



# Onondaga County Planning Board

December 06, 2017

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

## I. ATTENDANCE

### MEMBERS PRESENT

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

### STAFF PRESENT

Megan Costa  
Allison Bodine  
Robin Coon

### GUESTS PRESENT

## II. CALL TO ORDER

The meeting was called to order at 11:00 AM on December 06, 2017.

## III. MINUTES & OTHER BUSINESS

Minutes from November 15, 2017 were submitted for approval. Daniel Cupoli made a motion to accept the minutes. James Corbett seconded the motion. The votes were recorded as follows: Douglas Morris - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Lisa Dell - yes; Marty Voss - yes.

## IV. ACTIONS ON GML SECTION 239 REFERRALS

### Summary

S-17-100	VLivPB	No Position	S-17-84	TCicPB	Disapproval
S-17-96	TEIbPB	No Position With Comment	S-17-97	TEIbPB	No Position With Comment
S-17-98	CSyrPB	No Position With Comment	S-17-99	TLafPB	No Position
Z-17-435	TGedZBA	No Position With Comment	Z-17-437	TFabZBA	Disapproval
Z-17-438	TDewPB	Modification	Z-17-439	TCicPB	Modification
Z-17-440	TCicPB	No Position With Comment	Z-17-441	TOnoZBA	No Position With Comment
Z-17-442	CSyrPB	No Position With Comment	Z-17-443	CSyrPB	No Position
Z-17-444	VEsyZBA	No Position	Z-17-445	VMinVB	No Position With Comment
Z-17-446	VMinVB	No Position With Comment	Z-17-447	CSyrZBA	No Position
Z-17-448	TClazBA	No Position With Comment	Z-17-449	VLivZBA	No Position
Z-17-450	VLivPB	No Position	Z-17-451	TClapB	Modification
Z-17-452	TClapB	Modification	Z-17-453	TClatB	Modification
Z-17-454	TSpaPB	Modification			



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 06, 2017

OCPB Case # S-17-100

- 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 Village of Liverpool Planning Board at the request of Michael Charles, Jr. for the property located at 101 & 105 First 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 a state portion of Oswego Street, Onondaga Lake Parkway, a state highway, and Onondaga Lake Park, a county-owned park; and
- WHEREAS, the applicant is proposing to combine two small parcels into one new lot totaling 0.30 acres in a Lakeside Business (B-1) zoning district; and
- WHEREAS, the site is located at the major intersection of a state-owned portion of Oswego Road and Onondaga Lake Parkway, a state road, in the Village of Liverpool; First Street and Willow Street, both local roads, also intersect at this point, creating a triangular-shaped site with frontage on both streets; surrounding land uses include Onondaga Lake Park and various commercial and service businesses; and
- WHEREAS, the submitted subdivision map shows the site consists of two adjacent parcels under common ownership and each parcel contains an existing zero-lot-line masonry building; brick and concrete sidewalks are shown at the corner of the site and along the First Street frontage; aerial imagery shows on-street parking is available along First Street; and
- WHEREAS, the subdivision map indicates that the proposed lot line adjustment will combine the two parcels into one, Lot 1 (0.173 acres); and
- WHEREAS, per the referral notice, the existing buildings are served by public drinking water and sewers and are located in the Metropolitan Wastewater Treatment Plant and Liverpool Pump Station service areas; and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and
- WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that a small area along the southern boundary of the site is located within the 100-year floodplain, which may require elevation of structures and other mitigation; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and
- WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project is

within 2,000 feet of a site in the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database (734030, V00501); and

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

WHEREAS, the EAF Mapper indicates that the 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 Marty Voss and seconded by Lisa Dell. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Lisa Dell - yes; Marty Voss - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 06, 2017

OCPB Case # S-17-84

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Cicero Planning Board at the request of Tom Woznica for the property located at Cicero Center Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Cicero Center Road, a county highway; and
- WHEREAS, the applicant is proposing to subdivide a 48-acre parcel into a 73 single-family lots in a Residential (R-12) zoning district; and
- WHEREAS, in 2013, the Board recommended Disapproval of a Zone Change referral (Z-13-26) proposing to change the subject parcel from an Agricultural zoning district to Residential (R-12); the Board cited inconsistencies between the proposed zone change and buildout and the goals of the Onondaga County 2010 Development Guide, as well as concerns from the New York State and Onondaga County Departments of Transportation regarding cumulative safety, capacity, and mobility impacts; the zone change was ultimately approved by the local board; a SEQOR coordinated review meeting was held by the Town of Cicero Planning Board on November 15, 2017 to discuss project details and attended by County Planning Board staff; and
- WHEREAS, the site is located on the fringe of the Syracuse Urbanized area and near Oneida Lake; surrounding land uses are agriculture, wetlands, and suburban residential; the submitted Preliminary Plan dated January 13, 2017 shows the site is located along Cicero Center Road, a county road, and abuts residential neighborhoods to the north (Lyons Runne Section Nos. 2A and 2B) and east; an adjacent frontage lot is shown along Cicero Center Road that is zoned agriculture and appears to contain a house and barn; per the Preliminary Plan, there is a Power Authority of the State of New York Easement across the southwestern corner of the site; and
- WHEREAS, the Preliminary Plan shows the proposed subdivision will create 73 residential lots ranging in area from 0.28 acres to 0.74 acres, with several outliers (> 0.74 acres) that appear to include the adjacent stormwater management areas; the submitted Proposed Grading and Utilities Plan dated December 10, 2016 shows an area labeled Conservation Easement-1 (6.01 acres) from the northern lot line to the eastern lot line, cutting off the northeast corner of the site, and an area labeled Conservation Easement-2 (6.13 acres) at the southwest corner of the site; the submitted Environmental Assessment Form (EAF) dated August 16, 2017 states that the proposed project will be completed in three phases; the submitted Density Sketch Plan dated June 1, 2017 shows that the proposed 73-lot subdivision is part of a larger project that includes a subdivision for an additional 150 lots on the adjacent 113-acre parcel to the south; no other materials regarding the proposed 150-lot

subdivision are included in the referral; and

WHEREAS, per the Preliminary Plan, there is a proposed network of local roads that will provide access to the proposed lots; "Road 'A'" is shown with a full access connection onto Cicero Center Road and an outlet to the southern adjacent parcel, where it is shown in the Density Sketch Plan to connect to the proposed 150-lot subdivision and ultimately accesses Route 31, a state road, to the south; "Meadowland View Trail" is shown to extend from "Road 'A'" near the southern lot line to a northern adjacent parcel, where it connects to a local road there and ultimately accesses Cicero Center Road; the northeast portion of the site, which is separated by Conservation Easement-1 (6.01 acres), will be accessed by a local road network that connects to two roads (Angus Path and Josette Junction Road) in the adjacent Lyons Runne neighborhood and extends to the eastern lot line where it connects to Boardwalk Drive, a local road, in the adjacent neighborhood to the east; all proposed access to Cicero Center Road or Route 31 must be coordinated with the Onondaga County and New York State Departments of Transportation, respectively, and must meet all Department requirements; both Departments advise that a traffic study will be required and must include projections for full buildout, any other relevant anticipated projects, and include analysis of nearby state and county intersections, including Route 31 and South Bay Road, Route 31 and Cicero Center Road, and Cicero Center Road and Lakeshore Road, at minimum; study and mitigation requirements to be determined by the Departments; and

WHEREAS, the EAF states that 38.05 acres of the site will be physically disturbed by the proposed development and stormwater runoff will be directed to on-site stormwater management facilities; four stormwater management areas (with drainage easements) are shown in the Preliminary Plan, one at the southwestern corner of the site, one along the southern lot line, and two along the eastern lot line; management responsibilities for the proposed stormwater management facilities should be clearly defined and funding mechanisms should be in place prior to the current and future subdivision and development of the parcels; and

WHEREAS, any project that cumulatively disturbs one acre or more of land, must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity; for projects within a designated municipal storm sewer system (MS4) municipality, the applicant must prepare a Stormwater Pollution Prevention Plan (SWPPP) and consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP); the municipality must sign and submit an MS4 SWPPP Acceptance Form and Notice of Intent (NOI) to the New York State Department of Environmental Conservation (NYS DEC) Bureau of Water Permits; projects located within the Onondaga Lake watershed must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual in the SWPPP; and

WHEREAS, a Clay-Cicero Route 31 Transportation Study conducted by the Towns and the Syracuse Metropolitan Transportation Council and completed in 2009 forecasted a 40% increase over 20 years in vehicle miles traveled along the already constrained NYS Route 31 corridor, assuming buildout projections provided by the Towns; recommendations from the study include lowering community vehicle miles traveled through orderly development of nodal, mixed use communities with multi-modal access and a density that can

support walkability and enhanced transit, and a scale of development that minimizes future public investments in infrastructure, given fiscal limitations and regional need; and

WHEREAS, the site has access to public drinking water and sewers and is located in the Brewerton Wastewater Treatment Plant service area; per the EAF, the anticipated water demand for the proposed development is 24,000 gallons per day (gpd) and drinking water services will be provided by the Onondaga County Water Authority (OCWA) which will require 4,250 linear feet of water main extension; noted anticipated sanitary wastewater for the proposed development is 24,000 gpd and will require 3,135 linear feet of local sewer line extensions; a pump station is also shown in the Preliminary Plan near the southwest corner of the lot; at the November 15, 2017 SEQR Coordinated Review Meeting, the Town Engineer noted a bottleneck in the local wastewater transmission piping that would preclude accommodation of full buildout of units in this location, without mitigation; and

WHEREAS, GIS mapping shows the possible presence of state and federal wetlands on the site; Wetland C (0.928 acres), a pond, and a 100-foot buffer are shown at the southwestern corner of the lot and Wetland A (3.07 acres) is shown along the northern lot line and extending towards the center of the lot and to the eastern lot line; the EAF indicates that an area of 6,250 sf of Wetland A will be filled for road grading; per the U.S. Army Corps of Engineers (USACE) and/or the New York State Department of Environmental Conservation (NYS DEC), the presence of federal and/or state wetlands and/or the 100-foot state wetland buffer on the site must be confirmed and shown on the plans for the site; the USACE and NYS DEC must be contacted to determine whether permits are necessary for the proposed project and obtain any applicable permits; and

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

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

WHEREAS, per the EAF Mapper, the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office (SHPO) archaeological site inventory; SHPO must be contacted to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; and

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

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)

recommends that said application be DISAPPROVED for the following REASON(S):

The Board reiterates the following disapproval reasons from its 2013 review of the zone change for the subject parcel:

The proposed subdivision and buildout are not consistent with the goals and strategies for community growth outlined in the Onondaga County 2010 Development Guide including good community planning, coordinated decision making, cost-effective infrastructure, sustainable development patterns and agricultural protection.

The New York State and Onondaga County Departments of Transportation note concern as to the cumulative safety, capacity and mobility impacts of scattered, single-use development relying on a limited number of arterial roadways and interchanges, specifically the Route 31 corridor and associated State and County facilities.

The Town is encouraged to continue to refine comprehensive and district specific land use and infrastructure planning in concert with State and County agencies, to coordinate and facilitate development in the Town.

