



# Onondaga County Planning Board

November 22, 2016

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

## I. ATTENDANCE

### MEMBERS PRESENT

Daniel Cupoli  
Robert Antonacci  
Chester Dudzinski, Jr.  
Bill Fisher  
James Corbett  
Marty Voss

### STAFF PRESENT

Megan Costa  
Ilana Cantrell  
Robin Coon

### GUESTS PRESENT

## II. CALL TO ORDER

The meeting was called to order at 11:00 AM on November 22, 2016.

## III. MINUTES

Minutes from November 2, 2016 were submitted for approval. James Corbett made a motion to accept the minutes. Bill Fisher seconded the motion. The votes were recorded as follows: Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Chester Dudzinski - yes; Marty Voss - abstain.

## IV. ACTIONS ON GML SECTION 239 REFERRALS

### Summary

S-16-87	TLysPB	<i>No Position</i>	S-16-88	TLysPB	<i>No Position With Comment</i>
S-16-89	TVanPB	<i>No Position With Comment</i>	S-16-90	TMarPB	<i>No Position With Comment</i>
S-16-91	CSyrPB	<i>No Position</i>	S-16-92	CSyrPB	<i>No Position</i>
S-16-93	VBalPB	<i>Modification</i>	S-16-94	TEIbPB	<i>No Position With Comment</i>
S-16-95	TCicPB	<i>No Position With Comment</i>	Z-16-411	TGedZBA	<i>No Position With Comment</i>
Z-16-412	TClaPB	<i>Modification</i>	Z-16-413	TLysZBA	<i>No Position</i>
Z-16-414	VJorZBA	<i>No Position</i>	Z-16-415	TDewPB	<i>No Position With Comment</i>
Z-16-416	TCamPB	<i>Disapproval</i>	Z-16-417	TPomZBA	<i>No Position</i>
Z-16-418	CSyrZBA	<i>No Position</i>	Z-16-419	CSyrZA	<i>No Position With Comment</i>
Z-16-420	TSkaTB	<i>Approval</i>	Z-16-421	TDewPB	<i>No Position With Comment</i>
Z-16-422	TDewZBA	<i>No Position With Comment</i>	Z-16-423	TClaZBA	<i>No Position With Comment</i>
Z-16-424	TClaZBA	<i>No Position With Comment</i>	Z-16-425	TManPB	<i>Modification</i>
Z-16-426	TLafZBA	<i>Modification</i>	Z-16-427	TLafZBA	<i>Modification</i>
Z-16-428	TCicZBA	<i>No Position</i>	Z-16-429	CSyrPB	<i>No Position With Comment</i>
Z-16-430	VBalPB	<i>No Position</i>	Z-16-431	VBalPB	<i>No Position</i>
Z-16-432	VBalPB	<i>No Position</i>	Z-16-433	VBalPB	<i>No Position</i>
Z-16-434	TPomZBA	<i>Modification</i>	Z-16-435	TSalPB	<i>No Position</i>
Z-16-436	TDewPB	<i>No Position</i>	Z-16-437	TCicZBA	<i>No Position</i>
Z-16-438	TSkaPB	<i>Modification</i>	Z-16-439	TSkaZBA	<i>Modification</i>



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 22, 2016

OCPB Case # S-16-87

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of Lysander Planning Board at the request of Robert Kaestle for the property located at 8686 Avery Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of a farm operation located in an Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide an 83.351-acre parcel into two new lots (Lot 1 is 34.267 acres and Lot 2 is 49.084 acres) in an Agricultural zoning district; and
- WHEREAS, the Final Plat dated October 13, 2016 shows the parcel being divided approximately in half, into Lot 1 (34.267 acres) with an existing house and barn, tilled agricultural fields and woods, and Lot 2 (49.084 acres) with agricultural fields and woods; and
- WHEREAS, per the local application and Environmental Assessment Form, the owner will retain Lot 1 and continue the existing use, and the new owners of Lot 2 intend to continue to cultivate the land, with no proposed development; and
- WHEREAS, proposed Lot 1 has two existing driveways onto Avery Road, a Town road, and Proposed Lot 2 has frontage on Avery Road and Swamp Road, both Town roads, with no access points indicated on the plan; a driveway accessing Lot 2 appears along Avery Road in aerial photography; and
- WHEREAS, per the referral materials, the existing house on proposed Lot 1 is served by a well and septic system, and no infrastructure is proposed for Lot 2; and
- WHEREAS, per the Final Plat and EAF, the rear half of both proposed parcels, with the wooded areas, contains significant areas of federal and state wetlands, and 100 year flood plains; the owners are advised that permits are necessary for any development or drainage within the floodplains or applicable buffer areas, and development is not advised within the flood plain; and

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 22, 2016

OCPB Case # S-16-88

- 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 Sonbyrne Sales Inc / Christian Brunelle for the property located at 9255 Oswego 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 Route 48 (Oswego Road), a state highway, and Route 29 (Lamson Road), a county highway; and
- WHEREAS, the applicant is proposing to subdivide a 28.705-acre parcel into two new lots (Lot 1 is 24.180 acres and Lot 2 is 3.991 acres) in a Neighborhood Residential Business (NR-BD) zoning district; and
- WHEREAS, the site is located in the northern area of the Town of Lysander, along New York State Route 48 leading north to Oswego County and south to State Route 690; nearby uses include agriculture, a church and gas station; and
- WHEREAS, the parcel contains the Old Lamson Station, containing a gas station, convenience store, ice cream, and Reeves farm stand, all to be located on proposed Lot 2 (4 acres), and approximately 20+ acres of farmed fields to the rear, which are to remain in agriculture and become Lot 1 (24 acres); and
- WHEREAS, per the referral materials the new owner would construct a retail store and fueling facility, presumably a Byrne Dairy gas/convenience store, on Lot 2, and Lot 1 is noted to remain in agricultural use; and
- WHEREAS, the Final Plat dated October 27, 2016 shows the existing buildings and three driveways on proposed Lot 2; any existing or proposed access onto NYS Route 48 or Lamson Road (county road) must meet the requirements of the New York State and Onondaga County Departments of Transportation, respectively; and
- WHEREAS, the Plan also calculates there to be approximately 0.534 acres along the road frontage which is subject to NYSDOT taking, decreasing the useable acreage to 2.991 acres; and
- WHEREAS, the plan shows the approximate location of an existing septic field, to the west of the farm stand; and the site is noted to be served by an individual well at the rear of Lot 2; and

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

Should the Town approve the subdivision, the applicant is advised the following regarding proposed development of proposed Lot 2:

1. The applicant is advised to contact the New York State and Onondaga County Departments of Transportation early in the planning process to coordinate on any plans regarding driveway access to the site.
2. The New York State and Onondaga County Departments of Transportation have determined that the applicant is required to complete a traffic study, including a gap analysis at AM/PM peak hours, for full build-out relating to the proposed action to meet Department requirements and is required to coordinate with the Departments to determine the scope of the study; the applicant must submit the traffic study to the Departments for approval and complete any appropriate mitigation as may be determined by the Departments.
3. The municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the New York State and Onondaga County Departments of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Departments.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 22, 2016

OCPB Case # S-16-89

- 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 FINAL SUBDIVISION from the Town of Van Buren Planning Board at the request of Joseph Mannion for the property located at 1845 Whiting 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 Whiting Road and Bennets Corners Road, both county highways, and the municipal boundaries between the Town of Van Buren, the Town of Camillus and the Town of Elbridge; and
- WHEREAS, the applicant is proposing to re-subdivide two parcels into two new conforming lots (Lot 1 is 1.32 acres and Lot 2 is 0.92 acres) in a RH zoning district; and
- WHEREAS, the site is located in the hamlet of Memphis, near the municipal boundary between the Towns of Van Buren, Elbridge and Marcellus; the site contains two existing houses, one a former church; and
- WHEREAS, per the local application the owners wish to reconfigure the parcels to create conforming lots and no additional development is proposed at this time; and
- WHEREAS, per the Final Plan dated October 12, 2016, proposed Lot 1 would be 1.32 acres and contain the existing 2-story converted church, shed and additional side and rear yard property, extending behind proposed Lot 2; a well location is shown adjacent to the house and an existing driveway extends along the front of the house onto Whiting Road, which must meet the requirements of the Onondaga County Department of Transportation; total road frontage would be 112.62'; and
- WHEREAS, per the Final Plan, proposed Lot 2 would be 0.92 acres and contain 104' of frontage on Whiting Road; the lot contains a 2-story wood frame house, side and rear yard, and gravel and blacktop driveway onto Whiting Road, which must also meet OCDOT requirements; the plan shows the location of a well within the existing house footprint and a note that "owner states well is in garage"; and
- WHEREAS, per the referral form and EAF septic systems serve both proposed lots, and the site is located outside the Onondaga County Sanitary District; and

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

The applicant is advised it is required to obtain a permit from the Onondaga County Department of Transportation for any proposed driveways and prior to

any proposed work within a county road right-of-way, and all driveways are subject to the availability of sight distance.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 22, 2016

OCPB Case # S-16-90

- 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 PRELIMINARY SUBDIVISION from the Town of Marcellus Planning Board at the request of Jeffrey Mocyk / Bill Branson for the property located at 2103 & 2165 Lawrence 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 Lawrence Road, a county highway and a farm operation located in an Agricultural District; and
- WHEREAS, the applicant is proposing a lot line adjustment between two neighboring parcels totaling 26.837 acres in an Agricultural zoning district; and
- WHEREAS, the Town of Marcellus referred two separate cases for this action, which have been combined into one joint review and recommendation for the purposes of Onondaga County Planning Board review; and
- WHEREAS, per the Final Plat dated October 20, 2016, Proposed Lot 1 would be reduced from approximately 15.3 acres to 10.775 acres, to contain vacant land and a proposed 12 foot wide driveway onto Lawrence Road, which must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, per the Plat, proposed Lot 2 to the west would increase in size to 16.062 acres, and includes an existing one-story wood frame house with a driveway and two small wood sheds, and two metal barn buildings to the west with an approximately 40 foot wide driveway onto Lawrence Road; any existing or proposed access onto Lawrence Road must meet Onondaga County Department of Transportation requirements; and
- WHEREAS, the Plat notes Lot 1 is not a residential building lot under Onondaga County Health Department subdivision regulations and is therefore not approved by that Department for residential use, notes that individual sewage disposal plans must be approved prior to conversion to a residential building lot and issuance of a building permit, and that Lot 2 has an existing septic system; and
- WHEREAS, the site is located outside the Onondaga County Sanitary District and public water is available to the site; and
- WHEREAS, the site and surrounding lands are enrolled in a New York State Agricultural District; and

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

The applicant is advised it is required to obtain a permit from the Onondaga County Department of Transportation for any proposed driveways and prior to any proposed work within a county road right-of-way, and all driveways are subject to the availability of sight distance.

