lot; a portion of the gravel area appears to encroach on the rear adjacent parcel; access to the site is unrestricted along the Galster Road frontage; and
- WHEREAS, per the Referral Notice, the proposed special permit will allow for the property to be leased to Penske Truck Rental company for vehicle and truck leasing, renting, and maintenance, including outdoor parking and storage of vehicles; the submitted Special Use Permit Addendum indicates that the property was used as a commercial garage in the past and the proposed use is consistent with neighboring properties, which includes an Enterprise rental/service business on an adjacent northerly parcel; and
- WHEREAS, aerial imagery shows a vegetated area along the southern lot line and some undeveloped, vegetated land on the adjacent parcels at the rear of the site; a chain link fence is also shown along the southern lot line in the survey map; and
- WHEREAS, per the Town of DeWitt zoning ordinance, commercial garages are permitted in the Industrial district upon issuance of a special permit; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that almost the entirety of the site is located within the 100-year floodplain, which may require elevation of structures and other mitigation; the Onondaga County

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

WHEREAS, per the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper, 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; and

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

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 and 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 Lisa Dell and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 15, 2017

OCPB Case # Z-17-432

- 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 Salina Town Board at the request of Fernando A. Vona for the property located at 611 Old Liverpool 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 Old Liverpool Road, a county highway, Onondaga Lake Parkway (Route 370), a state highway, and Onondaga Lake Park, a county-owned park; and
- WHEREAS, the applicant is proposing a zone change from Professional Office (O-1) to Multiple Residential (R-4) to allow for future apartments to be constructed on a 2.07-acre parcel; and
- WHEREAS, the site is located along Old Liverpool Road, a county road, in the Town of Salina; the site is on the northern side of Onondaga Lake and separated from the shoreline by Onondaga Lake Parkway (NYS Route 370), a CSX rail line, and lands owned by Onondaga County; surrounding land uses are low density, roadside commercial and residential; and
- WHEREAS, the submitted survey map dated June 27, 2017 shows the parcel is vacant and contains a sanitary sewer right-of-way and a right-of-way to the Town of Salina along the western lot line; and
- WHEREAS, per the Town of Salina zoning ordinance, the current zoning district, Professional Office (O-1), is intended to “promote districts containing only office uses in areas where the additional uses permitted in other office and light industrial districts might be detrimental to adjoining uses areas,” and the proposed zoning district, Multiple Residential (R-4), is intended to “provide areas where the living environment associated with multiple-dwelling-unit development is encouraged and preserved”; and
- WHEREAS, the proposed zone change is intended to allow for the construction of apartments on the site; the referral materials include three professional office sketches and four apartment sketches, each showing a tentative layout for comparison of the existing and proposed uses; the professional office sketches show 3 to 4 buildings totaling 15,000 sf of office space with 75 to 99 parking spaces; the apartment sketches show two attached or detached, three-story apartment buildings (12 units each) with parking ranging from 48 to 58 spaces; in one apartment sketch, 16 of the parking spaces are provided by two single-story garage buildings; and
- WHEREAS, per the apartment sketches, up to 25 apartment units are allowed on the site given the minimum lot area requirements designated in the Town zoning ordinance; and
- WHEREAS, each of the submitted sketches shows a single driveway onto Old Liverpool

Road, 20' wide in the apartment sketches and 23' wide in the professional office sketches; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), transit service runs along Old Liverpool Road and the nearest Centro stops are located just east of the site on Old Liverpool Road, one at the corner of the parcel and the other less than 200' across the road; site design that accommodates bikes and pedestrians fosters opportunities for transit services and facilitates safe access for transit users; and

WHEREAS, the Referral Notice indicates that new public drinking water and sewer connections are proposed; the site is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project site is located in or near the following natural community: Inland Salt Pond; per the NYS DEC, if a significant natural community is present at or near the location, a careful on-site evaluation should be done to confirm the size, status, and specific locations of those natural communities on the parcel, and to document the presence of any significant plants or wildlife; and

WHEREAS, per the EAF Mapper, the project is within 2,000 feet of a site in the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database (734030); the remediation site, Onondaga Lake, experienced historical discharges of contaminants which has resulted in the contamination of lake sediments, surface water, and biota; and

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

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

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

The Town is encouraged to consider options for a mixed-use development on this site, which would allow for a residential/apartment use to be incorporated with other office or commercial uses. Mixed-use developments can have various benefits over single-use developments, particularly along commercial corridors and in transitional areas between single-family neighborhoods and commercial zones, and can accommodate housing options at varying scales and maximize land use and value of land in strategic development areas such as this.

The Board also offers the following comments for the next phase of

development:

1. Any proposed access to Old Liverpool Road must meet Onondaga County Department of Transportation standards and will be subject to the issuance of a highway access permit. Additionally, the Department will likely require traffic, drainage (copy of SWPPP), and lighting data to fully assess the impact of any proposed development on the County road and right-of-way.
2. The applicant is encouraged to consider a site design that emphasizes the character of the area as a mixed-use urban corridor, provides bike, pedestrian, and transit accommodations, and maintains some building frontage on Old Liverpool Road.
3. The applicant is advised to provide a landscape buffer along the rear of the site that enhances the viewshed of the lake as well as the view from Route 370, particularly as this is a critical area along the lake and adjacent to County parklands.
4. The Town and applicant are encouraged to reach out to the Central New York Regional Transportation Authority (CENTRO) during the planning process and consider a site design that facilitates transit accommodations, particularly if this site is intended for residential use.
5. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 early in the planning process to determine sewer availability and capacity. Any proposed project must comply with Local Law #1 of 2011 (www.ongov.net/wep/uselaws.html) which will require the applicant to develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer.
6. Given the site's proximity to Onondaga Lake, the applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure.
7. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.