The Board also offers the following new feedback:

1.) Given the substantial presence of flowing and/or standing water on site, and related floodplains and state and federal wetlands on the site, the Board strongly encourages revisions to the proposed site plan layout if the subdivision is to be considered. Site planning should more adequately buffer and benefit these sensitive environmental areas. The Town is encouraged to also consider ownership and stewardship of these encumbered lands by a responsible single entity, to ensure that they are not compromised from performing their important ecological and stormwater functions.

2.) The State Environmental Quality Review (SEQR) process for all phases of the proposed 220+ lot buildout should be combined to assess localized and cumulative development impacts and avoid potential perceptions of segmentation, and no action on the proposed 73-lot subdivision should take place prior to completion of SEQR for the entirety of the project.

3.) The proposed subdivision, residential development, and extension of public infrastructure in a transitional area such as this should be accompanied by a buildout analysis, potentially as part of the SEQR process, which considers compatibility of land uses, community goals, infrastructure planning, and a fiscal impact analysis that includes burden to taxpayers, all of which should be publicly vetted.

4.) The Town has recently proposed significant sewer line expansion within other areas of the Brewerton Wastewater Treatment Plant service area, has implemented a number of large scale rezoning actions in the Town to more intensive land uses, and has experienced wet weather sanitary sewer flow exceedances, documented within the recent Sanitary Sewer Evaluation Study (SSES) for the Brewerton Wastewater Treatment Plant service area. The Town must continue to fully comply with the recommendations of the SSES and coordinate with WEP on an asset allocation and offset plan to realistically

balance desired development objectives with limited capacity within the regional wastewater treatment conveyance and treatment facilities.

5.) The proposed subdivision requires a sanitary sewer pumping station, and perhaps more than one at full buildout. This is a considerable construction cost burden for the initial residents who will be served by the proposed Town owned infrastructure and may increase property taxes. (Any pump station should be built to meet or exceed OCWEP standards described here: [http://static.ongov.net/WEP/ReferenceDocuments/PSFinal\\_12-20-16.pdf](http://static.ongov.net/WEP/ReferenceDocuments/PSFinal_12-20-16.pdf) ) The project may also need to increase capacity in local transmission lines to accommodate projected new flow, at additional expense.

The Onondaga County Department of Water Environment Protection also suggests that life cycle cost impacts for the proposed sanitary infrastructure should be evaluated with, and without, full buildout to understand the significant cost impacts on the Town Sewer district taxpayers. Carrying costs of expensive public infrastructure over an extended buildout period should also be included in analysis. Because of the considerable costs for annual operation, the significant life cycle costs, and the need for dedicated power supply to provide uninterrupted service in emergencies, the Onondaga County Department of Water Environment Protection (OCWEP) strongly discourages pump stations for residential projects.

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





JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 06, 2017

OCPB Case # S-17-96

- 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 Elbridge Planning Board at the request of Grayfield Properties, LLC for the property located at Old Route 31 & Laird 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 (Route 84) and Laird Road (Route 135), both county highways, the municipal boundary between the Town of Elbridge and the Town of Van Buren, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 22.36-acre parcel into 5 new lots, Lot A (1.033 acres), Lot B (1.193 acres), Lot C (1.479 acres), Lot D (1.511 acres), all in a Residential (R-3) zoning district, and Lot E (15.159 acres) in a Rural Residential (RR) zoning district; and
- WHEREAS, the Board recently recommended No Position With Comment for a Zone Change referral (Z-17-143) requesting to rezone 5.733 acres of the subject parcel from Rural Residential (RR) to Residential (R-3); earlier in the year, the Board reviewed a Text Amendment (Z-17-91) referral from the Town of Elbridge that created the new Residential (R-3) zoning district; and
- WHEREAS, the site, located in a rural area in the Town of Elbridge just south of the Seneca River, consists of a single tax parcel 024.-02-10.1 (22.36 acres) which is divided by Old Route 31, a county road; the parcel has frontage on Old Route 31, North McDonald Road, a local road, and Laird Road, a county road; lands west of the site are enrolled in New York State Agricultural District 3 and contain active farmland; and
- WHEREAS, the submitted Preliminary Plat dated September 10, 2017 shows the southern portion of the parcel (5.733 acres) to contain an existing house with driveway access onto McDonald Road along the southern boundary of the property and an existing barn near the corner of Old Route 31 and Laird Road; aerial imagery shows that there is no driveway access to the barn structure; and
- WHEREAS, per the Preliminary Plat, the northern portion of the parcel (15.159 acres) contains an existing barn along the Old Route 31 frontage, three existing houses along the northern lot line, and agricultural fields covering the remainder of the land; access to the houses ultimately comes from an existing private roadway, Jack's Reef Path, off Old Route 31; two existing driveways are shown extending north from Jack's Reef Path to existing houses on the adjacent parcel to the north; and
- WHEREAS, the Preliminary Plan shows the proposed subdivision will create Lot A (1.033 acres), Lot B (1.193 acres), Lot C (1.479 acres), and Lot D (1.511 acres) from the portion of the parcel south of Old Route 31, and Lot E (15.159 acres) will contain the remaining lands north of Old Route 31; per the plat, proposed Lot

A will contain the existing house and Lot D will contain the barn; and

WHEREAS, an existing 20' water easement to OCWA is shown on the northern portion of the parcel that roughly follows the private roadway; and

WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, the existing houses are currently served by public drinking water and individual septic systems; the referral notice indicates that new or additional municipal drinking water connections are proposed, and no changes to the existing wastewater services are proposed; and

WHEREAS, GIS mapping shows the site may contain a small area of federal wetlands at the northwestern corner of the site; the potential federal wetland area does not appear to encroach on any of the existing structures; and

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

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

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

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

1. Per the Onondaga County Department of Transportation, any proposed access to Lot C must occur from Old Route 31, and any future access for Lot D must occur from Laird Road, and will be subject to the availability of sight distance. Any new or modified driveways onto Old Route 31 or Laird Road and work within the county right-of-way will require a highway access and/or work permit from the Onondaga County Department of Transportation.
2. The Board encourages the Town to consider the potential long-term effects of large-lot, strip subdivisions along road frontages, particularly within areas containing New York State Agricultural District properties and in farm/agricultural zoning districts, as potential conflicts with agricultural operations, changes to the rural character, increased public service demands and costs, reduction of open space and farmland, and impacts to road safety and mobility may cumulatively occur.
3. The municipality is encouraged to ensure that appropriate access agreements are in place for the shared private roadway, Jack's Reef Path, and in particular for the driveways that provide access to the adjacent parcel to the north.

4. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.

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

a. Septic System Approval – The Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic systems to service the proposed lots prior to Department endorsement of the subdivision.

b. Notice of Public Hearing – 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.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 06, 2017

OCPB Case # S-17-97

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of Elbridge Planning Board at the request of Thomas Foote for the property located at 778 Cooper Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Cooper Road, Old Route 31 and McDowell Road, all county roads; and
- WHEREAS, the applicant is proposing to subdivide a 68.81-acre parcel into two new lots, Lot 1 (2.96 acres) and Lot 2 (65.86 acres), in a Rural Residential (RR) zoning district; and
- WHEREAS, in 2015, the Board recommended Modification of a Final Subdivision referral (S-15-85) proposing to convert two parcels totaling 116 acres into three new lots, and cited requirements for access permits and septic system approvals from the Onondaga County Department of Transportation and Health Department, respectively; the subdivision ultimately created the subject parcel; and
- WHEREAS, the parcel (68.81 acres) is located in a rural area in the Town of Elbridge, just north of the New York State Thruway (I-90); the submitted subdivision map dated October 12, 2017 shows the parcel with three frontages on Cooper Road, a county road, and frontage to the east and southeast on Old Route 31 and McDowell Road, both county roads; and
- WHEREAS, the subdivision map shows the parcel to contain an existing house and three existing barns with existing driveway access onto Cooper Road; the remainder of the site is undeveloped farmland and has an existing gravel driveway onto Old Route 31; and
- WHEREAS, the submitted Environmental Assessment Form (EAF) dated September 11, 2017 indicates the proposed subdivision will create two lots, with the farmland intended for sale; Lot 1 (2.96 acres) is shown in the subdivision map to be situated between two existing residential lots with frontage on Cooper Road and to contain the existing house and barns; Lot 2 (65.86 acres) is shown to contain the remaining lands; and
- WHEREAS, the existing house is served by individual well and septic system; no changes to the existing infrastructure are proposed; and
- WHEREAS, per the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper, the site is located over, or immediately adjoining, primary and principal aquifers; and
- WHEREAS, the EAF Mapper indicates that the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and

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

1. The Board encourages the Town to consider the potential long-term effects of large-lot, strip subdivisions along road frontages, particularly within areas containing New York State Agricultural District properties and in farm/agricultural zoning districts, as potential conflicts with agricultural operations, changes to the rural character, increased public service demands and costs, reduction of open space and farmland, and impacts to road safety and mobility may cumulatively occur.
2. The Board also discourages fragmentation of farmland and separation of the farm structures from the larger farm operation.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 06, 2017

OCPB Case # S-17-98

- 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 P&D Realty, LLC for the property located at 228 Hiawatha Boulevard East; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of the CNY Regional Market, owned by a state authority; and
- WHEREAS, the applicant is proposing to subdivide a 1.8-acre parcel into two new lots, Lot 1A-1 (0.4 acres) and Lot 1A-2 (1.4 acres), in Local Business Class A and Industrial Class A zoning districts; and
- WHEREAS, in 2013, the Board recommended No Position With Comment for a Use Variance referral (Z-13-281) proposing to modify a previously approved use variance to allow for the construction of a 1,410 sf addition to a nonconforming heavy duty motor vehicle repair facility; and
- WHEREAS, the site is located in the Northside neighborhood of the City of Syracuse along Hiawatha Boulevard East, a city street, with additional frontage on Park Street and Carbon Street, both city streets; the site is southeast of NBT Bank Stadium, the CNY Regional Market, and the Regional Transportation Center; other surrounding land uses include manufacturing and distribution facilities and multi-family residential dwellings; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; according to the ReZone Syracuse draft zoning map dated June 2017, the proposed zoning for this lot is Mixed Used Office (MX-3), which would act to “provide for pedestrian friendly areas of medium- to higher-density residential development and compatible nonresidential uses, such as offices and supporting secondary commercial uses”; and
- WHEREAS, aerial imagery shows the site to contain an existing one-story building, a motor vehicle repair facility, situated on the northern portion of the parcel along the Hiawatha Boulevard East frontage and an existing four-story building, formerly Besdin’s Furniture Store, along the Park Street frontage that is attached to a building on the adjacent parcel; the remainder of the site is primarily gravel and asphalt parking areas; access to the site includes two existing curb cuts on Hiawatha Boulevard East, an existing driveway on Carbon Street, and two existing curb cuts on Park Street; and
- WHEREAS, the submitted subdivision map dated October 12, 2017 shows the proposed subdivision will divide the parcel into two lots; New Lot 1A-1 (0.4 acres) is shown to contain the existing four-story building and a portion of the rear parking lot; New Lot 1A-2 (1.4 acres) is shown to contain the remainder of the site, including the one-story building and remaining parking areas; and