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





JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 22, 2016

OCPB Case # S-16-91

- 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 FINAL SUBDIVISION from the City of Syracuse Planning Commission at the request of VNA of CNY for the property located at 1036-1038, 1040-1042 & 1050 West Genesee Street and 1131 West Belden Avenue; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Interstate Route 690, a state highway; and
- WHEREAS, the applicant is proposing to combine four properties into one new lot to facilitate future development on 1.9 acres in Local Business Class A (BA) and Industrial Class A (IA) zoning districts; and
- WHEREAS, the Board took No Position With Comment on a project site review referral (Z-16-279) to demolish the existing VNA Homecare building and other existing structures to construct a new three-story 45,000 square foot VNA Homecare headquarters;
- WHEREAS, the four parcels currently contain the existing VNA Homecare building with a large setback from West Genesee Street and associated parking, and two existing residences, one fronting West Genesee Street and one fronting West Belden Avenue, all of which will be demolished; the site is located between other multi-family and residential-style business structures and across from Aldi grocery store along the West Genesee Street corridor, and between residences and industrial-type businesses along West Belden Avenue; and
- WHEREAS, the Final Plan dated October 13, 2016 shows existing driveways on West Genesee Street and West Belden Avenue, both city streets; and
- WHEREAS, the Environmental Assessment Form (EAF) states that site improvements will include parking lot replacement, new access walks, plaza areas, walls, plantings and utility connections; and
- WHEREAS, the EAF states that the site is located in an archeological sensitive area; and
- WHEREAS, the site is served by public water and sewers and is located in the Metropolitan Syracuse Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at [www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html); and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any

additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 22, 2016

OCPB Case # S-16-92

- 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 FINAL SUBDIVISION from the City of Syracuse Planning Commission at the request of Timothy Bragan for the property located at 1623 & 1625 Spring 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 Alliance Bank Stadium, a county owned facility; and
- WHEREAS, the applicant is proposing to combine two properties into one new 0.099 acre lot in an Industrial (IA) zoning district; and
- WHEREAS, the City application states that one of the parcels is 2,394 square feet with an occupied structure, and the other parcel is 1,904 square feet and is vacant; and
- WHEREAS, the application states that the applicant would like to remove invasive species and add fencing and landscaping with native plants; and
- WHEREAS, the Preliminary Plan dated September 23, 2016 shows that the proposed lot would have frontage on Spring Street and Hiawatha Boulevard, both city streets; and
- WHEREAS, the Referral Notice states that the site is served by public water and sewers; the site is located in the Metropolitan Syracuse Wastewater Treatment Plant service area; and
- WHEREAS, the proposed subdivision is a Greater Syracuse Property Development Corporation land bank project; and

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 22, 2016

OCPB Case # S-16-93

- 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 Baldwinsville Planning Board at the request of J. Alberici & Sons for the property located at Merlewood Parkway adjacent to NYS Route 631; 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 631, a state highway and the municipal boundary between the Village of Baldwinsville and the Town of Lysander; and
- WHEREAS, the applicant is proposing to subdivide a 29.79-acre parcel into 57 new residential lots in a R1-A zoning district; and
- WHEREAS, the currently vacant, wooded site is located along the municipal boundary between the Village of Baldwinsville and Town of Lysander, just south of the Route 31 corridor; the parcel has frontage along NYS Route 631 (Baldwinsville Bypass), which does not allow for direct access; the site is surrounded by residential subdivisions, vacant land and areas of wetlands and floodplains; and
- WHEREAS, the Layout Plan dated August 8, 2016 shows 57 new single-family residential lots, ranging from 11,000-46,000 square feet each; all lots would access new local roads, via extension of Merlewood Parkway and creation of Roads B and C, both of which terminate at cul-de-sacs; all traffic would ultimately access Cold Springs Road (NYS Route 370) via Shriver Drive, which is also the sole access for approximately 100 existing lots; and
- WHEREAS, the site is to be served by Village of Baldwinsville drinking water; the site is located in the Baldwinsville-Seneca Knolls Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at [www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html); and
- WHEREAS, an existing 20' wide Village of Baldwinsville water main easement runs north to south through the site; portions of two 20' wide utility and drainage easements also occur on the site, near the previously developed lots, and the utility easement significantly encumbers one of the proposed building lots; and
- WHEREAS, the environmental assessment form indicates three stormwater management areas are to occur, including the wet area/pond (indicated on the layout plan, and shown as federal wetlands on mapping) to be excavated to construct a stormwater management pond (32,000 sf); the stormwater management area would occur on multiple proposed residential lots; and

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

WHEREAS, the New York State Department of Environmental Conservation EAF Mapper indicates that the site is located over, or immediately adjoining, a principal and primary aquifer, is within 2,000 feet of one or more DEC remediation sites (Site C734085); and

WHEREAS, the Environmental Assessment Form indicates that the average depth to the water table averages 6.7 feet, approximately 20% of the site is moderately well or poorly drained soils, and that approximately 65% of the site contains slopes of 10% or more, with lands sloping down to the east toward wetland and floodplain lands; and

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

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

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

2. The New York State Department of Transportation has determined that the applicant must complete a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to meet Department requirements verifying that the proposed development would not create additional stormwater runoff into the State's drainage system and is required to first contact the Department to determine the scope of the study; the applicant must submit the drainage study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.

3. The Site Plan must be modified to include the potential for future roadway interconnection to adjacent lands, in order to foster alternative means of access to the regional road network and reduce reliance on the unsignalized

intersection at Shriver Drive and New York State Route 370.

4. The applicant and Town must also ensure that any planned road networks are reviewed and approved by emergency service personnel, to ensure acceptable and safe access is provided.

The Board also offers the following comments:

1. The New York State Department of Transportation requests to be an involved agency under the State Environmental Quality Review Act for review of this project and area buildout.
2. The applicant is advised to conduct a formal wetland delineation to determine the presence and location of any federal wetlands on site, and any delineated wetlands must be confirmed by the U.S. Army Corps of Engineers and shown on the plans for the site. The applicant is also advised to obtain appropriate permits from the Corps for any proposed development or drainage into wetlands on site.
3. The Board and the New York State Department of Transportation recommend the Village and Town work with landowners and the New York State Department of Transportation on local roadway planning prior to consideration of this subdivision, to ensure adequate and safe roadway design and access for any proposed development, including future development on adjacent parcels.
4. The Town recommends the Village of Baldwinsville, and the Towns of Lysander and Van Buren continue to work with the Onondaga County Department of Water Environment Protection in developing a mutually acceptable allocation plan which prioritizes allocation of limited wastewater treatment capacity within the Baldwinsville-Seneca Knolls Wastewater Treatment Plan to the highest quality and most cost-effective uses and locations within the service area.
5. The municipality is encouraged to give notice of the public hearing on the proposed action to all adjacent municipalities and/or any municipalities that may be impacted by the proposed project.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 22, 2016

OCPB Case # S-16-94

- 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 Elbridge Planning Board at the request of Stephen Daniels for the property located at 844 Cooper Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Old Route 31 and Cooper Road, both county highways; and
- WHEREAS, the applicant is proposing a subdivision for a lot line adjustment between two parcels totaling 6.753 acres in a RR zoning district; and
- WHEREAS, per the referral materials and Final Plan dated October 6, 2016, the two parcels are under common ownership, and from the two existing parcels, the owner wishes to create a 2-acre parcel (Lot 1) to contain the existing house, wood frame garage and pole barn, and Lot 2 to contain the remaining open lands totaling 4.753 acres; and
- WHEREAS, proposed Lot 1 would contain 227 feet of frontage and an existing driveway onto Cooper Road, a county owned road, and proposed Lot 2 would have 446 feet of frontage on Old Route 31, for which there are no existing driveways; any existing or proposed access onto Cooper Road or Old Route 31 must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the site is located outside of the Onondaga County Sanitary District and is served by individual drinking water and wastewater infrastructure; and
- WHEREAS, the Final Plan notes Lot 2 is not a residential building lot under Onondaga County Health Department subdivision regulations and is therefore not approved by that department for residential use; and individual sewage disposal plans must be approved by the Onondaga County Health Department prior to conversion to a residential building lot and issuance of a building permit; and

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

The applicant is advised it is required to obtain a permit from the Onondaga County Department of Transportation for any proposed driveways and prior to any proposed work within a county road right-of-way, and all driveways are subject to the availability of sight distance.

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





JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 22, 2016

OCPB Case # S-16-95

- 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 & FINAL SUBDIVISION from the Town of Cicero Planning Board at the request of Pyramid Taft Land Company for the property located at East Taft 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 Taft Road, a county highway, Interstate Route 81, a state highway, and the municipal boundary between the Town of Cicero and the Village of North Syracuse; and
- WHEREAS, the applicant is proposing to subdivide a 19.211 acre lot in the Town of Cicero and Village of North Syracuse into two new lots for future development of proposed Lot 1B in the Town of Cicero, in a General Commercial zoning district; and
- WHEREAS, the Board recently recommended Disapproval of a multi-parcel commercial zone change referral (Z-16-300) from the Town of Cicero affecting approximately 400 acres, including the subject lands, citing a variety of concerns and need for further study; and
- WHEREAS, per conversation with the Village of North Syracuse attorney, as the original lot has previously been recognized as one contiguous lot (maintaining the existence of two individual tax parcels) and the currently proposed subdivision does not involve any potential development on the North Syracuse portion of the site, the action is not subject to Village of North Syracuse approvals; and
- WHEREAS, the Preliminary / Final Plan dated September 9, 2016 shows New Lot 1A (16.717 acres or 16.820 acres, indicated in two separate locations on plan), with the acreage including lands within the Town of Cicero and affiliated lands to the north in the Village of North Syracuse, to remain undeveloped at this time; and
- WHEREAS, Lot 1A would have approximately 300 feet, plus and additional 173 feet of frontage along East Taft Road, and Lot 1A abuts and the eastern portion of the new Lot 1A also would contain a portion of an existing 50' ingress & egress easement which provides access to existing buildings to the northeast; the easement contains an existing private road access to a signalized intersection with East Taft Road; and
- WHEREAS, New Lot 1B would measure 2.494 acres with 362 feet of frontage on East Taft Road and 300 feet along the ingress and egress easement on the adjacent Lot 1A; and
- WHEREAS, the site has access to public water and sewer and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road pump station service area; and