The motion was made by Daniel Cupoli and seconded by Robert Antonacci. The votes were recorded as follows: Douglas Morris - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 15, 2017

OCPB Case # Z-17-433

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the City of Syracuse Board of Zoning Appeals at the request of Rick DeStito for the property located at 200 South Geddes Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Harbor Brook, a county-owned drainage channel; and
- WHEREAS, the applicant is requesting an area variance to waive required parking for 30 proposed dwelling units in an existing mixed use building on a 0.28-acre parcel in an Industrial Class A zoning district; and
- WHEREAS, the site is located at the intersection of South Geddes Street and West Fayette Street, both city streets, in the Westside neighborhood of the City of Syracuse; surrounding land uses are commercial; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; according to the ReZone Syracuse draft zoning map dated June 2017, the proposed zoning for this lot is Mixed Used Office (MX-3), which would act to “provide for pedestrian friendly areas of medium- to higher-density residential development and compatible nonresidential uses, such as offices and supporting secondary commercial uses”; and
- WHEREAS, the submitted survey map shows the site to contain an existing five-story masonry building, the Gear Factory, which was recently renovated to provide studio space for artists and musicians, a rear loading dock, and a “Perpetual Easement to the United States of America” along the southern lot line; aerial imagery shows an alley with existing access to South Geddes Street on the south side of the building that appears to be partially on the adjacent parcel and end at the loading dock on the site; and
- WHEREAS, the submitted Standards of Proof dated September 7, 2017 indicates that the proposed project will renovate the vacant second and third floors of the existing building with 30 for-rent sleeping units that include common kitchen/bathing facilities; this residential use is considered a boarding house by NYS Building Code; and
- WHEREAS, per the Standards of Proof, the applicant proposes that the project be considered a transit-oriented development as there are four Centro bus stop locations and basic services, including grocery shopping, hardware store, restaurants, and laundromat, within a 5 minute walk of the building; and
- WHEREAS, the current commercial use in the basement and first floor of the building and the proposed residential use have a shared parking requirement of 38 parking spaces; the submitted Site Plan and Details dated July 12, 2011 shows a parking lot that is located north of the site across West Fayette Street that is

under common ownership; the parking lot is shown to contain 26 parking spaces and an existing driveway onto West Fayette Street; and

WHEREAS, per the Standards of Proof, the available parking should be sufficient for the combined uses because the current commercial use and proposed residential use would have complimentary timed usages and the nature of the transit-oriented development is that residents will likely be using mass-transit, bicycles, or walking; bike storage will be available on premises; and

WHEREAS, per the City of Syracuse zoning ordinance, dwellings, apartment houses and condominiums are a permitted use in the Industrial, Class A district, and one parking space is required for each dwelling unit; an area variance is requested to waive the parking requirement; and

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

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

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

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

The applicant and municipality are also advised to ensure the following county, state, and/or federal regulation has been met prior to project approval:

a. Offset Plan - Per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 (www.ongov.net/wep/uselaws.html) where applicable. The applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer to offset new sanitary flow by the removal of extraneous flow and submit a letter confirming the acceptance of the offset plan to the Onondaga County Department of Water Environment Protection.

The motion was made by Daniel Cupoli and seconded by Lisa Dell. The votes were recorded as follows: Douglas Morris - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Lisa Dell - yes; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 15, 2017

OCPB Case # Z-17-434

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the City of Syracuse Board of Zoning Appeals at the request of Donald R. & Linda A. Godard for the property located at 202 Lockwood 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 the municipal boundary between the City of Syracuse and the Town of DeWitt; and
- WHEREAS, the applicant is requesting an area variance to allow two driveways at a single-family residence on a 1.0-acre parcel in a Residential Class A-1 zoning district; and
- WHEREAS, the site is located in a residential area in the Eastside neighborhood of the City of Syracuse; the site abuts St. Mary's Cemetery to the south and the municipal boundary between the City and the Town of DeWitt; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; according to the ReZone Syracuse draft zoning map dated June 2017, the proposed zoning for the lot is Residential (R-1), which would act to "provide for neighborhoods made up of primarily single-family detached homes" where "complimentary uses such as parks, open space, schools, assemblies, minor utilities, and accessory structures may also be allowed"; and
- WHEREAS, the submitted survey map dated July 30, 1997 shows the site has frontage on Lockwood Road, a city street, and contains an existing one-and-a-half story frame and masonry house with an enclosed rear porch and an attached carport, a detached two car garage, and a rear frame shed; a u-shaped asphalt driveway is shown with two access points onto Lockwood Road that extend along either side of the house, connecting at the rear in front of the detached garage; the easterly drive passes under the attached car port; and
- WHEREAS, the submitted Elevations dated August 30, 2017 show the proposed project to include construction of an attached garage in the place of the existing car port which will ultimately prevent access to the detached garage from the easterly drive; the submitted Floor Plan dated August 30, 2017 shows the garage addition will also extend the first floor of the existing house, providing space for a master bedroom and bathroom; and
- WHEREAS, the submitted Environmental Assessment Form (EAF) dated October 26, 2017 states the existing driveways have been in place for 30 to 40 years; per the submitted Variance Application, both driveways will be required following the proposed project, one to access the existing detached garage behind the house and the other to access the proposed garage; and

WHEREAS, the house is served by municipal drinking water and public sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; and

WHEREAS, per the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper, 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; 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 and 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 Lisa Dell and seconded by James Corbett. The votes were recorded as follows: Douglas Morris - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Lisa Dell - yes; Marty Voss - yes.