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WHEREAS, the existing curb cuts on Park Street only provide access to the front of New Lot 1A-1; access to the rear parking area will have to come from New Lot 1A-2 or the adjacent parcel to the east; per the subdivision map, there is a 12.7' right-of-way and driveway on the adjacent parcel that passes through the first floor of the attached building; an additional 24' right-of-way is shown at the rear of the four-story building that connects to the adjacent right-of-way and crosses the lot line between the proposed lots; and

WHEREAS, the submitted Application for Resubdivision/Lot Alteration indicates that the proposed subdivision is intended to allow for the sale of the existing building and part of the parking area to be contained on proposed Lot 1A-1; and

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

WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area tributary to a Combined Sewer Overflow (CSO); and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project is within 2,000 feet of a site in the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database (734048, C734132, C734130, C734135, C734137, C734104, 734103, C734131); and

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

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

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

1. The City is advised to ensure all appropriate access agreements are in place for the shared driveways and access to the rear parking lot of proposed New Lot 1A-1.
2. The City is encouraged to consider opportunities for long term parking and rear building access strategies for the entire block and approach property owners regarding options such as a shared parking lot at the interior of the block or an alleyway easement, which could serve all property owners and facilitate any future redevelopment of buildings on the block.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 06, 2017

OCPB Case # S-17-99

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of LaFayette Planning Board at the request of Donald Knapp for the property located at 6081 Bull Hill Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Lafayette Road (Route 112), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 123.06-acre parcel into two new lots, Lot 1 (3.0 acres) and Lot 2 (120.06 acres) in an Agricultural Residential zoning district; and
- WHEREAS, the site is located near the intersection of Bull Hill Road, a local road, and Lafayette Road, a county road, in a rural area in the Town of LaFayette; the site and some surrounding lands are enrolled in New York State Agricultural District 4 and appear to contain active farmland; other surrounding land uses are low density residential; and
- WHEREAS, the submitted subdivision map dated September 11, 2017 shows the site is adjacent to two residential lots situated at the intersection of Bull Hill Road and Lafayette Road and contains an existing one-and-a-half story house and two sheds along the Bull Hill Road frontage; access to the house comes from an existing gravel driveway onto Bull Hill Road; and
- WHEREAS, aerial imagery shows the remainder of the site is covered with agricultural fields or forested lands; there also appears to be an existing farm road with access onto Lafayette Road; and
- WHEREAS, per the subdivision map, the proposed subdivision will divide the parcel into two lots; proposed Lot 1 (3.0 acres) will consist of the southwestern corner of the parcel and include the existing house and driveway onto Bull Hill Road; the remaining lands (120.06 acres) are shown as proposed Lot 2; and
- WHEREAS, lease and purchase agreements, included in the referral materials, indicate that the applicant previously leased a portion of the parcel and the proposed subdivision will now allow for the applicant to purchase Lot 1; and
- WHEREAS, the submitted Application for Approval of Simple Subdivision states the existing house on proposed Lot 1 is served by individual well and septic; no development and drinking water or wastewater services are proposed for Lot 2; and
- WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; and



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

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 06, 2017

OCPB Case # Z-17-435

- 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 USE VARIANCE from the Town of Geddes Zoning Board of Appeals at the request of Edelman Real Estate, LLC for the property located at 2522 West Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of West Genesee Street (Route 5), a state highway, and the municipal boundary between the Town of Geddes and the Village of Solvay; and
- WHEREAS, the applicant is requesting a use variance to establish and operate a day spa in an existing building on a 0.58-acre parcel in a Residential A zoning district; and
- WHEREAS, the site is located along West Genesee Street, a state-owned portion of the road, in the Town of Geddes; the site abuts the municipal boundary with the Village of Solvay and is adjacent to wooded lands; other surrounding land uses include residential lots and two churches; the corridor was the subject of a 2014 zoning study by the Syracuse-Onondaga County Planning Agency for the Town of Geddes; and
- WHEREAS, the submitted survey map shows the site contains an existing one-story concrete block building, formerly a commercial garage, located on the western side of the site along the West Genesee Street frontage; aerial imagery shows the rear of the site is entirely forested and the front of the site east of the building is covered by an existing parking lot; the site has unrestricted access to West Genesee Street along the entire road frontage; and
- WHEREAS, the submitted Application for Use Variance indicates that the proposed project will modify the interior of the existing building to accommodate a beauty salon and day spa, Miracles Hair Studio; and
- WHEREAS, per the Town of Geddes zoning ordinance, permitted uses in the Residential A zoning district are single-family dwellings, religious uses, accessory buildings and structures to single-family dwellings or religious uses, and family day-cares; the proposed salon and day spa is defined in the Town zoning ordinance as a retail business use, requiring a use variance to operate in the existing building and zoning district; and
- WHEREAS, the Application for Use Variance indicates that the site is an existing commercial property that had a prior non-conforming use (a tractor dealership) pre-dating the zoning code; per the application, converting the building to a residential use would be cost prohibitive and would not provide a reasonable return; a Letter of Intent dated November 6, 2017, included in the referral materials, indicates that an appraisal report from a licensed property appraiser will be submitted to the Town of Geddes Zoning Board of Appeals to satisfy the required financial test; and

WHEREAS, per the Letter of Intent, proposed hours of operation will be Monday 9am to 4pm, Tuesday and Thursday 9am to 8pm, Wednesday and Friday 9am to 5pm, and Saturday 9am to 3pm; the anticipated average number of employees on site will be 6 to 8 and the anticipated number of clients at peak hours of operation is 6 to 10; and

WHEREAS, per the Letter of Intent, all existing signage will be removed and proposed signage for the site (not designed yet) will include a wall sign on the front of the building; and

WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, the existing building is currently served by public drinking water and sewers; contrary to that, the submitted Environmental Assessment Form (EAF) indicates that wastewater services will be provided by a septic system “as is”; and

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

1. Prior to municipal approval, the applicant is advised to provide an adequate wastewater disposal plan and obtain the appropriate sewer or septic approvals from the Onondaga County Department of Water Environment Protection or the Onondaga County Health Department, respectively.
2. Per the New York State Department of Transportation, the existing access onto West Genesee Street must meet Department commercial driveway standards. The applicant is advised to contact the Department regarding site access requirements as the existing driveway will likely need to be reduced in width and delineated in order to meet standards.
3. The applicant and municipality are advised to ensure the following county, state, and/or federal regulation has been met prior to granting this variance request:
  - a. Notice of Public Hearing – 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.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 06, 2017

OCPB Case # Z-17-437

- 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 Fabius Zoning Board of Appeals at the request of Dale & Wendy Freebern for the property located at 387 West Lake Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of West Lake Road (Deruyter Road, Route 12), a county highway, the municipal boundary between the Town of Fabius and Madison County, and a NYS Agricultural District; and
- WHEREAS, the applicant is requesting an area variance to construct a 20' x 22' detached garage with a side yard setback of 15 feet where 25 feet is required on a 0.36-acre parcel in an R-1 zoning district; and
- WHEREAS, the site is located in a rural area in the Town of Fabius on the western side of the DeRuyter Reservoir; surrounding lands are enrolled in New York State Agricultural District 4 and are primarily forested; other surrounding land uses include seasonal residences along the reservoir; and
- WHEREAS, the submitted survey map (undated) shows the site has frontage on the DeRuyter Reservoir and is bisected by West Lake Road, a county road; the site is shown to contain an existing seasonal cottage with a deck overhanging the shoreline; and
- WHEREAS, per the survey map, the proposed garage (20' x 22') will be located on the western portion of the parcel, along the West Lake Road frontage; aerial imagery shows an existing retaining wall on that portion of the parcel; the garage and retaining wall appear to be located in the County right-of-way; and
- WHEREAS, aerial imagery shows the western portion of the parcel is treed and has a fairly steep incline from the road to the rear of the parcel; and
- WHEREAS, per the Town of Fabius zoning ordinance, the minimum required side yard setback is 25' in the Residential (R-1) zoning district when the land use is a one or two-family dwelling; per the submitted application for variance, the proposed garage will have a side yard setback of 15' on each side requiring a area variances; the existing lot width of the parcel is 50'; and
- WHEREAS, per the application for variance, the location of the proposed garage is based on the topography and layout of the property, which is not conducive to alternative locations to construct a garage; additionally, any development on the parcel would require a side yard variance given the existing lot width; and
- WHEREAS, per the Onondaga County Department of Transportation (OCDOT), any access from West Lake Road to the proposed garage must meet Department standards; new or modified driveways and work within the county right-of-way require a highway access and/or work permit from OCDOT; and

WHEREAS, the referral notice states the existing house is served by an individual well and onsite wastewater system; no changes to the existing infrastructure are proposed; and

WHEREAS, GIS mapping shows possible federal wetlands along the shore of the DeRuyter Reservoir that appear to cover the portion of the parcel east of West Lake Road; and

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

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

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

The proposed building, as well as the existing retaining wall, is not permitted within the county right-of-way.

The Board offers the following comments regarding the proposal:

1. The Board generally discourages the granting of substantial variances in environmentally sensitive areas, in this case, a steeply sloped hillside draining directly to the reservoir.
2. Should the applicant wish to revise its plan to address the abovementioned encroachments, the Board notes the revised site plan should also indicate how the proposed driveway access is properly engineered to meet County Department of Transportation standards. The Town is encouraged to require driveway approval from the DOT prior to granting of variances.
3. The applicant must also contact the Onondaga County Health Department regarding the existing sewage disposal on site, to ensure it will not be impacted by proposed development.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 06, 2017

OCPB Case # Z-17-438

- 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 DeWitt Planning Board at the request of David Cooper for the property located at 5761 Celi 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 Erie Boulevard East (Route 5) and Bridge Street, both state highways; and
- WHEREAS, the applicant is proposing to renovate an existing vacant warehouse on a 1.11-acre parcel in a Business zoning district; and
- WHEREAS, the site is located near the intersection of Erie Boulevard East and Bridge Street, both state roads, in a commercially developed area of DeWitt; the submitted survey map dated November 14, 2017 shows the parcel has frontage on Celi Drive, a local road, and contains an existing one-story concrete block building (a vacant warehouse) with a ramp and loading dock and a large gravel and blacktop parking area; the rear of the parcel abuts Bridge Street to the west; and
- WHEREAS, aerial imagery shows the parcel has unrestricted access to Celi Drive along the entire road frontage; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated November 17, 2017, the interior of the existing building (15,000 sf) will be renovated to accommodate a new warehouse use and office space; and
- WHEREAS, the submitted Site Layout Plan dated November 20, 2017 shows site improvements to include new asphalt pavement parking areas (36 parking spaces total), one at the front of the building and one to the north, granite curbing to delineate one driveway onto Celi Drive at the front of each parking area, seeded lawn along the boundaries of the parcel, and a 6' high black ornamental gate with 20' wide opening cantilever slide gate enclosing the north portion of the parcel, including part of the proposed parking lot; the submitted Site Planting Plan dated November 20, 2017 show a tree and shrub buffer at the rear of the site along Bridge Street; and
- WHEREAS, the submitted Elevations drawing dated September 29, 2017 shows exterior improvements to the existing building to include new wood and metal siding, new aluminum window systems with tinted glass, new ramps and railings, and a new canopy over the front entrance; and
- WHEREAS, the EAF indicates that stormwater runoff from the site will discharge to a drainage ditch along Bridge Street as it currently does; and
- WHEREAS, per the referral notice, the existing building is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and

WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper indicates that the project is within 2,000 feet of a site in the NYS DEC Environmental Site Remediation database (C734108); the remediation site is an active site in the Brownfield Cleanup Program and is located across Celi Drive from the parcel; it has been a metals and plastic plating manufacturing plant since the mid-1970s; and

WHEREAS, per the EAF Mapper, the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; and

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 New York State Department of Transportation has determined that the applicant must submit a site plan to the Department for a review of the existing or proposed drainage on the site. Per the Department, no additional stormwater runoff will be permitted in the State's highway drainage systems. Any appropriate mitigation as may be determined by the Department must be completed by the applicant and shown on the site plan prior to municipal approval.