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

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

WHEREAS, new lot 1A is shown to contain a small area of federal wetlands, noted as scaled from National Wetlands Inventory Maps, in an area not proposed for development; and

WHEREAS, several easements encumber portions of both lots, including sanitary sewer easements, Onondaga County Water Authority easements, and sign access easements for an existing billboard on New Lot 1A; and

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

The Onondaga County Department of Transportation advises that for any future development of either proposed lot, all vehicular access must occur from the existing signalized intersection and established ingress and egress easement.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 22, 2016

OCPB Case # Z-16-411

- 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 Geddes Zoning Board of Appeals at the request of Damon Martineau for the property located at 325 Bridge Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Bridge Street, a state highway, and the municipal boundary between the Town of Geddes and the Village of Solvay; and
- WHEREAS, the applicant is requesting a special permit to allow an existing building to be converted to a wholesale and retail vehicle and equipment sales and repair shop on a 0.91-acre parcel in an Industrial A zoning district; and
- WHEREAS, per the local application and a Letter of Intent dated October 20, 2016, Affordable Goods & Services LLC is currently operating out of the site, and buys and sells surplus vehicles, construction, farm and heavy equipment, onsite and online; the applicant notes the need to acquire a dealer's license through the Department of Motor Vehicles, and to register the shop as a repair facility in New York; and
- WHEREAS, the letter further states the applicant may wish to rent out any available storefront space and yard space at a future date; the owner may display surplus items for sale in the storefront and in front of or on the Milton Ave side of the building on display for sale along with up to ten titled items; items in disrepair would be inside or behind the building; any oil changes collecting oil will be brought to an authorized disposer or purchased by a recycler; and
- WHEREAS, the application materials included a survey showing an existing one-story metal and masonry building measuring approximately 70' x88', set back 14.5 feet from Bridge Street, with 12 parking spaces on the side of the building; aerial photography shows the building to be surrounded by gravel parking, two existing driveway cuts (one appears to be fenced off behind the right-of-way), and storage of various vehicles and equipment; and
- WHEREAS, any existing or proposed access onto Bridge Street must meet the requirements of the New York State Department of Transportation; the letter of intent states that at peak use time, there may be up to 20 customers on the property, usually no more than five at a given time; the business may add employees at a future date; and
- WHEREAS, the referral materials include a hand drawing of the parcel showing the approximate location of the existing building and a proposed 30' x 65' storage shelter to be added at the rear of the parcel; shelter assembly manual was included with the referral materials, with pictures showing a fabric structure on an arched frame; and
- WHEREAS, the letter of intent notes the owner intends to have one or more vinyl signs

with steel or aluminum backing no larger than 4' x 8' on the building and fence with no lighting; and

WHEREAS, the EAF Mapper further states the project is within 2,000 feet of numerous sites in the New York State Department of Environmental Conservation Environmental Site Remediation database, is located in an area designated as sensitive for endangered species or habitats, and is located over, or immediately adjoining, primary and principal aquifers; and

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

1. Per the New York State Department of Transportation, the curb cut to the unused northernmost driveway is to be removed as part of the Bridge Street Reconstruction project, and all access must occur from the existing southern driveway, to meet New York State Department of Transportation requirements.
2. Given the location of this site in the transitioning Solvay Gateway area and along Bridge Street, which has been subject to massive investments in infrastructure to promote multi-modal access and increased aesthetic appeal, the Board strongly encourages the incorporation of significant screening along the frontage of the site, including added landscaping and fencing of storage areas, elimination of storage and display within the front yard and protection from excessive signage.
3. The Town and applicant are advised to ensure proper handling and disposal of waste materials, and to consider limits on exterior storage of vehicles and large equipment on site.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 22, 2016

OCPB Case # Z-16-412

- 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 SPECIAL PERMIT from the Town of Clay Planning Board at the request of New Court Street, LLC for the property located at 8531 Oswego 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 Oswego Road (Route 57), a county road; and
- WHEREAS, the applicant is requesting a special permit to expand an existing premanufactured shed sales and construction business and allow a contractor's service yard (exterior storage of construction materials including granite, tile, and masonry materials) to operate on a 5.24-acre lot in an Industrial (I-1) zoning district; and
- WHEREAS, the Board took No Position With Comment on a zone change referral (Z-16-151) to change the zoning from Neighborhood Commercial to Industrial, commenting that the plan for the next stage of development should include ITE Trip Generation traffic figures for the Onondaga County Department of Transportation, no fences or displays will be permitted within the County right-of-way, the Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system, and advising the Town to require the applicant to maintain or incorporate landscaping on site; and
- WHEREAS, the Site Layout Plan dated October 24, 2016 shows the existing building, a proposed 9,300 square foot building addition, a large area that would be paved as a proposed 23 space parking area (in front of building) and proposed asphalt yard (behind building), a proposed 16,300 square foot gravel staging area for pre-manufactured products in front of the front parking area, a proposed gravel storage area on the rear of the lot behind the asphalt yard, and a grass area next to the building; and
- WHEREAS, the proposed asphalt yard and gravel storage area behind the building would be enclosed with an 8 foot high vinyl fence with gated access on both sides of the building; and
- WHEREAS, the plan shows an existing driveway on Oswego Road, which appears to slightly encroach on the adjacent parcel to the north; any existing or proposed access on Oswego Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the Environmental Assessment Form (EAF) states that 4.85 acres will be physically disturbed, and the plan shows a bioretention area, stormwater management area, and screening berm on the rear of the lot behind the proposed gravel storage area; the EAF states that site stormwater will be directed through the bioretention area followed by discharge to the detention basin prior to being discharged to an existing drainage swale on an adjacent

property; and

WHEREAS, the Referral Notice states that the site is served by public water and private septic system; the site is located in the Oak Orchard Wastewater Treatment Plant service area in a location with no access to sewers; the EAF states that the total anticipated liquid waste generation per day is 1,000 gallons/day; and

WHEREAS, per the Onondaga County Health Department, it appears that the proposed grass area does not fully contain the existing septic system, and the proposed layout does not provide much expansion area for the septic system; and

WHEREAS, the EAF notes that for parking lot lighting, dark sky compliant building mounted lighting fixtures will be installed; a photometric plan was included with the referral; and

WHEREAS, the EAF states that the project site, or any portion of it, is located in or adjacent to an area designated sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory; 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; a permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and

WHEREAS, if the proposed project cumulatively disturbs one acre or more of land, it must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity, and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality and the applicant must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water Permits; 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. Given changes to the plans, the Onondaga County Department of Transportation has determined that the applicant must provide the Department with updated ITE Trip Generation traffic figures and complete any appropriate mitigation as may be determined by the Department.
2. The Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to issuance of a building permit.
3. The engineer, in communication with the Onondaga County Health Department, must address details regarding the size and location of the proposed grass area relative to the septic system and the provision of adequate expansion area for the septic system.
4. The applicant must demonstrate to the Town that the applicant has any necessary easements or other permissions to discharge stormwater to the

existing drainage swale on an adjacent property.

The Board offers the following comments:

1. The Town is strongly advised to require the applicant to maintain or incorporate landscaping as much as possible on site, particularly additional dense vertical plantings to the north of the proposed development to buffer adjacent lower intensity uses from view.
2. 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.
3. The municipality is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the SEQRA process.
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. 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.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 22, 2016

OCPB Case # Z-16-413

- 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 AREA VARIANCE from the Town of Lysander Zoning Board of Appeals at the request of Jennifer Haney for the property located 7574-7576 River 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 River Road, a county road; and
- WHEREAS, the applicant is requesting several area variances to allow for the subdivision of a 1.72-acre parcel with two existing houses into two lots, one for each house, in an AR-40 zoning district; and
- WHEREAS, the site is located in a residential and agricultural area on the Lysander Peninsula, and contains two existing single-family homes, each with existing driveways onto River Road, which must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, per the local application, the owner purchased the lot with the two primary structures on it, which were a grandfathered use; the new owner wishes to lessen the nonconformities by putting them on separate lots; no changes to either proposed parcel are indicated in referral materials; and
- WHEREAS, the requested subdivision would require a number of area variances: for proposed Lot 1, variances would include a 44.44' front yard setback variance (100' required), a 2,275 square foot lot size variance (40,000 sf required), and 45.3' minimum lot width variance (200' required); proposed Lot 2 would require variances for lot size (2,785' variance, 40,000 sf required) and lot width (47.8' variance, 200' required); and
- WHEREAS, each of the houses are served by public water and private individual septic systems; the site is located along River Road, which is being considered by the Town for the addition of future public wastewater infrastructure; and

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

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





JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 22, 2016

OCPB Case # Z-16-414

- 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 Village of Jordan Zoning Board of Appeals at the request of Elizabeth Zieler for the property located at 4 Clinton 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 Peru Road, a county road, the Old Erie Canalway, a state-owned recreationway, and North Main Street, a state highway; and
- WHEREAS, the applicant is requesting a special permit to create a 2nd floor apartment above an existing business in a Village Center zoning district; and
- WHEREAS, the Board took No Position on a special permit referral (Z-14-72) to allow a café (Café on Clinton) in a portion of this building; and
- WHEREAS, the survey dated September 13, 1987 shows the existing 2.5 story brick building; and
- WHEREAS, the survey shows that the site has frontage on North Main Street and Clinton Street; any existing or proposed access on North Main Street must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the site has frontage on the Old Erie Canalway; and
- WHEREAS, the Referral Notice states that the site is served by public water and sewer; and
- WHEREAS, the Environmental Assessment Form (EAF) Mapper Summary Report notes the site is located in the Jordan Village Historic District, which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 22, 2016