The Board also offers the following comment(s):

This site is part of a key revitalization area in the Town of DeWitt and as such, the Board encourages the Town and applicant to review the revitalization objectives for this node, including construction plans for the Empire State Trail.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 06, 2017

OCPB Case # Z-17-439

- 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 SITE PLAN from the Town of Cicero Planning Board at the request of ADESA Syracuse for the property located at 5892, 5942 & 5944 Route 31; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Route 31 and Route 81, both state highways; and
- WHEREAS, the applicant is proposing to remove an existing structure and add two additional parking areas on three parcels totaling 89 acres in a General Commercial zoning district; and
- WHEREAS, a submitted letter dated October 31, 2017, included with the referral materials, indicates that a subdivision is in process to combine the three parcels to allow for the entire site to be used by ADESA; a subdivision referral has not been received by the Board at this time; and
- WHEREAS, the site is located along a congested segment of NYS Route 31 in the Town of Cicero, just east of I-81; surrounding land uses include various roadside commercial, Cicero Elementary School, Cicero North Syracuse High School, and residential development; and
- WHEREAS, the submitted Site Plan dated October 6, 2017 shows the proposed project will include removing one of ADESA's existing buildings and the trailer at the front of the site, repaving the area where the buildings will be removed, and paving the vacant easterly parcel for additional vehicle storage; the existing building for Dan's Collision on the westerly parcel will remain and be used for vehicle inspections; and
- WHEREAS, the submitted Topographic Survey dated January 30, 2017 shows the site consists of three tax parcels; the westerly parcel (0.88 acres) is shown to contain an existing metal building (Dan's Collision) with associated asphalt parking areas at the front and rear of the building; the easterly parcel (1.79 acres) is vacant and partially forested; the remaining parcel (86.49 acres) contains three existing buildings, a trailer, a large front asphalt parking area, and a massive rear asphalt and gravel parking area largely enclosed by a chain link fence that all contribute to ADESA, Inc., an auto auction facility; and
- WHEREAS, a Parking Plan dated November 14, 2018 shows reconfigured parking and circulation on site, 2,454 total spaces; existing access to the site is shown in the survey and includes three existing full access driveways onto Route 31 from ADESA, one of which includes dual exit lanes and occurs at a signalized intersection, and an existing full access driveway onto Route 31 from the westerly parcel; the Parking Plan included a circulation pattern for large trucks carrying vehicles in and out of the site, which notably utilizes the inside lane on NYS Route 31 to make right turns into the site, which may



cause congestion and potential safety issues; per aerial imagery, there is an existing sidewalk along Route 31 at the front of the site, although it does not continue across driveways; and

WHEREAS, the submitted Environmental Assessment Form (EAF) dated October 24, 2017 states that 1.8 acres of the site will be disturbed for the proposed project, likely subject to SPDES permitting; the Site Plan shows an underground detention area at the rear of the easterly parcel with a storage volume of 0.38 acre-feet; and

WHEREAS, an Erosion and Sediment Control Plan dated November 20, 2018 shows the site is encumbered by Mud Creek and significant areas of floodplain, floodway, and wetlands (delineated March 30, 2017), all part of the Mud Creek drainage basin, which provides a central stormwater function in the Town; portions of the floodway, 100 year floodplain, and 100 foot wetland buffer all occur within the gravel parking area, and floodplain and wetland buffers occur in the asphalt paved area;

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 and impervious surfaces within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; floodways represent a higher risk area than floodplains and development within a floodway must carry proof that it will not increase flood elevations at any location during the 100-year flood;

WHEREAS, development or placement of fill within state or federal wetlands or state wetland buffer areas requires appropriate permits from the NYS Department of Environmental Conservation and/or US Army Corps of Engineers; and

WHEREAS, per the referral notice, the site is served by public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas, a constrained pump station requiring 1:1 offsets for additional flow; no changes to the existing infrastructure are proposed; and

WHEREAS, per the Topographic Survey, there is an Onondaga County Water Authority 99' permanent right-of-way cutting across the northeastern corner of the site that runs along the remainder of the eastern boundary, which appears to be disturbed for drainage work on the easterly parcel; an Onondaga County 30' sanitary right-of-way at the rear of the site is partially within the gravel parking area; 20' and 40' sanitary rights-of-way also occur at the rear, undeveloped portion of the site, not to be disturbed; and

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

1. Per the New York State Department of Transportation, the existing driveways onto Route 31 may not meet the Department's commercial driveway standards. The applicant must contact the Department to coordinate site access requirements, specifically driveway widths and the number of driveways that will be permitted onto Route 31. Any modifications to the Site Plan required by the Department must be reflected on a revised Site Plan prior to municipal approval.

2. As this parcel occurs in an environmentally sensitive area, any increase in intensity on this site should be carefully reviewed by the Town Engineer, NYS Department of Environmental Conservation and/or US Army Corps of Engineers to ensure that any current/proposed development on site is not negatively affecting wetlands, floodplains, floodways, and the stormwater management functions of Mud Creek.

The Board also offers the following comment(s):

1. The Board encourages the Town and applicant to consider the potential negative impacts of intensifying the use of this parcel which already creates vehicular conflicts and congestion on this highly traveled road segment. The applicant is encouraged to consider relocating traffic-intensive operations to an alternative site.
2. The applicant is advised to consider minimizing the southernmost gravel parking areas to provide a greater buffer between the existing parking lot and the Creek and enhance the buffer area with vegetation to minimize runoff and protect water quality.
3. The applicant is encouraged to provide landscaping in the front and side yards to screen the expansive parking areas from Route 31 and the neighboring uses as much as possible.
4. The applicant and Town should ensure approval from OCWA and the Onondaga County Department of Water Environment Protection for any disturbance within noted easements.
5. The applicant and municipality are advised to ensure the following county, state, and/or federal regulations have been met prior to site plan approval:
  - a. State Work Permit – Any work within the state right-of-way requires a work permit from the New York State Department of Transportation.
  - b. Permitting for Demolition - Per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects. The applicant must contact Plumbing Control to ensure appropriate permits are obtained.
  - c. State and/or Federal Wetlands Approval – The applicant is advised to ensure all necessary permits and approvals are obtained from federal, state, or other municipal agencies for any alterations of or drainage into existing waterbodies and wetlands on site.
  - d. State Pollutant Discharge Elimination System (SPDES) Permit – Any project that cumulatively disturbs one acre or more of land, must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity. For projects within a designated municipal storm sewer system (MS4) municipality, the applicant must prepare a Stormwater Pollution Prevention Plan (SWPPP) and consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP). The municipality is advised that they must sign and submit an MS4 SWPPP Acceptance Form and Notice of Intent (NOI) to the New York State

Department of Environmental Conservation (NYS DEC) Bureau of Water Permits. The municipality should ensure that a letter of acceptance is received from the NYS DEC prior to issuance of a building permit.

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 06, 2017

OCPB Case # Z-17-440

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Architectural and Engineering Services (O'Reilly Auto Parts) for the property located at 7995 Route 31; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Route 31 and Route 298, both state highways, and the municipal boundary between the Town of Cicero and Madison County; and
- WHEREAS, the applicant is proposing to renovate an existing building, formerly Kinney Drugs, for an automotive retail store, O'Reilly Auto Parts, on a 1.41-acre parcel in a General Commercial zoning district; and
- WHEREAS, the site is located along NYS Route 31 in the Town of Cicero, just west of the boundary between Onondaga and Madison Counties; the site abuts Chittenango Creek to the rear; surrounding land uses include medium density roadside commercial; and
- WHEREAS, aerial imagery shows the site contains an existing building (9,050 sf), formerly Kinney Drugs, with front and side yard parking areas and an internal drive at the rear of the building and along the eastern side of the building; a loading dock is shown at the rear of the building and the site has an existing full access driveway onto Route 31; and
- WHEREAS, the submitted Architectural Site Plan dated September 19, 2017 indicates that the proposed project includes renovating the existing building for an automotive retail store, O'Reilly Auto Parts; the site plan shows additional site improvements to include a new front entrance to the store, a new side entry door, new stairs and bollards for the rear loading dock, new concrete wheel stops for the parking spaces at the front of the building, a new trash enclosure with gate to replace the existing one, a new concrete accessible ramp, and new accessible parking signage; and
- WHEREAS, per the site plan, the existing parking areas, existing concrete sidewalk at the front of the building, existing guide rails, and existing pole mounted signage at the southeastern corner of the site will all remain; an existing post mounted directional sign will be removed as part of the proposed project; and
- WHEREAS, per the referral notice, the existing building is served by public drinking water and sewers and is located in the Brewerton Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that the rear of the site, which is primarily treed, is located within the 100-year floodplain, which may require elevation of structures and other mitigation; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary

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

WHEREAS, GIS mapping shows the possible presence of federal wetlands associated with Chittenango Creek at the rear of the site which do not appear to encroach on the existing or proposed development; and

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

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

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

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

- a. State Work Permit – Any work within the state right-of-way requires a work permit from the New York State Department of Transportation.
- b. Notice of Public Hearing – 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.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 06, 2017

OCPB Case # Z-17-441

- 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 Onondaga Zoning Board of Appeals at the request of Michael R. Jones for the property located at 4166 West Seneca Turnpike; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of West Seneca Turnpike (NYS Route 175) and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting an extension of a previously granted area variance to reduce the minimum lot width (160 feet where 225 feet is required) to allow for construction of a 2,060 square foot house on a 2.18-acre lot in a Residential (R-1) zoning district; and
- WHEREAS, in 2007, the Board recommended No Position on an Area Variance referral (Z-07-202) requesting a 65' variance to the required minimum lot width of the subject parcel; a letter dated September 17, 2014, included in the referral materials, indicates that the area variance was granted by the Town of Onondaga Zoning Board on August 8, 2007 contingent upon construction beginning within two years of the approval of the resolution; an 18-month extension of the area variance was granted in 2014 and the property was purchased in 2015; the referral under review now is for an additional extension of the previously granted area variance; and
- WHEREAS, the site is located along NYS Route 175 (West Seneca Turnpike) in a rural area in the Town of Onondaga; surrounding land uses are primarily low density residential and some lands near the site contain active farmland that are enrolled in New York State Agricultural District 1; and
- WHEREAS, aerial imagery shows the site is vacant except for an existing shed and a gravel driveway on Route 175; a portion of the site is situated behind a residential lot that fronts on Route 175 and contains an existing house; and
- WHEREAS, the submitted survey dated September 23, 2004 shows the proposed house will be situated to the rear of the existing shed and set back 260' from Route 175 and 20' from the eastern property line; per the submitted elevation drawings dated October 10, 2017, the proposed house will be a one-story country farmhouse (2,060 sf) with an attached garage; and
- WHEREAS, per the Town of Onondaga zoning ordinance, Route 175 is a designated arterial road requiring a minimum lot width of 225'; to allow for the construction of the proposed house, an area variance is necessary to reduce the required lot width to 160.24' which is the existing width of the lot; and
- WHEREAS, per the submitted Application for Area Variance, proposed house and septic design plans are complete and ready for implementation pending area

variance and board review; and

WHEREAS, the submitted Environmental Assessment Form (EAF) dated September 20, 2017 indicates that the proposed house will be served by public drinking water and individual septic system; a standard septic bed is shown to the west of the house in the survey map; 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 and municipality are advised to ensure the following county, state, and/or federal regulation has been met prior to issuance of a building permit:

- a. Septic System Approval – The Onondaga County Health Department must formally approve the proposed septic system to service this property.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 06, 2017

OCPB Case # Z-17-442

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a OTHER AUTHORIZATION from the City of Syracuse Planning Commission at the request of Greg Fishel for the property located at 815 Erie Boulevard East; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law the site is located within 500 feet of Route 690, a state highway, and the Route 690/Route 81 interchange, a part of the state highway system; and
- WHEREAS, the applicant is requesting a permit to update the current signage (from Time Warner / YNN to Spectrum) on an existing building as part of a building rebranding project on a 2.36-acre parcel in an Industrial, Class A zoning district; and
- WHEREAS, the site is located in the Eastside neighborhood of the City of Syracuse; the submitted survey map dated August 22, 2014 shows the site has frontage on Erie Boulevard East, a city street, and abuts I-690 to the north; surrounding land uses include various service businesses and professional offices; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; according to the ReZone Syracuse draft zoning map dated June 2017, the proposed zoning for this lot is Mixed Used Office (MX-3), which would act to “provide for pedestrian friendly areas of medium- to higher-density residential development and compatible nonresidential uses, such as offices and supporting secondary commercial uses”; and
- WHEREAS, per the survey map, the site contains an existing 3-story building, an existing one-story building, and a large asphalt parking lot; there are three existing driveways onto Erie Boulevard East with two of the access points forming a u-shaped drive at the front of the 3-story building; and
- WHEREAS, the submitted Justification Letter Language, included with the referral materials, indicates that the existing buildings, originally the New York Central train station, were most recently used by Time Warner Cable; Time Warner Cable was recently purchased by Charter Communications and so the buildings are being rebranded as Spectrum; and
- WHEREAS, the proposed project includes updating the existing signage on the site as part of the rebranding activity; existing signage includes a two-piece roof/wall-mounted sign; the submitted resolution dated June 12, 2003 for application number AS-03-13 indicates that the existing signage was approved by the City of Syracuse Planning Commission with the condition that any change in number, height, location, design, color or content of the approved roof sign would be subject to review and approval by the Syracuse Planning Commission; and



WHEREAS, per the Justification Letter Language, the size, shape and location of the signage will stay the same, include a roof-mounted, internally-illuminated portion (9' x 9-4") and a wall-mounted, internally-illuminated portion, total 366 sf, and be mounted on the side of the building facing I-690; the primary change to the signage will be the new brand name; and

WHEREAS, per the referral notice, the existing buildings are served by public drinking water and sewers and are located in the Metropolitan Wastewater Treatment Plant service area; and

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

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the site is listed in the DEC Environmental Site Remediation database (V00502); per the DEC, the site investigation and remediation, under the Voluntary Cleanup Program, was completed in 2003; the project is also within 2,000 feet of two sites in the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database (B00003, C734111); and

WHEREAS, per the EAF Mapper, the existing 3-story building on the site, the New York Central Railroad Passenger and Freight Station, is listed on the National Register of Historic Places; and

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

1. The City and applicant are encouraged to consider more contextual signage that reflects the historic nature of the New York Central Railroad Passenger and Freight Station.
2. The applicant and municipality are advised to ensure the following county, state, and/or federal regulation has been met prior to project approval:
  - a. Sign Approvals - Signage and outdoor advertising along state highways is regulated under federal and state law. The applicant and municipality are advised to ensure the appropriate approvals and permits are obtained from the Right of Way office with the New York State Department of Transportation for the proposed signage.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 06, 2017

OCPB Case # Z-17-443

- 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 Salt City Enterprises for the property located at 932 Spencer Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Route 690 and West Bear Street, both state highways; and
- WHEREAS, the applicant is requesting a special permit to establish a dance studio in an existing building on a 1.2-acre parcel in a Lakefront, T5 zoning district; and
- WHEREAS, the site is located along Spencer Street, a city street, in the Lakefront neighborhood of the City of Syracuse; surrounding land uses include various distribution facilities and service businesses; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; according to the ReZone Syracuse draft zoning map dated June 2017, the proposed zoning for this lot is Commercial (CM), which would act to "provide appropriate areas on or near major roadways that would permit the development and continued use of land for compatible commercial and service uses where access requires good vehicular circulation"; and
- WHEREAS, the submitted survey map dated June 24, 1999 shows the site contains an existing one-story masonry building, formerly a medical oxygen distribution facility; aerial imagery shows the remainder of the site is covered almost entirely by asphalt, there is an existing concrete sidewalk along the Spencer Street frontage, and there are two existing driveways, both partially located on the adjacent parcels, onto Spencer Street at the eastern and western sides of the parcel; and
- WHEREAS, a special permit is requested to allow for interior improvements to the existing building for a dance studio, Syracuse Ballet; and
- WHEREAS, per the submitted Application for Special Permit Review, the proposed hours of operation for the dance studio are Monday through Saturday from 3pm to 8pm, the maximum number of employees on premises at one time will be 5, and the number of available off-street parking spaces is 25 (existing); and
- WHEREAS, proposed signage for the building includes two wall-mounted, metal, printed signs (3' x 9'-7" and 2'-8" x 9'-7") to be located on the front of the existing building; and
- WHEREAS, per the referral notice, the existing building is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project is within 2,000 feet of six sites in the NYS DEC Environmental Site Remediation database (C734083, 734059, 734039, 734083, V00222, 734020); and

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

WHEREAS, per the EAF Mapper, the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; and

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

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 06, 2017

OCPB Case # Z-17-444

- 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 Village of East Syracuse Zoning Board of Appeals at the request of ALDI, Inc. for the property located at 6633 Manlius Center 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 Manlius Center Road (Route 290) and Route 481, both state highways, and the municipal boundary between the Village of East Syracuse and the Town of DeWitt; and
- WHEREAS, the applicant is requesting an area variance to reduce the number of parking spaces from 100 (required) to 86 (proposed) to allow for the expansion of an existing store (Aldi) on a 1.8-acre leased portion of a 14.17-acre parcel in a General Commercial (C2) zoning district; and
- WHEREAS, in 2008, the Board recommended Modification of a Site Plan referral (Z-08-70) proposing to construct a 30,000 sf, two-story office building (the current Berkshire Bank building) on a portion of the subject parcel; and
- WHEREAS, the site is located just west of I-481 in the Village of East Syracuse and situated between Manlius Center Road (NYS Route 290) and the CSX rail lines; surrounding land uses include various retail and service businesses and professional offices; and
- WHEREAS, aerial imagery shows the parcel is divided into three segments by two private access roads off Manlius Center Road; the westerly segment is shown to contain a portion of the parking lot behind an existing restaurant; the middle segment is shown to contain two existing buildings, Berkshire Bank and Aldi, and their associated parking lots; the easterly segment is shown to contain an existing building, Tractor Supply Co., its associated parking lot and a portion of the parking lot behind several existing auto dealerships; and
- WHEREAS, the submitted Site Plan dated October 24, 2017 shows the proposed project area, which is outlined by a lease line, is 1.8 acres of the 14.17-acre parcel and contains the existing Aldi's building on the parcel and the surrounding parking lot; and
- WHEREAS, per the Site Plan, the lease area has three existing driveways, one accessing the private access drive to the east, one accessing the private access drive to the north, and one accessing the adjacent parking lot to the west and ultimately the private access drive to the north; these private roads meet Manlius Center Road at two signalized intersections; the Site Plan shows access easements along the private access drives; and
- WHEREAS, the proposed expansion (3,039 sf) is shown at the front of the existing building in the Site Plan; additional site improvements are shown to include

new parking lot striping, new curbing, a new sidewalk at the front of the building, and new landscape islands with trees and shrubs in the parking lot; and

WHEREAS, per the Village of East Syracuse zoning ordinance, retail and professional uses require one parking space for each 200 sf of floor area; the proposed Aldi expansion will increase the building floor area to 19,893 sf, requiring 100 parking spaces for the retail use; an area variance is requested to allow for the 86 parking spaces that are proposed; and

WHEREAS, the referral materials include a Parking Study for ALDI, Inc. dated October 3, 2016 and prepared by APD Engineering and Architecture; per the Parking – Zoning Variance Support document, the parking study shows that 86 parking spaces will be ample parking for the expanded store and prevents the creation of additional impervious area; and

WHEREAS, the submitted Environmental Assessment Form (EAF) dated November 13, 2017 indicates that no new impervious area is being created with the proposed expansion and all stormwater will continue to go to the existing stormwater systems; and

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

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

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper indicates that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; per the EAF Mapper, the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board 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 Marty Voss and seconded by Lisa Dell. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Lisa Dell - yes; Marty Voss - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 06, 2017

OCPB Case # Z-17-445

- 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 Minoa Village Board at the request of Thekchen Choling Syracuse for the property located at 109 East Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of North Main Street, a county highway; and
- WHEREAS, the applicant is proposing to renovate an existing building to allow for a mix of religious, office, and residential space on a 0.25-acre parcel in a Business zoning district; and
- WHEREAS, the Board is concurrently reviewing a Special Permit referral (Z-17-446) as part of the proposed project; in 2011, the Board recommended No Position With Comment for a Zone Change referral (Z-11-267) proposing to change the zoning of two parcels, including the subject parcel, from Residential to Commercial; the proposed zone change was approved by the Village of Minoa Village Board in December 2011; and
- WHEREAS, the site is located near the intersection of East Avenue, a local road, and North Main Street, a county road, in the Village of Minoa; surrounding land uses are a mix of residential, professional offices, civic buildings, and commercial; aerial imagery shows the site has frontage on East Avenue and contains an existing building (formerly a funeral home), a rear detached garage, a rear shed, and a sidewalk along East Avenue; and
- WHEREAS, the site has an existing driveway onto East Avenue that is situated along the western lot line, extends between the building and the garage at the rear of the parcel, and connects to the eastern lot line and a driveway on the adjacent parcel so that it ultimately creates a u-shaped drive; the adjacent driveway is shown to be lined with parking spaces used by the adjacent parcel which contains a nursing home; and
- WHEREAS, the submitted General Application indicates that the existing building will be renovated for the Thekchen Choling Buddhist Temple and include religious space, private offices, and residential space; interior improvements include electrical work and a new handicap accessible bathroom; and
- WHEREAS, per the General Application, exterior improvements to the site will include new windows, a new roof, a 21' flag pole in the front yard, a new front door, and a wider front walkway; the submitted Ground Floor Plan and First Floor Plan dated November 6, 2017 show 9 proposed parking spaces on the site, including one handicap accessible space on the street at the front of the site, one at the rear of the building, and seven arranged in a line in the existing driveway along the western lot line; per the First Floor Plan, the driveway appears to be slightly wider than the width of the parking spaces and does not provide space for lateral movements in and out of the proposed parking