OCPB Case # Z-16-415

- 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 SITE PLAN from the Town of DeWitt Planning Board at the request of Mavis Tire Supply, LLC for the property located at 3510 Erie Boulevard East; 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 Erie Boulevard East (NYS Route 5), a state highway; and
- WHEREAS, the applicant is proposing interior and exterior renovations on an existing building and site on a 0.41-acre parcel in a Business zoning district; and
- WHEREAS, the Board took No Position With Comment on a site plan referral (Z-11-28) to upgrade the building's façade and signage, commenting on the improved sidewalks and right-of-way treatments on Erie Boulevard and encouraging the Town to consider development of a coordinated multi-modal strategy for the Erie Boulevard corridor; and
- WHEREAS, the Referral Notice states that the proposed renovations include replacing the façade and service bay doors, rebuilding the sales room, updating the restrooms to be ADA compliant, and adding monument signage; and
- WHEREAS, the Site Plan dated December 14, 2015 shows the existing masonry building with a new "Mavis" parapet, new tire storage on the southwest corner of the building, a new dumpster enclosure, eight parking spaces, asphalt surface that would be repaved and restriped, a concrete walk along the road frontage, and a monument sign just south of the drive; and
- WHEREAS, Referral Notice states that one of the two existing curb cuts will be removed to provide a single drive for the site, and the plan shows one driveway on Erie Boulevard East; any existing or proposed access on Erie Boulevard East must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Syracuse Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at [www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html); and
- WHEREAS, the Environmental Assessment Form (EAF) Mapper Summary Report states that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful

to the species or its habitat; and

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

1. Per the New York State Department of Transportation, the applicant is advised that a highway work permit is required for any work within the State right-of-way.
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 x225 early in the planning process to determine sewer availability and capacity.
3. The 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" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 22, 2016

OCPB Case # Z-16-416

- 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 SITE PLAN from the Town of Camillus Planning Board at the request of Hinsdale Apartments for the property located at Warners 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 Warners Road and Hinsdale Road, both county highways; and
- WHEREAS, the applicant is proposing construction of 262 townhouse apartments, a community center and a maintenance building on a 35.4-acre parcel in a R-4 Multiple Family zoning district; and
- WHEREAS, the site is located in a suburban area, in the West Genesee school district, northeast of the Township 5 development, and west of newly constructed and previously proposed residential development (Snowbirds Landing / Malibu Hills Estates); the site is also located near former Allied Chemical waste bed lands currently being used for remedial work associated with the Onondaga Lake cleanup; the parcel consists of vacant, largely wooded hillside land; a National Grid above-ground high voltage power line easement runs east-west through the middle of the site; roadside houses occur along the Warners Road frontage, leaving minimal frontage and access for the site in two locations on Warners Road; and
- WHEREAS, in 2007, the Board previously recommended modification of a preliminary subdivision referral (S-07-50) to subdivide 55.8 acres on this parcel and adjoining lands for 73 lots with 115 units (84 duplex and 31 single-family) as part of a Phase I of a multi-phased subdivision, which was not constructed as proposed; in 2008, the applicant proposed a zone change of lands to the east accessing Belle Isle Road for construction of a 96-unit apartment complex, which was constructed; in August 2016, the Board recommended No Position With Comment on a Three-Mile Limit review to create two residential lots as part of the Malibu Hills Estates subdivision, which was approved administratively by the Town, with full build of Phase 1A noted to include approximately 23 lots; and
- WHEREAS, the Site Plan dated October 14, 2016 shows the proposed construction of 262 condos (38 buildings, 5-7 units each) on the parcel, situated along curved private roads, with two private road dead ends and Road E which extends to the eastern parcel boundary, which could ultimately connect to the adjacent parcel, and a sloped, curvilinear road access ultimately accessing Warners Road in a single location, just north of the intersection with Hinsdale Road; both Warners and Hinsdale Roads are county-owned roads; any existing or proposed access onto Warners or Hinsdale Roads must meet the requirements of the Onondaga County Department of Transportation; the Department is currently reviewing a submitted Transportation Impact Study and will be

requiring additional information from the applicant, and the applicant must incorporate any identified mitigation into development plans as required by the Department for access onto Warners Road; and

WHEREAS, the proposed road network also shows two road segments crossing under high-tension power lines within the National Grid easement; it is unknown whether the applicant has obtained approvals from National Grid for public access across their right-of-way; a number of proposed buildings are also shown to be located within approximately 30-60 feet of the power line infrastructure; and

WHEREAS, per the site plans, individual driveways will serve all units, and sidewalks are shown within the development, but not accessing Warners Road or other destination outside the site, and the nearest Centro bus stop facilities are located at the Township 5 development; and

WHEREAS, a portion of the site, including lands south of the power lines and the frontage along Warners Road is located in the Onondaga County Sanitary District, Metropolitan Wastewater Treatment Plant service area, and West Side Pump Station service area; per the Onondaga County Water Environment Protection Department, much of the parcel lands north of the power lines is located outside of the Onondaga County Sanitary District; and

WHEREAS, in order to develop the entirety of the site, WEP advises the applicant and Town would be required to conduct a full State Environmental Quality Review (Type 1), to include the standard list of ten state sewer study aspects which has been shared with the Town previously, and obtain formal approval from the Onondaga County Legislature to add these lands to the Onondaga County Sanitary District; the Onondaga County Department of Water Environment Protect additionally advises that the project shall not connect directly to its Camillus force main, and would require access to a town sewer or pump station; and

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

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

WHEREAS, the New York State Department of Environmental Conservation EAF Mapper indicates that the site is located over, or immediately adjoining, a principal and primary aquifer, is within 2,000 feet of one or more DEC remediation sites (Site 734076 to the north, no significant threat per the EAF), may be located in or adjacent to an archeological sensitive area; the EAF and mapper also notes the site may contain endangered or threatened animals or species with the EAF noting the potential for salt-meadow grass, recently confirmed

endangered per the NYS Nature explorer (site is heavily wooded); and  
WHEREAS, the plan shows two general stormwater management pond areas at the rear of the development; the proposed project would disturb one acre or more of land and must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the DEC Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality, and the applicant must consult with the municipal engineer to ensure conformance of construction plans with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the New York State Department of Environmental Conservation Bureau of Water Permits; the Onondaga County Department of Transportation notes it is currently reviewing the SWPPP, and the applicant must complete any mitigation as identified by the Department; and

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

Given the significance of above noted outstanding questions related to wastewater, traffic, and stormwater infrastructure and needed coordination with easement holders and service providers, the Board recommends disapproval of the current referral.

In particular, the Onondaga County Department of Water Environment Protection has determined that site contains lands proposed for development with wastewater infrastructure which are not within the Onondaga County Consolidated Sanitary District boundary, and therefore the Department cannot accept wastewater flow from the project as currently proposed.

The Board would not recommend that the Town entertain the referral or a request to pursue expansion of the Sanitary District in this location for this project, nor for any individual single-use projects, until such time that a more thorough master planning analysis for orderly buildout of these and any applicable neighboring buildable land takes place. Such analysis is recommended to include examination of infrastructure capacities and costs, appropriate road access and traffic, multi-modal access, coordination with National Grid on easement crossings, stormwater, desired densities and uses to support community goals, coordination with school districts and emergency service providers, and open space/parkland objectives.

The Syracuse-Onondaga County Planning Agency offers to convene a coordinated review meeting at the Towns request with agency stakeholders and the developer to aid in coordination of the complex components of the proposed development and its surroundings.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 22, 2016

OCPB Case # Z-16-417

- 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 USE VARIANCE from the Town of Pompey Zoning Board of Appeals at the request of Adman Almatrachi for the property located at 4067 Taylor Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Route 91, a state highway and the municipal boundary between the Town of Pompey and the Town of LaFayette; and
- WHEREAS, the applicant is requesting an area variance to allow a two-family home on a 2.19 acre parcel where the minimum lot size is 4.0 acres for two-family residential in a Farm zoning district; and
- WHEREAS, the site is located on a 2.19 acre parcel at the corner of Taylor Road, a town road, and County Route 91, with an existing house, originally built as a two-family home near the corner with an existing driveway onto Taylor Road, a town road; and
- WHEREAS, the 2.19 acre parcel runs along the municipal boundary between the Towns of LaFayette and Pompey, and the applicant also owns an adjacent 1.87 acre parcel in LaFayette, which appears to act as a side yard for the existing house; and
- WHEREAS, per the Pompey zoning ordinance, 4 acres are required for two-family homes in the Farm zoning district; and
- WHEREAS, per the New York State Department of Transportation, no driveway access shall be permitted onto New York State Route 91; and
- WHEREAS, the site is served by an individual well and septic system and is located outside the Onondaga County Sanitary District; and

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 22, 2016

OCPB Case # Z-16-418

- 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 City of Syracuse Board of Zoning Appeals at the request of Rufino Ramos for the property located at 732 Lancaster 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 Euclid House; and
- WHEREAS, the applicant is requesting an area variance to allow a parking area within the required front yard on a 5,480 square foot lot in a Residential Class A zoning district; and
- WHEREAS, the site is located in a dense residential neighborhood near Syracuse University, and is surrounded by residential homes and a neighboring parking lot for approximately 15-20 cars associated with the nearby corner parcel; and
- WHEREAS, the 40' x 132' parcel contains an existing two-story house, which measures 30' in width; due to the minimal remaining lot width, the lot cannot accommodate the necessary 12 foot width for a single lane driveway on either side of the structure; and
- WHEREAS, the applicant proposes to install a driveway within the front yard measuring 11' x 18' along the northern parcel boundary, running from the front face of the front porch to the curb, and a curb cut onto Lancaster Avenue would be required; and

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

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





JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 22, 2016

OCPB Case # Z-16-419

- 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 PROJECT SITE REVIEW from the City of Syracuse Zoning Administration at the request of Eric Choi for the property located at 2590 Erie Boulevard East; 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 Erie Boulevard East (Route 5), a state highway; and
- WHEREAS, the applicant is proposing to replace existing entrance stairs and ramps on two storefronts on an existing retail building on a 59,820 square foot parcel in a CB zoning district; and
- WHEREAS, the Existing and Alterations Site Plan dated July 26, 2016 shows the existing single-story block building to remain, with three retail spaces indicated totaling 14,330 square feet total, each with their own entrance at the front of the building; an existing warehouse space is shown encompassing the rear half of the building, labeled as not in use; and
- WHEREAS, the plan shows three existing curb cut locations onto Erie Boulevard East, and aerial photography shows two driveways, one of which appears to be shared with the adjacent parcel to the west; and
- WHEREAS, the entirety of the site surrounding the building is paved in asphalt, back to an existing retaining wall and hill at the rear of the parcel; and
- WHEREAS, the plan shows 12 diagonal parking spaces at the front of the building, and 18 spaces along the western side of the building, which requires backing onto the adjacent parcel; per the parking calculation, 37 spaces are required; and
- WHEREAS, site plan notes indicate replacement concrete stairs with steel pole handrails will be installed in two locations at the front of the building, and a concrete ramp with handrail will run along the front of the building

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

1. The City and applicant should ensure appropriate cross access easements are in place and filed with the deed for shared driveways and backing of vehicles onto the adjacent parcel to the west.
2. The City and applicant are encouraged to consider the elimination of unnecessary driveway entries, the addition of sidewalks along Erie Boulevard, set back from the curb line, and connecting to the building entrances, and

add front yard landscaping, in accordance with urban design and mobility objectives of the City of Syracuse on Erie Boulevard.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 22, 2016

OCPB Case # Z-16-420

- 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 COMPREHENSIVE PLAN from the Town of Skaneateles Town Board at the request of Town of Skaneateles & Village of Skaneateles for the property located Town and Village Wide; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of comprehensive plans; and
- WHEREAS, the Town of Skaneateles and the Village of Skaneateles are proposing revisions to the 2015 Joint Town and Village of Skaneateles Comprehensive Plan; and
- WHEREAS, the Board previously recommended Approval of the original version of the Town and Village of Skaneateles Joint Comprehensive Plan in 2015 (Z-15-238); the referral references the action is Type I under State Environmental Quality Review act and refers to its Negative Declaration from 2015; and
- WHEREAS, per a letter from the Town Clerk, the 2015 Joint Comprehensive Plan has been revised by a consultant based on comments received, including insertion of language from the recently adopted Town of Skaneateles Open Space Plan; and
- WHEREAS, per a redline track changes version of the original plan, the Draft Revised Joint Town and Village of Skaneateles Comprehensive Plan indicates a number of minor and substantive changes including recognition that demographic projections for the community point to a gradual decline in population rather than growth, a reduction in school age children, and an increase in the average age of residents, as well as declining workforce; and
- WHEREAS, the text clarifies that a comprehensive plan is a guidance document that does not bind the community in a literal way to any specific actions, but rather the plan recommends actions subject to formal approval; the plan recommends a more user-friendly and understandable zoning ordinance; and
- WHEREAS, the Vision section recognizes that because infrastructure, particularly public sewage treatment, is a prerequisite for achieving the desired form of development, this plan continues to encourage the development of such infrastructure in appropriate places and within the financial means of residents; and
- WHEREAS, within the Recommended Actions section, the need to develop revised strategy for conservation subdivision development is proposed, and use of the rural-to-urban transect is to be used as a tool, rather than a basis for implementing the plan; and
- WHEREAS, the creation of a non-profit Skaneateles Land Trust is also proposed, to work with landowners, the Town, the State, Onondaga County, the Finger Lakes Land Trust, and the City of Syracuse, to attract funds to purchase

development rights on farmland and lake watershed lands; and

WHEREAS, the plan sets forth non-binding recommendations stated as Goals and Actions, to include prohibition of hydrofracking despite any state policy changes, clarification that designation of Critical Environmental Areas does not change property rights of landowners, consideration of regulation of structures within the lake, seek to prepare and implement state-mandated Skaneateles Lake Watershed Management Plan, and minimize use of road salt within the watershed; and

WHEREAS, the plan specifically incorporates into this comprehensive plan the updated Town of Skaneateles Open Space Plan, to be adopted simultaneously with this Comprehensive Plan Revision; and

WHEREAS, within discussion of rural areas, the plan proposes to provide alternative development financing options to discourage strip development along existing roads, such as incentives to develop interior lots on common driveways rather than along frontages or a development rights bank to purchase development rights to frontage lots; the plan seeks to exercise more authority and influence over mining operations and reclamation; and

WHEREAS, another goal, with accompanying objectives and actions, was added to make Skaneateles a model community for sustainable development practices, noting it was assembled from different sections of the 2015 Comprehensive Plan that addressed sustainability issues; actions include an expanded smart grid, reduce greenhouse gas emissions and energy use, pursue a community based renewable energy program, incorporation of complete streets concepts, subdivision design consistent with Traditional Neighborhood Design (TND) and/or the principles of LEED for Neighborhood Development, and implement Village and Town Climate Action Plans; and

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

The Board commends the Town and Village for updating the Joint Comprehensive Plan, especially for its emphasis on the protection of rural land and open space and the promotion of smart-growth principles. The Board encourages a continued focus on infrastructure strategies and revisions to existing zoning and subdivision ordinances, in order to further the Town and Village goals to preserve natural resources and to support traditional neighborhood development.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 22, 2016

OCPB Case # Z-16-421

- 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 SITE PLAN from the Town of DeWitt Planning Board at the request of GAT Group, LLC for the property located at 5889 Butternut Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Interstate Route 481, a state highway; and
- WHEREAS, the applicant is proposing to re-use an existing 6,000 square foot vacant building (formerly Town of DeWitt Parks building) as an automobile transport office and transfer facility on a 2.34-acre parcel in an Industrial zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-16-422) for a commercial garage use; and
- WHEREAS, the Board took No Position With Comment on a referral (Z-15-114) to convert the building for storage and maintenance of portable restroom facilities, providing comments regarding holding tank waste regulations, sewer availability and capacity, and green infrastructure; and
- WHEREAS, a letter from the applicant's engineer dated October 31, 2016 states that the building will be used by the GAT Group, an automobile transport company, as an office and for some light maintenance of company-owned trucks; and
- WHEREAS, the Site Plan dated October 24, 2016 shows the existing block building, several concrete pads adjacent to the building, an asphalt area to the front and north side of the building with 12 parking spaces, an existing gravel area behind the building that will receive new topping, and several utility boxes and soil piles in the gravel area; and
- WHEREAS, the plan shows an existing drive on Butternut Drive, a town road; the plan shows a right-of-way for ingress and egress running along the north lot boundary and the asphalt area on the north side of the building continues into the adjacent parcel to the north; and
- WHEREAS, the Environmental Assessment Form (EAF) states that a portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency; wetland maps indicate the potential presence of federal wetlands on nearby parcels to the north and west; the EAF Mapper Summary Report references a stream, which appears to be on the adjacent parcel to the north and/or west; and
- WHEREAS, the Environmental Assessment Form states that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if the species is listed as endangered or threatened and the NYS

DEC determines that the project may be harmful to the species or its habitat; and

WHEREAS, the Referral Notice states that the site is served by public water and sewer; the site is located in the Butternut Drive Pump Station and Meadowbrook-Limestone Wastewater Treatment Plant service areas; and

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

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

WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) finalized in November 2016 indicate that the entire parcel is in a Special Flood Hazard Area (SFHA); and

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

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

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

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 x225 early in the planning process to determine sewer availability and capacity.
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" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.
3. The municipality is encouraged to minimize exposure to damage from natural hazards and uphold local flood ordinance requirements, as required for good standing in the National Flood Insurance Program, by ensuring that any proposed development would not negatively affect drainage patterns in or near the floodplain.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 22, 2016

OCPB Case # Z-16-422

- 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 SPECIAL PERMIT from the Town of DeWitt Zoning Board of Appeals at the request of GAT Group, LLC for the property located at 5889 Butternut Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Interstate Route 481, a state highway; and
- WHEREAS, the applicant is a special permit to re-use an existing 6,000 vacant building (formerly Town of DeWitt Parks building) as an automobile transport office and transfer facility, and will perform light maintenance on company vehicles, on a 2.34-acre parcel in an Industrial zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-16-421); and
- WHEREAS, the Board took No Position With Comment on a referral (Z-15-114) to convert the building for storage and maintenance of portable restroom facilities, providing comments regarding holding tank waste regulations, sewer availability and capacity, and green infrastructure; and
- WHEREAS, the Referral Notice states that a special permit is required for a commercial garage use; and
- WHEREAS, a letter from the applicant's engineer dated October 31, 2016 states that the building will be used by the GAT Group, an automobile transport company, as an office and for some light maintenance of company-owned trucks; and
- WHEREAS, the Site Plan dated October 24, 2016 shows the existing block building, several concrete pads adjacent to the building, an asphalt area to the front and north side of the building with 12 parking spaces, an existing gravel area behind the building that will receive new topping, and several utility boxes and soil piles in the gravel area; and
- WHEREAS, the plan shows an existing drive on Butternut Drive, a town road; the plan shows a right-of-way for ingress and egress running along the north lot boundary and the asphalt area on the north side of the building continues into the adjacent parcel to the north; and
- WHEREAS, the Environmental Assessment Form (EAF) states that a portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency; wetland maps indicate the potential presence of federal wetlands on nearby parcels to the north and west; the EAF Mapper Summary Report references a stream, which appears to be on the adjacent parcel to the north and/or west; and
- WHEREAS, the Environmental Assessment Form states that the site of the proposed action may contain a species of animal, or associated habitats, listed by the



state or federal government as threatened or endangered; a permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and

WHEREAS, the Referral Notice states that the site is served by public water and sewer; the site is located in the Butternut Drive Pump Station and Meadowbrook-Limestone Wastewater Treatment Plant service areas; and

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

WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) finalized in November 2016 indicate that the entire parcel is in a Special Flood Hazard Area (SFHA); and

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

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

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 x225 early in the planning process to determine sewer availability and capacity.
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" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.
3. The municipality is encouraged to minimize exposure to damage from natural hazards and uphold local flood ordinance requirements, as required for good standing in the National Flood Insurance Program, by ensuring that any proposed development would not negatively affect drainage patterns in or near the floodplain.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 22, 2016

OCPB Case # Z-16-423

- 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 AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of EDR Environmental Design and Research for the property located at 7645 Henry Clay 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 Henry Clay Boulevard, a county highway; and
- WHEREAS, the applicant is requesting an area variance to reduce the front yard setback from the required 200 feet to 121 feet to allow for an addition to an existing building on an 11.62-acre parcel in an Industrial (I-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing an area variance referral (Z-16-424) from the same applicant for the adjacent parcel to reconfigure parking; and
- WHEREAS, the site is located along Henry Clay Boulevard in the Woodard Industrial Park; the site contains an existing one-story masonry manufacturing building labeled "JMA Wireless", with associated parking to the front, side and rear, which appears to encroach within the 100 foot front perimeter landscape strip along Henry Clay Boulevard; and
- WHEREAS, per the local application the owner seeks to add a 175' x 78' single-story expansion at the front of the building for current and future staffing, with a glass store front and façade; the expansion would encroach within the 200 foot required county highway setback; and
- WHEREAS, the expansion plan dated November 7, 2016 shows an existing driveway onto Henry Clay Boulevard to remain, and the site also has rear access onto Edgecomb Drive, a local road within the industrial park; the Onondaga County Department of Transportation advises that no additional access shall be permitted onto Henry Clay Boulevard; and
- WHEREAS, the plan indicates a future parking area expansion at the rear of the site, possibly encroaching within the 25' side setback area; and
- WHEREAS, the site is served by public water and wastewater and is located in the Onondaga County Sanitary District and Wetzel Road wastewater treatment plant service area; and
- WHEREAS, per the Environmental Assessment Form, the proposed action would create stormwater discharge, and flow onto adjacent properties, and directed to established road ditches along Henry Clay Boulevard; 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 ensure that the proposed activity does not add additional stormwater runoff to the County's drainage system.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 22, 2016