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spaces; it is unclear if the parking spaces and driveway on the adjacent parcel will be utilized by the proposed temple; and

WHEREAS, per the Village of Minoa zoning ordinance, off-street parking requirements are designated by land use requiring one space for every six seats for religious uses, one space for every 300 sf of office floor area, and one space for each family or every two boarders for residential uses; parking requirements and provisions for the proposed renovation are not clear and will presumably be handled by the Village; and

WHEREAS, proposed signage for the site includes installing a new sign insert (2'-1 3/4 " x 3'-11") on the existing monument structure at the front of the building; the proposed sign will be illuminated by low wattage LED lights with hours of operation from 5pm to 10pm; per the Village of Minoa zoning ordinance, all freestanding signs are subject to the issuance of a special permit; and

WHEREAS, per the referral notice, the site is currently served by public drinking water and sewers; no changes to the existing infrastructure are proposed; and

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

WHEREAS, per the EAF Mapper, the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; and

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 Village is advised to ensure that parking requirements are appropriately met, providing a sufficient number of parking spaces for the proposed uses, confirming that the layout of proposed parking is reasonable and safe, and any access or parking agreements are in place for shared driveways or parking areas with the adjacent parcel.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 06, 2017

OCPB Case # Z-17-446

- 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 Minoa Village Board at the request of Thekchen Choling Syracuse for the property located at 109 East Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of North Main Street, a state highway; and
- WHEREAS, the applicant is requesting a special permit to install a monument / freestanding sign as part of a proposed project to renovate an existing building to allow for a mix of religious, office, and residential space on a 0.25-acre parcel in a Business zoning district; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-17-445) as part of the proposed project; in 2011, the Board recommended No Position With Comment for a Zone Change referral (Z-11-267) proposing to change the zoning of two parcels, including the subject parcel, from Residential to Commercial; the proposed zone change was approved by the Village of Minoa Village Board in December 2011; and
- WHEREAS, the site is located near the intersection of East Avenue, a local road, and North Main Street, a county road, in the Village of Minoa; surrounding land uses are a mix of residential, professional offices, civic buildings, and commercial; aerial imagery shows the site has frontage on East Avenue and contains an existing building (formerly a funeral home), a rear detached garage, a rear shed, and a sidewalk along East Avenue; and
- WHEREAS, the site has an existing driveway onto East Avenue that is situated along the western lot line, extends between the building and the garage at the rear of the parcel, and connects to the eastern lot line and a driveway on the adjacent parcel so that it ultimately creates a u-shaped drive; the adjacent driveway is shown to be lined with parking spaces used by the adjacent parcel which contains a nursing home; and
- WHEREAS, the submitted General Application indicates that the existing building will be renovated for the Thekchen Choling Buddhist Temple and include religious space, private offices, and residential space; interior improvements include electrical work and a new handicap accessible bathroom; and
- WHEREAS, per the General Application, exterior improvements to the site will include new windows, a new roof, a 21' flag pole in the front yard, a new front door, and a wider front walkway; the submitted Ground Floor Plan and First Floor Plan dated November 6, 2017 show 9 proposed parking spaces on the site, including one handicap accessible space on the street at the front of the site, one at the rear of the building, and seven arranged in a line in the existing driveway along the western lot line; per the First Floor Plan, the driveway appears to be slightly wider than the width of the parking spaces and does not



provide space for lateral movements in and out of the proposed parking spaces; it is unclear if the parking spaces and driveway on the adjacent parcel will be utilized by the proposed temple; and

WHEREAS, per the Village of Minoa zoning ordinance, off-street parking requirements are designated by land use requiring one space for every six seats for religious uses, one space for every 300 sf of office floor area, and one space for each family or every two boarders for residential uses; parking requirements and provisions for the proposed renovation are not clear and will presumably be handled by the Village; and

WHEREAS, proposed signage for the site includes installing a new sign insert (2'-1 3/4 " x 3'-11") on the existing monument structure at the front of the building; the proposed sign will be illuminated by low wattage LED lights with hours of operation from 5pm to 10pm; per the Village of Minoa zoning ordinance, all freestanding signs are subject to the issuance of a special permit; and

WHEREAS, per the referral notice, the site is currently served by public drinking water and sewers; no changes to the existing infrastructure are proposed; and

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

WHEREAS, per the EAF Mapper, the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; and

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 Village is advised to ensure that parking requirements are appropriately met, providing a sufficient number of parking spaces for the proposed uses, confirming that the layout of proposed parking is reasonable and safe, and any access or parking agreements are in place for shared driveways or parking areas with the adjacent parcel.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 06, 2017

OCPB Case # Z-17-447

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a USE VARIANCE from the City of Syracuse Board of Zoning Appeals at the request of Real & Evelia Danboise for the property located at 129 & 131 Pulaski Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Bear Street, a state highway; and
- WHEREAS, the applicant is requesting a use variance to establish / maintain four dwelling units within two existing structures on a 0.11-acre parcel in a Lakefront, T4 zoning district; and
- WHEREAS, the site is located in a residential block in the Lakefront neighborhood of the City of Syracuse; the site is south of the Destiny USA mall and the Inner Harbor; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; according to the ReZone Syracuse draft zoning map dated June 2017, the proposed zoning for this lot is Mixed Used Neighborhood Center (MX-2), which would act to “provide for a pedestrian-focused mix of low-density residential and nonresidential uses that offer limited goods and services to surrounding neighborhoods”; and
- WHEREAS, the submitted survey map dated August 30, 2017 shows the site has frontage on Pulaski Street, a city street, and contains an existing one-and-a-half story frame house and an existing two story frame house; the survey map shows one house situated 6’ back from the Pulaski Street frontage, the other house at the rear lot line, a tarvia driveway along the southern lot line, and an existing shed between the two houses; and
- WHEREAS, the submitted Variance Application indicates that the property has contained two two-family residences since 1920; per the City of Syracuse zoning ordinance, the number of dwelling units on a residential lot is limited to one within a principal building and one within an ancillary unit in the General Urban (T4) zoning district; based on the ReZone Syracuse Module 1 draft dated November 2016, it appears that two-family uses would be permitted in the proposed MX-2 zoning district, however, only one main building for a single-family or two-family use would be allowed on a lot; and
- WHEREAS, per the Variance Application, the applicant applied for and received a Certificate of Adequacy from the City of Syracuse on June 2, 1992 before renting the units; the Certificates indicate that both houses are two-family dwellings; the units have not been rented for the last four years, however, the applicant is in the process of selling the property and is requesting a use variance to allow for the use of the four existing dwelling units to continue; and

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

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project is within 2,000 feet of nine sites in the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database (C734083, 734039, 734083, V00222, 734020, C734088, C734088A, C734134, C734136); and

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

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 06, 2017

OCPB Case # Z-17-448

- 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 Humane CNY for the property located at 4915 1/2 West Taft Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of West Taft Road (Route 51), a county highway; and
- WHEREAS, the applicant is requesting several area variances as part of a project to renovate and improve the existing Humane Association of CNY facility on a 2.73-acre parcel in a Residential Agricultural (RA-100) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Special Permit referral (Z-17-453) as part of the proposed project; the Board recently recommended No Position With Comment for a Zone Change referral (Z-17-351) proposing to change the zoning of the subject parcel from R-10 to RA-100 as part of the proposed project; the proposed zone change appears to have been approved by the local board; and
- WHEREAS, the site consists of a long, narrow parcel (approximately 140' x 920') located near higher-density residential areas in the Town of Clay; the site has frontage on West Taft Road, a county road, and abuts single-family residential properties to the east, west, and north; other surrounding land uses include Wegmans, various medical offices, and long-term care and senior housing facilities; and
- WHEREAS, the submitted Survey (Existing Conditions Plan) dated April 17, 2017 shows the parcel contains two existing buildings, one set toward the front of the site with the other building to the rear of it; the Survey shows an existing driveway onto West Taft Road, a parking area situated between the two buildings, a cleared area enclosed by a fence at the rear of the buildings, and forest extending over more than half of the rear portion of the parcel; the existing structures on the parcel house the Humane Association of CNY; and
- WHEREAS, the submitted Overall Site Plan dated August 23, 2017 shows a sewer easement (approximate location) along the eastern lot line, a 3' x 33' drain field (approximate location) at the rear of the existing buildings, and a 20' sanitary sewer easement (presumably Town or private) perpendicular to the parcel on an easterly, adjacent lot which appears to extend onto the site and through the footprint of the proposed building; and
- WHEREAS, the plan shows the proposed renovations to the site and existing building to include demolishing the existing house at the front of the site, demolishing the rear wing of the remaining building and rebuilding it with an extended footprint, installing an atrium entrance area at the front of the building, installing a concrete sidewalk the front, east side, and rear of the building, extending the parking area, moving the driveway east and widening it,

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removing the fencing at the rear of the building, installing fenced-in play areas to the west of the building, installing a dumpster enclosure and concrete pad, installing a monument sign east of the driveway, and installing landscape berms along the southwestern corner of the lot; and

WHEREAS, per the Town of Clay zoning ordinance, animal care/training and animal boarding/breeding facilities are permitted in the RA-100 zoning district upon issuance of a special permit; and

WHEREAS, the submitted Application for an Area Variance indicates that the proposed renovations to the site and building do not meet all of the lot and area regulations of the RA-100 district and the following area variances are required: 1) a reduction in lot area from 381,150 sf (required) to 118,919 sf (existing), 2) a reduction in east side yard setback from 50' (required) to 19' (existing), 3) a reduction in west side yard setback from 50' (required) to 29' (existing), and 4) a reduction in number of parking spaces from 27 (required) to 20 (proposed); and

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

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

WHEREAS, GIS mapping shows that a large federal wetland is located to the rear of the site; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project is within 2,000 feet of a site in the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database (734051), a former dump site in the State Superfund Program which has been properly closed; the EAF states that the remediation site has been posted and fenced and residual soil contamination has been remediated; and

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

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

While the Board offers no position with regarding to the proposed area variance, the following comments are intended for the project as a whole:

1. The applicant must coordinate the proposed access to West Taft Road with the Onondaga County Department of Transportation to ensure that the driveway meets the Department's commercial driveway standards and complete any appropriate mitigation as may be determined by the Department.

2. The municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the

Onondaga County Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department.

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

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

5. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.