OCPB Case # Z-16-424

- 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 AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of EDR Environmental Design and Research for the property located at 7641 Henry Clay 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 Henry Clay Boulevard, a county highway; and
- WHEREAS, the applicant is requesting an area variance to reduce front yard perimeter landscape strip setback from the required 100 feet to 84 feet to allow for parking lot expansion on a 6.35-acre parcel in an Industrial (I-1) zoning district; and
- WHEREAS, the site is located along Henry Clay Boulevard in the Woodard Industrial Park; the site contains an existing one-story masonry manufacturing building with associated parking to the front and side, which appears to encroach within the 100 foot front perimeter landscape strip along Henry Clay Boulevard; and
- WHEREAS, per the local application the owner is seeking to reconstruct and expand the parking area at the front and side of the building, with an intention to achieve a uniform and consistent look for the JJMA campus including the adjacent parcel also seeking an area variance at this time; and
- WHEREAS, the parking lot reconstruction plan dated November 7, 2016 shows an existing driveway onto Henry Clay Boulevard to remain; the Onondaga County Department of Transportation advises that no additional access shall be permitted onto Henry Clay Boulevard; and
- WHEREAS, the site is served by public water and wastewater and is located in the Onondaga County Sanitary District and Wetzel Road wastewater treatment plant service area; and
- WHEREAS, per the Environmental Assessment Form, the proposed action would create stormwater discharge, and flow onto adjacent properties, and directed to established road ditches along Henry Clay Boulevard; 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 ensure that the proposed activity does not add additional stormwater runoff to the County's drainage system.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 22, 2016

OCPB Case # Z-16-425

- 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 Manlius Planning Board at the request of United Refining Co. of PA for the property located at 7078 Manlius Center 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 Manlius Center Road, a state highway; and
- WHEREAS, the applicant is proposing the demolition of an existing gas station and removal of all underground tanks, the construction of a new convenience store (Kwik Fill), pump island and canopy, the installation of new underground fuel storage tanks, installation of new stormwater collection, treatment and detention facilities, and grading and repaving of the parking lot on two lots totaling 1.175 acres in a CB zoning district; and
- WHEREAS, the Site Layout Plan dated November 2, 2016 shows the proposed building with 11 parking spaces in front of it, the pump island with a canopy and 6 pumps, and the underground tanks under a concrete pad; and
- WHEREAS, the plan shows a driveway on Manlius Center Road, which must meet the requirements of the New York State Department of Transportation, and a driveway on Bowman Road, a local road; and
- WHEREAS, the Environmental Assessment Form (EAF) states that 1.175 acres will be physically disturbed; and
- WHEREAS, the EAF states that the proposed project is located in a checkzone for a state regulated wetland located off-site from the project property; and
- WHEREAS, the EAF states that the site of the proposed action contains species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered; and
- WHEREAS, the EAF states that storm pipes from the site will be connected to the existing stormwater system along Route 290, and a detention system will be in place to control peak flow rates to existing conditions; and
- WHEREAS, the Referral Notice states that the site is served by public water and sewer; the site is located in the Meadowbrook-Limestone 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); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must

be submitted to the Department of Water Environment Protection documenting the offset plan; and

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

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

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

1. The New York State Department of Transportation has determined that the applicant must provide the Department with ITE Trip Generation traffic figures.
2. The municipality and the applicant must coordinate driveways and access with the New York State Department of Transportation prior to Town approval of the site plan.
3. The New York State Department of Transportation has determined that the applicant must complete a Stormwater Pollution Prevention Plan (SWPPP) to meet Department requirements verifying that the proposed development would not create additional stormwater runoff into the State's drainage system and is required to first contact the Department to determine the scope of the study; the applicant must submit the SWPPP to the Department for approval and complete any appropriate mitigation as may be determined by the Department.

The Board offers the following comments:

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 x225 early in the planning process to determine sewer availability and capacity.
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" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.



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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 22, 2016

OCPB Case # Z-16-426

- 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 SPECIAL PERMIT from the Town of LaFayette Zoning Board of Appeals at the request of Ryan Smith for the property located at 2383 Route 11; 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 and Route 81, both state highways; and
- WHEREAS, the applicant is requesting a special permit to convert storage space in a portion of an existing building into 3 apartments on a 1.05-acre parcel in a Hamlet zoning district; and
- WHEREAS, the Board previously recommended modification of a Special Permit referral (Z-04-379) to construct a 3,599 square foot addition to an existing 1,991 square foot office building, for construction office materials and equipment and 1-2 offices for rent on the parcel, with NYSDOT requiring driveway changes and drainage study; it is unclear whether required driveway changes were implemented at that time; and
- WHEREAS, the site is located in a Hamlet zoning district and is approximately one half mile south of the intersection of Route 11 & 20; surrounding land uses are commercial, residential and vacant lands, and the rear of the site is near the Interstate Route 81 corridor; per the prior OCPB review, the building was previously used as a trooper barracks; and
- WHEREAS, the submitted rendering which does not include the entirety of the parcel, shows the original northern portion of the building fronting on US Route 11 to be converted into three apartments with 24 parking spaces surrounding the building in existing paved and gravel areas, including four handicapped accessible spaces; and
- WHEREAS, a letter dated October 21, 2016 from the Onondaga County Health Department describes the proposal as modification to the existing building to include three 1-bedroom apartments, three 3-employee offices and one 4-employee office, and offered conditional approval to add on to the existing leach field as per plans by Eric Buck, PE and accepted by the OCHD on October 20, 2016; and
- WHEREAS, the site is served by public water and is located outside the Onondaga County Sanitary District; and
- WHEREAS, per aerial photography, the site contain significant storage of materials and debris at the rear of the 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 and Town must coordinate with the New York State Department of Transportation regarding narrowing of driveway access to the site, and must obtain a highway work permit for any work within the state right-of-way.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 22, 2016

OCPB Case # Z-16-427

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 LaFayette Zoning Board of Appeals at the request of Michael Damiano for the property located at 2539 Route 11A; 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 11A and Route 20, both state highways, and a farm operation located in an Agricultural District; and

WHEREAS, the applicant is requesting an area variance to allow construction of a 14' X 20' garage with a front yard setback of 22 feet where 50 feet is required on a 1.7-acre parcel in an Agricultural Residential zoning district; and

WHEREAS, per aerial photography, the existing 1.7 acre parcel contains a two-story house, on sloped land, with an approximately 85 foot wide front yard parking area in front of the house along NY Route 11A, at the corner of Field Lane, a town road; and

WHEREAS, a submitted unscaled drawing shows a proposed 20' x 14' detached garage to be built just northwest of the house along the Route 11A frontage; the rendering indicates the rear of the garage to measure 27 feet from the centerline of Route 11A, however the town referral indicates, and town staff has verified by phone that the proposed area variance is to construct the garage within 22 feet of the property line, where 50 feet is required; and

WHEREAS, the rendering does not show the location or extent of proposed driveway access to the proposed garage; any existing or proposed access onto Route 11A must meet the requirements of the New York State Department of Transportation; and

WHEREAS, per the referral form and Environmental Assessment Form, the site is served by private drinking water and septic system and the site is located outside the Onondaga County Sanitary District boundary; 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 coordinate any proposed access changes and obtain permits from the New York State Department of Transportation for driveway access, prior to Town approval of the proposed variance, to ensure safe and appropriate access on a state roadway.

The Board also offers the following comment:

The Board reiterates its comment from prior referrals regarding the importance of scaled, detailed site plan showing the entirety of the lot and information about the extent of the proposed changes to the site, and Agricultural Data Statements as required per state law.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 22, 2016

OCPB Case # Z-16-428

- 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 AREA VARIANCE from the Town of Cicero Zoning Board of Appeals at the request of Daniel Brefka for the property located at 8948 Beach 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 Onondaga County and Oswego County; and
- WHEREAS, the applicant is requesting an area variance to construct a deck and handicap ramp on the side of an existing house with a side yard setback of 1.2 feet where 6 feet is required on a 0.16-acre parcel in a Residential (R-10) zoning district; and
- WHEREAS, the site is located along Oneida Lake among lakeside homes of varying sizes; the two story house is located on the lake side of Beach Road, with parking and additional land on the south side of the road; and
- WHEREAS, per submitted drawings and drawing on a survey, a proposed 5' wide aluminum handicap ramp is proposed to be installed along the western edge of the property along the side of the house, leading to an existing side door and continuing to a deck to be installed on the lake side of the house, measuring 16' in depth; and
- WHEREAS, the adjacent parcel to the west also contains a house, with stairs and an entrance near the proposed ramp; and
- WHEREAS, the site is served by public water and sewer and is located in the Brewerton Wastewater Treatment Plant service area; and

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 22, 2016

OCPB Case # Z-16-429

- 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 SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of Page West, Inc. for the property located at 635 Delaware Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Harbor Brook, a county owned drainage channel; and
- WHEREAS, the applicant is requesting a special permit to renovate a gasoline station to include a convenience store on a 0.15-acre parcel in a Business Class A (BA) zoning district; and
- WHEREAS, per the local application, the existing gas station was constructed in 1940, prior to the zoning code and has continued in operation until September 2015; the owner proposes to convert the two repair bays to a convenience store area, and resume sale of gasoline; and
- WHEREAS, the survey and aerial photography show the existing one-story building, with two gas pumps in front, and a pole mount sign, with the remainder of the site as paved surface, including newly installed sidewalks, curbing and handicap ramp crossings; and
- WHEREAS, the Plot Plan dated October 3, 2016 shows the existing building to remain, a reconstructed pump island with canopy generally in the same location as the existing, the existing sign, to be replaced, and parking for approximately six cars; an existing grass area is to remain; and
- WHEREAS, the front elevation shows the existing entry to be replaced with a wall and windows with sheet metal panels to match the existing siding, and the addition of storefront glass windows and doors to replace the repair bay doors; and
- WHEREAS, the site is served by city water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at [www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html); and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must

be submitted to the Department of Water Environment Protection documenting the offset plan; and

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

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 x225 early in the planning process to determine sewer availability and capacity.
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" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.

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





JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 22, 2016

OCPB Case # Z-16-430

- 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 SITE PLAN from the Village of Baldwinsville Planning Board at the request of SMSA Limited Partnership dba Verizon Wireless for the property located at 17 West Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Genesee Street, a state highway; and
- WHEREAS, the applicant is proposing to install an unmanned stealth wireless communication facility within existing church steeple with fenced in equipment at ground level on a 1.62-acre parcel in a B-2 zoning district; and
- WHEREAS, the Board is concurrently reviewing a Special Permit referral (Z-16-431); and
- WHEREAS, the Environmental Assessment Form (EAF) states that the project includes the installation of a proposed 11 foot by 21 foot fenced equipment area adjacent to the existing building, and access to the facility will be through the existing parking lot; underground electric and telephone will be installed to the equipment area from an existing utility pole, and 8 wireless panel antennas will be installed in the existing church steeple at a centerline height of 78 feet above ground level; and
- WHEREAS, the Overall Site Plan revised November 3, 2016 shows the existing church, the proposed antenna mounted in the existing steeple, the proposed Verizon lease area, and existing driveways on West Genesee Street and Charlotte Street; any existing or proposed access on West Genesee Street must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the EAF states that the site of the proposed action or an adjoining property has been the subject of remediation (ongoing or completed) for hazardous waste and identifies the Paper Mill Island Environmental Restoration Program and Goulds Pumps Inc. Slurry Pump Division Toxic Release Inventory Site;
- WHEREAS, the EAF Mapper Summary Report notes 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 Robert Antonacci and seconded by Chester Dudzinski. The votes were recorded as follows: Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Chester Dudzinski - yes; Marty Voss - abstain.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 22, 2016

OCPB Case # Z-16-431

- 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 Village of Baldwinsville Planning Board at the request of SMSA Limited Partnership dba Verizon Wireless for the property located at 17 West Genesee 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 Genesee Street, a state highway; and
- WHEREAS, the applicant is requesting a special permit to install an unmanned stealth wireless communication facility within existing church steeple with fenced in equipment at ground level on a 1.62-acre parcel in a B-2 zoning district; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-16-430); and
- WHEREAS, the Environmental Assessment Form (EAF) states that the project includes the installation of a proposed 11 foot by 21 foot fenced equipment area adjacent to the existing building, and access to the facility will be through the existing parking lot; underground electric and telephone will be installed to the equipment area from an existing utility pole, and 8 wireless panel antennas will be installed in the existing church steeple at a centerline height of 78 feet above ground level; and
- WHEREAS, the Overall Site Plan revised November 3, 2016 shows the existing church, the proposed antenna mounted in the existing steeple, the proposed Verizon lease area, and existing driveways on West Genesee Street and Charlotte Street; any existing or proposed access on West Genesee Street must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the EAF states that the site of the proposed action or an adjoining property has been the subject of remediation (ongoing or completed) for hazardous waste and identifies the Paper Mill Island Environmental Restoration Program and Goulds Pumps Inc. Slurry Pump Division Toxic Release Inventory Site;
- WHEREAS, the EAF Mapper Summary Report notes 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 Robert Antonacci and seconded by Chester Dudzinski. The votes were recorded as follows: Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Chester Dudzinski - yes; Marty Voss - abstain.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 22, 2016

OCPB Case # Z-16-432

- 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 SITE PLAN from the Village of Baldwinsville Planning Board at the request of WT Brews, LLC for the property located at 18 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Genesee Street (New York State Route 31) and Oswego Street (New York State Route 48), both state highways; and
- WHEREAS, the applicant is proposing to revise existing space to accommodate a tap room and construction of a concrete walkway and patio for brewery use and outdoor seating on a 1.62-acre parcel in a Business (B-2) zoning district; and
- WHEREAS, the Board previously recommended Modification on a Site Plan referral (Z-14-454) to make façade, parking lot, and entrance improvements to a currently unoccupied retail space on a 1.62-acre lot in a Business (B-2) zoning district in order to prepare the space for three new tenants, including a Dollar Tree, with NYSDOT requirements for driveway access; and
- WHEREAS, the local application states the 1,060 square foot space at the rear of the building, which is currently occupied by Dollar Tree, AT&T and another available retail space, is to be leased for WT Brews, a microbrewery taproom, which will have glass and sample sales of New York State craft beverages (beer, cider and wine); and
- WHEREAS, the Building Code Info plan dated November 30, 2015 shows the building access would be along the side of the building and exterior improvements to include construction of an approximately 2,000 square foot concrete patio seating area with 2-3 tree boxes, a primary entrance, and a walkway connecting to an existing private drive around the building; and
- WHEREAS, across the private drive at the rear of the parcel, the building and patio back up to the Seneca River, part of the Erie/Barge Canal system, and accesses a riverside multi-use trail system; and
- WHEREAS, vehicular access to the site would occur via existing driveways for the building along East Genesee Street, or via Denio Street, a local street and adjacent public parking lot to the west; and
- WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that the rear portion of this parcel is in a Special Flood Hazard Area (SFHA); and
- WHEREAS, the Environmental Assessment Form dated November 10, 2014 states the site of the proposed action or an adjoining property has been the subject of remediation for hazardous waste (remediation sites V00053, B00105 and E734114, per the EAF Mapper); and
- WHEREAS, the EAF Mapper further indicates that the site is located over or immediately

adjoining primary and principal aquifers and 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, the site is served by public water and sewer and is located in the Baldwinsville-Seneca Knolls Wastewater Treatment Plant service area; and

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

WHEREAS, the site is located in a commercial area of the village that includes shopping plazas, offices, civic buildings, and restaurants and is accessible to the trail system and village core; and

WHEREAS, the Syracuse Metropolitan Transportation Council (SMTC) is in the process of finalizing a sustainable streets guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most beneficial; this site is located within a priority zone; and

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 22, 2016

OCPB Case # Z-16-433

- 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 SITE PLAN from the Village of Baldwinsville Planning Board at the request of Seneca Savings for the property located at 35 Oswego Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Genesee Street (New York State Route 31) and Oswego Street (New York State Route 48), both state highways; and
- WHEREAS, the applicant is proposing to modify a parking lot to add a concrete wall and temporary barriers to improve ease of snow removal in a B-2 zoning district; and
- WHEREAS, a project narrative states that for many years the Village removed snow from Seneca's parking lot in exchange for allowing the police department to park cars on a section of the lot, however, the Village has decided not to continue that practice so Seneca requires a place on the lot for snow storage until it is removed from the lot; the southwest corner of the lot was previously used for police car parking and will not interfere with the use of the parking lot by the bank; and
- WHEREAS, the Sketch Plan dated August 2016 shows a portion of the parking lot parcel (striping not shown) with existing concrete walls, two existing catch basins, a proposed 36 foot by 27 foot permanent barrier along the south side of the lot, two proposed 6 foot by 18 foot temporary barriers along the west side of the lot, and a proposed removable barrier (by Seneca Savings) on the west side of the lot; and
- WHEREAS, the plan states that permanent barriers are to consist of precast concrete barriers set on a layer of mortar not less than 2 inches thick to prevent snowmelt water from seeping beneath barriers and impacting the basement of the Baldwinsville Police Station, and reflectors will be provided on all sides of barriers that face traffic; and
- WHEREAS, the plan states that temporary barriers shall be orange Polycade traffic barriers with reflectors on all sides that face traffic; temporary and removable barriers shall only be in place between November 15 and April 15; and
- WHEREAS, the lot has no road frontage and access is provided along the north line of the bank building that continues westerly into the adjacent Village parking lot through an established right-of-way; and
- WHEREAS, the EAF Mapper Summary Report notes 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 Robert Antonacci and seconded by Chester Dudzinski. The votes were recorded as follows: Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Chester Dudzinski - yes; Marty Voss - abstain.**





JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 22, 2016

OCPB Case # Z-16-434

- 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 USE VARIANCE from the Town of Pompey Zoning Board of Appeals at the request of Dan Palladino for the property located at 3149 Sweet 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 Sweet Road, a county highway, and a farm operation located in an Agricultural District; and
- WHEREAS, the applicant is requesting a use variance to allow for the operation of a farm stand on a 2.37 acre parcel in a Farm zoning district; and
- WHEREAS, the site is located along Sweet Road in a rural area in the Town of Pompey and the parcel is part of a larger farm operation; and
- WHEREAS, the parcel and much of the surrounding lands in the area are enrolled in the New York State Agricultural District, and contain actively farmed land; and
- WHEREAS, the subject 2.37 acre parcel contains an existing house and attached garage, which would be converted to the farmstand; and the remainder of the parcel contains a portion of a farm field, driveways and yard space; and
- WHEREAS, per the Site Plan dated November 4, 2016, the parcel contains two existing gravel driveways which are used by the house as well as the farm operation, and are connected to another driveway just across the parcel line on the adjacent larger farm parcel, which contains barns and farm buildings; and
- WHEREAS, the plan labels the northernmost 18' driveway as an entrance drive, the second 22' wide driveway as an exit drive, and the southernmost driveway on the adjacent parcel as an alternate exit; and
- WHEREAS, any existing or proposed driveways must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, per the local application the farmstand would sell meats, produce, flowers and other farm products from the owners farm, and select other products from small producers; and
- WHEREAS, the applicant notes in the local variance application that town meeting minutes previously approved a commercial variance for the site but the approval was never filed with the County, and that a site across the street is currently operating with a commercial use variance; and
- WHEREAS, the site is served by an individual well and septic system, and is located outside the Onondaga County Sanitary District boundary; 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:

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

E-mail Address: [countyplanning@ongov.net](mailto:countyplanning@ongov.net)

The applicant must coordinate with the Onondaga County Department of Transportation regarding requirements for commercial driveway access for the proposed farmstand.