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

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

b. Permitting for Demolition - Per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects. The applicant must contact Plumbing Control to ensure appropriate permits are obtained.

c. County Highway Access and/or Work Permit – Any new or modified driveways and work within the county right-of-way require a highway access and/or work permit from the Onondaga County Department of Transportation.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 06, 2017

OCPB Case # Z-17-449

- 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 Village of Liverpool Zoning Board of Appeals at the request of Andrew Lodge for the property located at 206 Third Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Second Street (Route 370), a state highway, and Oswego Street (Route 57), a county highway; and
- WHEREAS, the applicant is requesting an area variance to construct a front porch with a front yard setback of 11 feet where 30 feet is required on a 0.31-acre parcel in a Residential (R-1) zoning district; and
- WHEREAS, the site is located along Third Street, a local road, in the Village of Liverpool; surrounding land uses include single and multi-family residential, Village Hall, and various commercial and service businesses southeast of the site; the site is also in close proximity to the Lucius Gleason House, which is listed on the National Register of Historic Places and now houses the Liverpool Village Museum; and
- WHEREAS, the submitted survey map shows the site to contain an existing frame house with attached garage, asphalt driveway on Third Street, rear enclosed yard, and a shed; there is an existing concrete sidewalk along the Third Street frontage and a walk from the house to the sidewalk; and
- WHEREAS, per the submitted drawing dated November 3, 2017, the proposed covered porch will be constructed at the southeastern corner of the existing house; and
- WHEREAS, per the Village of Liverpool zoning ordinance, a minimum 30' front yard setback is required in the R-1 Single-Family Residential District; the survey map shows that the existing house has a front yard setback of 16.5' and the proposed porch will reduce the front yard setback by an additional 5'; and
- WHEREAS, per the referral notice, the existing house is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Liverpool Pump Station service areas; no changes to the existing infrastructure are proposed; and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and
- WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project is within 2,000 feet of a site in the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database (734030); and

WHEREAS, per the EAF Mapper, the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; and

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

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

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





JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 06, 2017

OCPB Case # Z-17-450

- 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 Liverpool Planning Board at the request of Thomas & Mary Jo Major for the property located at 601 Fourth 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 Oswego Street (Route 57), a county highway; and
- WHEREAS, the applicant is requesting a special permit for a massage therapy home occupation, Hands in Harmony Integrative Massage Therapy, in an existing house on a 0.11-acre parcel in a Residential (R-1) zoning district; and
- WHEREAS, the site is located at the intersection of Fourth Street and Balsam Street, both local roads, in the Village of Liverpool; surrounding land uses include single and multi-family residential; and
- WHEREAS, the submitted survey shows the site to contain an existing wood frame dwelling with front and rear porches, a detached garage, and an asphalt driveway onto Balsam Street; there is an existing concrete sidewalk along the Balsam Street and Fourth Street frontages and on street parking is available on portions of the surrounding streets; and
- WHEREAS, the submitted Site Development & Special Permit Application indicates that the anticipated number of clients for the proposed massage therapy business will be 7 per week with hours of operation by appointment only Wednesday and Thursday 5:30pm to 7:30pm, Friday 2pm to 6pm, and Saturday 9am to 1pm; and
- WHEREAS, per the Village of Liverpool zoning ordinance, home occupations are permitted in the R-1 Single-Family Residential District upon issuance of a special permit; and
- WHEREAS, per the referral notice, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Liverpool Pump Station service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; and
- WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project is within 2,000 feet of a site in the New York State Department of Environmental

Conservation (NYS DEC) Environmental Site Remediation database (734030);  
and

WHEREAS, per the EAF Mapper, the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; and

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

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 06, 2017

OCPB Case # Z-17-451

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of JOLU Development Co. (Laurel Springs Assisted Living) for the property located at West Taft Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of West Taft Road and Bear Road, both county highways; and
- WHEREAS, the applicant is proposing construction of a 31,000 square foot assisted living facility, Laurel Springs, on a 4.6-acre parcel in a HC-1 zoning district; and
- WHEREAS, the Board is concurrently reviewing a Special Permit referral (Z-17-452) as part of the proposed project; in 2004, the Board recommended Modification of a Special Permit referral (Z-04-115) proposing to change the approved site plan for the Laurel Springs Assisted Living Facility on the subject parcel, citing requirements for a connection between the site and an adjacent site to facilitate transit services to both sites; and
- WHEREAS, a letter dated November 13, 2017, included with the referral materials, indicates that the site plan for the proposed Laurel Springs Assisted Living Facility was previously approved and site work for the project, including stormwater, sanitary sewer, domestic water, rough site grading, and a portion of the driveway subbase, commenced in 2006; development was not completed and the site has been dormant ever since; the site plan currently under review is an amendment to the previously approved plan, and includes a smaller building footprint, slight parking lot modifications, and stormwater upgrades to account for revised regulations since the original approval; and
- WHEREAS, the site is located along West Taft Road, a county road, near the intersection with Bear Road, a county road, in the Town of Clay; the site abuts single-family residential properties to the east and north, as well as a residential frontage lot along West Taft Road; other surrounding land uses include Wegmans, various medical offices, and long-term care and senior housing facilities; the submitted Site Survey dated November 13, 2017 shows the site contains an asphalt concrete drive onto West Taft Road at the front of the site, however, aerial imagery shows the site is mostly covered by overgrown vegetation; and
- WHEREAS, the submitted Site Layout Plan dated November 13, 2017 shows the proposed building (31,000 sf) situated at the center of the site with two patio areas, a dumpster enclosure area, concrete sidewalks to the four building entrances, and an internal drive circling the proposed development area; per the Site Layout Plan, access to the site will come from a 24' wide driveway onto West Taft Road and 84 perpendicular parking spaces will be available throughout the site along the internal drive; a u-shaped entry drive and canopy are shown

at the west side building entrance off the internal drive; and

WHEREAS, the submitted elevation drawings and floor plans dated February 20, 2017 show the proposed building will be three stories high and include five connected building components, with the 'Main Core' separating Buildings 'A' and 'B' to the north from Buildings 'C' and 'D' to the south; the 'Main Core' is shown to include shared resident spaces, such as kitchen, dining room, library, and media room, as well as office, housekeeping, and maintenance space for the facility; the facility will include 72 apartments with Buildings 'A' and 'D' shown to each have 6 two-bedroom apartments and 12 one-bedroom apartments, and Buildings 'B' and 'C' having 18 one-bedroom apartments each; and

WHEREAS, proposed landscaping for the project is shown in the submitted Landscape Plan dated November 13, 2017 to include various trees, shrubs, and perennial plants interspersed throughout the development area and along the east and west property lines; proposed lighting for the project is shown in the submitted Photometric Plan dated November 13, 2017 to include 23 LED area lights situated throughout the site, primarily along the proposed internal drive and driveway; and

WHEREAS, per the Town of Clay zoning ordinance, nursing home/assisted living facilities are permitted in the Highway Commercial (HC-1) zoning district upon issuance of a special permit; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), transit service runs along this portion of West Taft Road; the nearest Centro stop is located less than a quarter-mile east of the site at the intersection of West Taft Road and Diamond Road; and

WHEREAS, the submitted Environmental Assessment Form (EAF) dated November 8, 2017 states that 4.5 acres of the site will be disturbed by the proposed project and runoff will be collected on site, treated with bio-retention areas, managed with stormwater basins, and discharged to existing stormwater conveyance systems at the front and rear of the site; the Site Layout Plan shows bioretention areas along the east and west sides of the proposed development area and two stormwater management areas, one at the front of the site and one at the rear; and

WHEREAS, the site has access to public drinking water and sewers, and new connections to these water and wastewater services are proposed; the site is located in the Onondaga County Sanitary District in the Wetzel Road Wastewater Treatment Plant service area; and

WHEREAS, GIS mapping shows the possible presence of federal wetlands at the rear of the site which does not appear to encroach on the proposed building, internal drive or parking areas, but may overlie the stormwater management area at the rear of the site; and

WHEREAS, per the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper, the project is within 2,000 feet of a site in the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database (734125), and the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and

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

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

1. Given the amount of time that has passed since initial approvals, the applicant must coordinate the proposed access to West Taft Road with the Onondaga County Department of Transportation to ensure that the driveway meets the Department's commercial driveway standards and complete any appropriate mitigation as may be determined by the Department.
2. The municipality must also submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department.
3. The Onondaga County Department of Transportation has determined that the municipality and applicant must contact the Department at (315) 435-3205 to discuss any required traffic data for the proposed project. Any modifications to the Site Plan required by the Department must be reflected on a revised Site Plan prior to municipal approval.
4. The applicant must contact the Onondaga County Health Department regarding sewage disposal plans for the site.

The Board also offers the following comment(s):

1. The applicant is encouraged to provide an additional landscape buffer area or appropriate screening along the shared boundaries with the adjacent residential lots, particularly at the rear of the parcel and around the residential lot at the front of the site.
2. The municipality is encouraged to consider providing a connection between this site and the adjacent Elderwood site to facilitate vehicle and pedestrian circulation between the sites and a possible connection for transit service.
3. The Board encourages the municipality and applicant to consider opportunities for enhanced transit accommodations to the site to meet residents' potentially limited mobility and related transit needs, and provide additional options for employee access. The applicant is advised to coordinate with the Central New York Regional Transportation Authority (CENTRO) regarding transit opportunities and explore a revised site design that facilitates pedestrian access from West Taft Road and throughout the site.
4. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 early in the planning process to determine sewer availability and capacity.
5. The applicant and municipality are advised to ensure the following county, state, and/or federal regulations have been met prior to project approval:
  - a. County Highway Access and/or Work Permit – Any new or modified driveways and work within the county right-of-way require a highway access and/or work permit from the Onondaga County Department of Transportation.

b. Federal Wetlands Approval – The applicant is advised to conduct a formal wetland delineation to determine the presence and location of any federal wetlands on the site. 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 contact the Corps to determine whether permits are necessary for the proposed project and obtain any applicable permits.

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

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 06, 2017

OCPB Case # Z-17-452

- 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 JOLU Development Co. (Laurel Springs Assisted Living) for the property located at West Taft 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 West Taft Road and Bear Road, both county highways; and
- WHEREAS, the applicant is requesting a special permit to allow construction of a 31,000 square foot assisted living facility, Laurel Springs, on a 4.6-acre parcel in a HC-1 zoning district; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-17-451) as part of the proposed project; in 2004, the Board recommended Modification of a Special Permit referral (Z-04-115) proposing to change the approved site plan for the Laurel Springs Assisted Living Facility on the subject parcel, citing requirements for a connection between the site and an adjacent site to facilitate transit services to both sites; and
- WHEREAS, a letter dated November 13, 2017, included with the referral materials, indicates that the site plan for the proposed Laurel Springs Assisted Living Facility was previously approved and site work for the project, including stormwater, sanitary sewer, domestic water, rough site grading, and a portion of the driveway subbase, commenced in 2006; development was not completed and the site has been dormant ever since; the site plan currently under review is an amendment to the previously approved plan, and includes a smaller building footprint, slight parking lot modifications, and stormwater upgrades to account for revised regulations since the original approval; and
- WHEREAS, the site is located along West Taft Road, a county road, near the intersection with Bear Road, a county road, in the Town of Clay; the site abuts single-family residential properties to the east and north, as well as a residential frontage lot along West Taft Road; other surrounding land uses include Wegmans, various medical offices, and long-term care and senior housing facilities; the submitted Site Survey dated November 13, 2017 shows the site contains an asphalt concrete drive onto West Taft Road at the front of the site, however, aerial imagery shows the site is mostly covered by overgrown vegetation; and
- WHEREAS, the submitted Site Layout Plan dated November 13, 2017 shows the proposed building (31,000 sf) situated at the center of the site with two patio areas, a dumpster enclosure area, concrete sidewalks to the four building entrances, and an internal drive circling the proposed development area; per the Site Layout Plan, access to the site will come from a 24' wide driveway onto West Taft Road and 84 perpendicular parking spaces will be available throughout

the site along the internal drive; a u-shaped entry drive and canopy are shown at the west side building entrance off the internal drive; and