The Board also offers the following comment:

The municipality may wish to consider the addition of farmstands as an allowable use within the Farm zoning district.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 22, 2016

OCPB Case # Z-16-435

- 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 Salina Planning Board at the request of Kellars Lane, LLC (Tony Alberici) for the property located at 100 Kellars Lane; 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 Old Liverpool Road, a county highway; and
- WHEREAS, the applicant is proposing construction of a 24' X 120' single story detached garage for the use by existing apartment tenants on a 4.010-acre parcel in a Multi-Family Residential (R-4) zoning district; and
- WHEREAS, the site is located in a transitional area between commercial uses along Old Liverpool Road and single family neighborhoods accessing Beechwood Avenue; and
- WHEREAS, the Kellars Apartments contains five 2.5 story apartment buildings containing approximately 97 parking spaces, with driveway access onto Kellars Lane, a local road; and
- WHEREAS, the Amended Site Plan dated July 28, 2016 shows a portion of an existing parking lot would become 10 garage spaces; and
- WHEREAS, the garage would face the rear of an existing commercial building; and
- WHEREAS, the site has access to public water and sewer and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; and

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 22, 2016

OCPB Case # Z-16-436

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of PGA Central New York Section Office for the property located at 5011 Jamesville 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 Jamesville Road and Nottingham Road, both county highways, and Interstate 481, a state highway; and
- WHEREAS, the applicant is proposing installation of two pillars with address and name, drainage around structure, rebuilding porches and foundation and minor landscaping on a 3.928-acre parcel in a Residential (R-1) zoning district; and
- WHEREAS, the Board previously recommended No Position on an area variance referral (Z-12-389) by the same applicant (PGA Central New York) to reduce the number of required parking spaces for a proposed office in a single-family residence; and
- WHEREAS, the site is located at the corner of Jamesville Road and Nottingham Road, and contains an existing house, which contains offices, 2 car garage, parking for five vehicles, an area for nine parking spaces in reserve, and a 2 story barn and small frame building; and
- WHEREAS, the site has a primary asphalt driveway onto Jamesville Road, and a former gravel driveway onto Nottingham Road has been removed; no changes are proposed; any existing or proposed access onto either Jamesville or Nottingham Roads must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the applicant proposes various minor site improvements, including the addition of two driveway pillars (6' high) near the Jamesville Road frontage, to contain unlit signage and address information, porch reconstruction, drainage tile improvements around the home, and removal of a hedgerow and addition of a 15' diameter round planting bed with seasonal flowers at the front corner of the site; and
- WHEREAS, the applicant is advised that the location of the pillars must be behind the county right-of-way and cannot obstruct sight distance; and

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 22, 2016

OCPB Case # Z-16-437

- 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 Michael Stevenson for the property located at 7936 Owasco 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 South Bay Road, a county highway; and
- WHEREAS, the applicant is requesting an area variance to allow construction of a 40' X 60' (2,400 square feet) private garage where 700 square feet maximum is allowed on two lots totaling 18,000 square feet (lots will be combined if variance is allowed) in a Residential (R-10) zoning district; and
- WHEREAS, the site is located in the northern portion of the Town of Cicero and surrounded by residential uses; and
- WHEREAS, per the variance map dated September 8, 2016, the proposed metal pole barn would measure 40' x 60', and be set back approximately 60-70' from both road frontages and 15-30' from side and rear yards, adjoining adjacent residential parcels; and
- WHEREAS, the plan does not indicate any changes to the existing single driveway onto Owasco (Otisco) Avenue, a local road; and
- WHEREAS, the site is served by public water and sewer and is located in the Brewerton Wastewater Treatment Plant service area; no service is proposed to the garage; and

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 22, 2016

OCPB Case # Z-16-438

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Skaneateles Planning Board at the request of Rick Moscarito for the property located at 1813 Russells Landing; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of a farm operation in an Agricultural District; and
- WHEREAS, the applicant is proposing to construct a 3-bedroom dwelling with a walk-out basement, deck, patio, shed, walkways and driveway on a currently vacant 0.059-acre non-conforming lot in Rural and Farming (RF) and Lakefront Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, the Board is concurrently reviewing an Area Variance referral (Z-16-439) to locate the dwelling 61.5 feet from the lake line (100 feet required) and 41 feet to a watercourse (100 feet required), and to locate the dwelling partially in a 36 percent steep slope area (no disturbance permitted on any slope of 30 percent or greater); and
- WHEREAS, the Board previously recommended Modification of a Site Plan referral (Z-15-200), with a modification requiring the Town to ensure all conditions were met by various departments prior to approval; prior to that the Board recommended Modification of concurrent Site Plan, Special Permit, and Area Variance referrals (Z-10-64, 65, and 66) for this project, citing required approvals from the City of Syracuse Water Department; a Narrative from 2010 indicates prior site plan and area variance applications were approved by the town in 2000 but the project was not constructed, and a town resolution from 2010 indicates subsequent approvals were obtained at that time; and
- WHEREAS, the Site Plan dated October 17, 2016 shows the proposed 1,266 square foot (building footprint) house with a deck, a parking area with a permeable walkway leading to the house, a 16 foot by 10 foot shed, a silt fence, a timber steps with pea stone leading to a deck and bridge to stair tower by the lake; the plan states that impermeable surface coverage is proposed to be 9.5 percent and open space is proposed to be 85.5 percent; and
- WHEREAS, driveway access would be on Russells Landing, a local road or private drive leading ultimately to West Lake Road, NYS Route 41A; and
- WHEREAS, the plan shows the approximate locations of a 15 foot right-of-way, a 10 foot telephone easement, overhead utility lines, and buried telephone and water lines; the proposed driveway, septic field expansion area, and walkway would each encroach onto at least one of these easements or areas; and
- WHEREAS, the house is proposed to be located on a steep area of the site, which the narrative indicates is due to required setbacks from the septic field and electric lines; the narrative states that the steep slopes will be protected with

jute mesh and planted in ground covers such as myrtle and ivy to stabilize and maintain the grade and that the grade around the house does not slope towards the watercourse; and

WHEREAS, the Referral Notice states that water service would be provided by a waterline direct from Skaneateles Lake; and

WHEREAS, the narrative states that the lot has an approved septic system with expansion area at the southwest corner, which is on the flat portion of the lot and over 100 feet from the lake; comments from the City of Syracuse Department of Water dated October 27, 2016 state that the septic tank and pump chamber are located within a utility right-of-way on the site plan dated October 17, 2016; and

WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that a small area of land along the lake shoreline is in a Special Flood Hazard Area (SFHA); and

WHEREAS, the plan shows the location of a seasonal watercourse that enters the property near the lake; the Environmental Assessment Form (EAF) dated October 17, 2016 states that the site or lands adjoining the site contains wetlands or other regulated waterbodies; and

WHEREAS, the EAF states that storm water discharges will be directed to the existing watercourse that serves a farm field storm water management system; and

WHEREAS, the Onondaga County Agricultural District map shows the site is adjacent to farmed properties in New York State Agricultural District 2; and

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

The Town must ensure all necessary conditions are met and updated approvals are obtained from the City of Syracuse Department of Water, the New York State Department of Environmental Conservation, and the U.S. Army Corps of Engineers prior to approving the proposed application.

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





JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 22, 2016

OCPB Case # Z-16-439

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Skaneateles ZBA at the request of Rick Moscarito for the property located at 1813 Russells Landing; 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 a farm operation located in an Agricultural District; and
- WHEREAS, the applicant is requesting several area variances to construct a 3-bedroom dwelling with walk-out basement, deck, patio, shed, walkways and driveway on a currently vacant 0.059-acre non-conforming lot in Rural and Farming (RF) and Lakefront Watershed Overlay (LWOD) zoning districts; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-16-438); the Board previously recommended Modification of a Site Plan referral (Z-15-200), with a modification requiring the Town to ensure all conditions were met by various departments prior to approval; prior to that the Board recommended Modification of concurrent Site Plan, Special Permit, and Area Variance referrals (Z-10-64, 65, and 66) for this project, citing required approvals from the City of Syracuse Water Department; a Narrative from 2010 indicates prior site plan and area variance applications were approved by the town in 2000 but the project was not constructed, and a town resolution from 2010 indicates subsequent approvals were obtained at that time; and
- WHEREAS, the applicant is requesting area variances to locate the dwelling 61.5 feet from the lake line (100 feet required) and 41 feet to a watercourse (100 feet required), and to locate the dwelling partially in a 36 percent steep slope area (no disturbance permitted on any slope of 30 percent or greater); and
- WHEREAS, the Site Plan dated October 17, 2016 shows the proposed 1,266 square foot (building footprint) house with a deck, a parking area with a permeable walkway leading to the house, a 16 foot by 10 foot shed, a silt fence, a timber steps with pea stone leading to a deck and bridge to stair tower by the lake; the plan states that impermeable surface coverage is proposed to be 9.5 percent and open space is proposed to be 85.5 percent; and
- WHEREAS, driveway access would be on Russells Landing, a local road or private drive leading ultimately to West Lake Road, NYS Route 41A; and
- WHEREAS, the plan shows the approximate locations of a 15 foot right-of-way, a 10 foot telephone easement, overhead utility lines, and buried telephone and water lines; the proposed driveway, septic field expansion area, and walkway would each encroach onto at least one of these easements or areas; and
- WHEREAS, the house is proposed to be located on a steep area of the site, which the narrative indicates is due to required setbacks from the septic field and electric lines; the narrative states that the steep slopes will be protected with

jute mesh and planted in ground covers such as myrtle and ivy to stabilize and maintain the grade and that the grade around the house does not slope towards the watercourse; and

WHEREAS, the Referral Notice states that water service would be provided by a waterline direct from Skaneateles Lake; and

WHEREAS, the narrative states that the lot has an approved septic system with expansion area at the southwest corner, which is on the flat portion of the lot and over 100 feet from the lake; comments from the City of Syracuse Department of Water dated October 27, 2016 state that the septic tank and pump chamber are located within a utility right-of-way on the site plan dated October 17, 2016; and

WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that a small area of land along the lake shoreline is in a Special Flood Hazard Area (SFHA); and

WHEREAS, the plan shows the location of a seasonal watercourse that enters the property near the lake; the Environmental Assessment Form (EAF) dated October 17, 2016 states that the site or lands adjoining the site contains wetlands or other regulated waterbodies; and

WHEREAS, the EAF states that storm water discharges will be directed to the existing watercourse that serves a farm field storm water management system; and

WHEREAS, the Onondaga County Agricultural District map shows the site is adjacent to farmed properties in New York State Agricultural District 2; and

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

The Town must ensure all necessary conditions are met and updated approvals are obtained from the City of Syracuse Department of Water, the New York State Department of Environmental Conservation, and the U.S. Army Corps of Engineers prior to approving the proposed application.

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