WHEREAS, the submitted elevation drawings and floor plans dated February 20, 2017 show the proposed building will be three stories high and include five connected building components, with the 'Main Core' separating Buildings 'A' and 'B' to the north from Buildings 'C' and 'D' to the south; the 'Main Core' is shown to include shared resident spaces, such as kitchen, dining room, library, and media room, as well as office, housekeeping, and maintenance space for the facility; the facility will include 72 apartments with Buildings 'A' and 'D' shown to each have 6 two-bedroom apartments and 12 one-bedroom apartments, and Buildings 'B' and 'C' having 18 one-bedroom apartments each; and

WHEREAS, proposed landscaping for the project is shown in the submitted Landscape Plan dated November 13, 2017 to include various trees, shrubs, and perennial plants interspersed throughout the development area and along the east and west property lines; proposed lighting for the project is shown in the submitted Photometric Plan dated November 13, 2017 to include 23 LED area lights situated throughout the site, primarily along the proposed internal drive and driveway; and

WHEREAS, per the Town of Clay zoning ordinance, nursing home/assisted living facilities are permitted in the Highway Commercial (HC-1) zoning district upon issuance of a special permit; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), transit service runs along this portion of West Taft Road; the nearest Centro stop is located less than a quarter-mile east of the site at the intersection of West Taft Road and Diamond Road; and

WHEREAS, the submitted Environmental Assessment Form (EAF) dated November 8, 2017 states that 4.5 acres of the site will be disturbed by the proposed project and runoff will be collected on site, treated with bio-retention areas, managed with stormwater basins, and discharged to existing stormwater conveyance systems at the front and rear of the site; the Site Layout Plan shows bioretention areas along the east and west sides of the proposed development area and two stormwater management areas, one at the front of the site and one at the rear; and

WHEREAS, the site has access to public drinking water and sewers, and new connections to these water and wastewater services are proposed; the site is located in the Onondaga County Sanitary District in the Wetzel Road Wastewater Treatment Plant service area; and

WHEREAS, GIS mapping shows the possible presence of federal wetlands at the rear of the site which does not appear to encroach on the proposed building, internal drive or parking areas, but may overlie the stormwater management area at the rear of the site; and

WHEREAS, per the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper, the project is within 2,000 feet of a site in the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database (734125), and the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and



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

1. Given the amount of time that has passed since initial approvals, the applicant must coordinate the proposed access to West Taft Road with the Onondaga County Department of Transportation to ensure that the driveway meets the Department's commercial driveway standards and complete any appropriate mitigation as may be determined by the Department.
2. The municipality must also submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department.
3. The Onondaga County Department of Transportation has determined that the municipality and applicant must contact the Department at (315) 435-3205 to discuss any required traffic data for the proposed project. Any modifications to the Site Plan required by the Department must be reflected on a revised Site Plan prior to municipal approval.
4. The applicant must contact the Onondaga County Health Department regarding sewage disposal plans for the site.

The Board also offers the following comment(s):

1. The applicant is encouraged to provide an additional landscape buffer area or appropriate screening along the shared boundaries with the adjacent residential lots, particularly at the rear of the parcel and around the residential lot at the front of the site.
2. The Board encourages the municipality and applicant to consider opportunities for enhanced transit accommodations to the site to meet residents' potentially limited mobility and related transit needs, and provide additional options for employee access. The applicant is advised to coordinate with the Central New York Regional Transportation Authority (CENTRO) regarding transit opportunities and explore a revised site design that facilitates pedestrian access from West Taft Road and throughout the site.
3. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 early in the planning process to determine sewer availability and capacity.
4. The applicant and municipality are advised to ensure the following county, state, and/or federal regulations have been met prior to project approval:
  - a. County Highway Access and/or Work Permit – Any new or modified driveways and work within the county right-of-way require a highway access and/or work permit from the Onondaga County Department of Transportation.
  - b. Federal Wetlands Approval – The applicant is advised to conduct a formal wetland delineation to determine the presence and location of any federal

wetlands on the site. 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 contact the Corps to determine whether permits are necessary for the proposed project and obtain any applicable permits.

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

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 06, 2017

OCPB Case # Z-17-453

- 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 Town Board at the request of Humane CNY for the property located at 4915 West Taft 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 West Taft Road (Route 51), a county highway; and
- WHEREAS, the applicant is requesting a special permit as part of a project to renovate and improve the existing Humane Association of CNY facility on a 2.73-acre parcel in a Residential Agricultural (RA-100) zoning district; and
- WHEREAS, the Board is concurrently reviewing an Area Variance referral (Z-17-448) as part of the proposed project; the Board recently recommended No Position With Comment for a Zone Change referral (Z-17-351) proposing to change the zoning of the subject parcel from R-10 to RA-100 as part of the proposed project; the proposed zone change appears to have been approved by the local board; and
- WHEREAS, the site consists of a long, narrow parcel (approximately 140' x 920') located near higher-density residential areas in the Town of Clay; the site has frontage on West Taft Road, a county road, and abuts single-family residential properties to the east, west, and north; other surrounding land uses include Wegmans, various medical offices, and long-term care and senior housing facilities; and
- WHEREAS, the submitted Survey (Existing Conditions Plan) dated April 17, 2017 shows the parcel contains two existing buildings, one set toward the front of the site with the other building to the rear of it; the Survey shows an existing driveway onto West Taft Road, a parking area situated between the two buildings, a cleared area enclosed by a fence at the rear of the buildings, and forest extending over more than half of the rear portion of the parcel; the existing structures on the parcel house the Humane Association of CNY; and
- WHEREAS, the submitted Overall Site Plan dated August 23, 2017 shows a sewer easement (approximate location) along the eastern lot line, a 3' x 33' drain field (approximate location) at the rear of the existing buildings, and a 20' sanitary sewer easement (presumably Town or private) perpendicular to the parcel on an easterly, adjacent lot which appears to extend onto the site and through the footprint of the proposed building; and
- WHEREAS, the plan shows the proposed renovations to the site and existing building to include demolishing the existing house at the front of the site, demolishing the rear wing of the remaining building and rebuilding it with an extended footprint, installing an atrium entrance area at the front of the building, installing a concrete sidewalk the front, east side, and rear of the building, extending the parking area, moving the driveway east and widening it,

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removing the fencing at the rear of the building, installing fenced-in play areas to the west of the building, installing a dumpster enclosure and concrete pad, installing a monument sign east of the driveway, and installing landscape berms along the southwestern corner of the lot; and

WHEREAS, per the Town of Clay zoning ordinance, animal care/training and animal boarding/breeding facilities are permitted in the RA-100 zoning district upon issuance of a special permit; and

WHEREAS, the submitted Application for an Area Variance indicates that the proposed renovations to the site and building do not meet all of the lot and area regulations of the RA-100 district and the following area variances are required: 1) a reduction in lot area from 381,150 sf (required) to 118,919 sf (existing), 2) a reduction in east side yard setback from 50' (required) to 19' (existing), 3) a reduction in west side yard setback from 50' (required) to 29' (existing), and 4) a reduction in number of parking spaces from 27 (required) to 20 (proposed); and

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

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

WHEREAS, GIS mapping shows that a large federal wetland is located to the rear of the site; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the project is within 2,000 feet of a site in the New York State Department of Environmental Conservation (NYS DEC) Environmental Site Remediation database (734051), a former dump site in the State Superfund Program which has been properly closed; the EAF states that the remediation site has been posted and fenced and residual soil contamination has been remediated; and

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

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

1. The applicant must coordinate the proposed access to West Taft Road with the Onondaga County Department of Transportation to ensure that the driveway meets the Department's commercial driveway standards and complete any appropriate mitigation as may be determined by the Department.
2. The municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department.

The Board also offers the following comment(s):

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 early in the planning process to determine sewer availability and capacity.
2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" website at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.
3. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.
4. The applicant and municipality are advised to ensure the following county, state, and/or federal regulations have been met prior to site plan approval:
  - a. Offset Plan - Per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 ([www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html)) where applicable. Unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer to offset new sanitary flow by the removal of extraneous flow and submit a letter confirming the acceptance of the offset plan to the Onondaga County Department of Water Environment Protection.
  - b. Permitting for Demolition - Per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects. The applicant must contact Plumbing Control to ensure appropriate permits are obtained.
  - c. County Highway Access and/or Work Permit - Any new or modified driveways and work within the county right-of-way require a highway access and/or work permit from the Onondaga County Department of Transportation.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 06, 2017

OCPB Case # Z-17-454

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Spafford Planning Board at the request of Barrows View for the property located at 2401 Bockes 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 a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting a special permit to allow boat and trailer storage in existing parking areas and in an existing pole barn on a 9.03-acre parcel in a RA zoning district; and
- WHEREAS, the site is located west of the Borodino hamlet between East Lake Road, a state road, and Skaneateles Lake in a rural area in the Town of Spafford; surrounding land uses include the Midlakes Club Golf Course and low density residential; lands east and north of the site are enrolled in New York State Agricultural District 2 and appear to contain some active farmland; and
- WHEREAS, the submitted Site Plan dated October 30, 2017 shows the site has frontage on Bockes Road, a local road, and contains an existing building (club house) at the southeast corner of the lot; an existing driveway onto Bockes Road is shown west of the club house that extends to an existing tarvia parking area at the rear of the club house; the remainder of the site is covered by existing vegetation, trees, and a pond; and
- WHEREAS, the Site Plan shows the adjacent parcel contains an existing barn with a gravel driveway that appears to extend onto the site and access Bockes Road at the southeast corner of the site; and
- WHEREAS, per the submitted Special Use Permit Application dated August 29, 2017, the proposed boat and trailer storage is intended for the existing parking areas on the property, as well as the existing pole barn on the adjacent parcel; per the Site Plan, there are four proposed boat storage areas on the site, two areas (190' x 30' and 180' x 20') in the existing gravel area west of the driveway, one area (120' x 30') in the grass east of the driveway, one area (240' x 30') at the north end of the existing tarvia parking area, and one area (110' x 30') on the north side of the club house; and
- WHEREAS, the Site Plan indicates that the site will be operated by the Sail Boat Shop, accommodate a maximum number of 85 boats, and be accessed by employees only during daylight hours Monday through Saturday; there is no proposed exterior lighting or signage for the site; and
- WHEREAS, the site is located in the Skaneateles Lake watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; and

WHEREAS, per the referral notice, the site is served by individual well and septic system; the existing well is shown in the Site Plan to be located on the eastern property boundary; no changes to the existing infrastructure are proposed; and

WHEREAS, GIS mapping shows Borodino Brook running east-west through the center of the site, just north of the existing parking area and barn; and

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

The applicant must contact the Onondaga County Health Department to discuss existing water supply and sewage disposal services on site prior to municipal approval of the requested special permit.

The Board also offers the following comment(s):

1. The applicant is advised to ensure appropriate access agreements are in place for the existing driveway onto Bockes Road which appears to be located on both the subject parcel and the adjacent parcel.
2. The Board recommends additional vegetative buffering along Borodino Creek as it is a tributary to Skaneateles Lake.

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