



Onondaga County Planning Board

December 10, 2014

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

<u>I. ATTENDANCE</u>	<u>STAFF PRESENT</u>	<u>GUESTS PRESENT</u>
<u>MEMBERS</u>		
Douglas Morris	Megan Costa	
Daniel Cupoli	Gilly Cantor	
Chester Dudzinski, Jr.	Andrew Maxwell	
Robert Antonacci		

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on December 10, 2014

III. MINUTES

Minutes from November 19,, 2014 were submitted for approval. Daniel Cupoli made a motion to accept the minutes. Chester Dudzinski seconded the motion. The votes were recorded as follows: Douglas Morris - yes; Daniel Cupoli - yes; Chester Dudzinski - yes; Robert Antonacci - yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-14-94	No Position	S-14-95	No Position With Comment	S-14-96	No Position With Comment
S-14-97	Modification	Z-14-417	No Position With Comment	Z-14-418	Approval
Z-14-419	No Position With Comment	Z-14-420	No Position With Comment	Z-14-421	Modification
Z-14-422	Approval	Z-14-423	No Position With Comment	Z-14-424	Modification
Z-14-425	Modification	Z-14-426	No Position	Z-14-427	No Position With Comment
Z-14-428	No Position	Z-14-429	No Position	Z-14-430	No Position
Z-14-431	No Position	Z-14-432	No Position With Comment	Z-14-433	No Position With Comment
Z-14-434	No Position				



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 10, 2014

OCPB Case # S-14-94

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the City of Syracuse Planning Commission at the request of George D. Angeloro for the property located at 539 & 541-545 North Salina 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 Interstate Route 81, a state highway; and
- WHEREAS, the applicant is proposing to combine two parcels into one new 0.12-acre lot containing an existing restaurant (Francesca's Cucina) and two apartments in a Commercial Class A (CA) zoning district; and
- WHEREAS, the Resubdivision Plan dated October 30, 2014 shows proposed New Lot A to contain a two-story brick building at the front of the parcel along North Salina Street, a city street, and a one-story wood frame building with a courtyard, concrete, and grass at the rear of the parcel; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the site is located in the North Salina Street Historic District, which is listed on the National Register of Historic Places; and
- WHEREAS, the Environmental Assessment Form dated November 5, 2014 notes there will be no changes to water, wastewater, or stormwater connections; and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 10, 2014

OCPB Case # S-14-95

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the City of Syracuse Planning Commission at the request of JSF Services, LLC for the property located at 401 West Bear 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 West Bear Street, a state highway, and the Inner Harbor Barge Canal Terminal, a part of the New York State Barge Canal System; and
- WHEREAS, the applicant is proposing to subdivide one parcel into two new lots in a Lakefront Urban Center (T5) zoning district, in order to formalize lot lines resulting from a prior appropriation by the Syracuse Industrial Development Agency, as part of a project to demolish and build a new equipment and materials storage building; and
- WHEREAS, the Board is concurrently reviewing a Special Permit referral (Z-14-420) for this project; per city zoning, storage is neither an enumerated use nor a prohibited use in this district and therefore requires a special use permit; and
- WHEREAS, the Resubdivision Plan certified on October 16, 2014 shows an existing one-story building on proposed New Lot 1/tax parcel 107.-11-03.3 (0.255 acres); the Site Plan dated October 6, 2014 shows the old and proposed new building footprint and surrounding asphalt to be resurfaced; per City Zoning, the other subject parcel/tax parcel 107.-11-03.4 and adjacent tax parcel 107.-11-03.2 are no longer owned by the applicant; and
- WHEREAS, plans show the overall site is bordered by Van Rensselaer Street and North Geddes Street, both city streets, and West Bear Street; the site plan shows a 25' wide driveway on Geddes Street; aerial photography further shows two driveways on West Bear Street, one of which is proposed to be closed (per the site plan) and one of which is not located on the building parcel; any existing or proposed access to West Bear Street must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the plan shows existing and proposed landscaping including street trees along West Bear Street and proposed concrete walks on West Bear Street and Geddes Street; Exterior Elevations dated October 6, 2014 show brick facades with minimal fenestration; this section of Geddes Street is a designated "A" street in the Lakefront zoning district; an "A" street creates a continuous street network where the pedestrian experience has first priority; and
- WHEREAS, the EAF notes runoff from the building and asphalt parking areas will be directed to existing catch basins; and
- WHEREAS, the EAF states that land adjoining the site contains wetlands or other regulated waterbodies and that the proposed action is located in an archeological sensitive area; and

WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper further indicates that the project is within 2,000 feet of numerous sites in the New York State Department of Environmental Conservation Environmental Site Remediation database; and

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

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

WHEREAS, the purpose and intent of the Lakefront zoning districts are to implement the principles of the Lakefront Master Plan and Onondaga County Settlement Plan, and the purpose of the T5 Urban Center zoning district "is to create a dense, fully mixed use neighborhood with a vibrant street life and a public realm with many design amenities"; and

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

1. While the Board recognizes the complexities of this transitional location, the City and the applicant are encouraged to work together to incorporate more urban site design amenities in accordance with the Lakefront Zoning District regulations. Items of particular note include compliance with required right-of-way treatments, scale and location of window and door openings relative to the street, building scale and fenestration, signage, screening, and landscaping.
2. The applicant is advised to contact the New York State Department of Transportation to coordinate closing access to West Bear Street, and to obtain a work permit for any work in the State right-of-way.
3. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 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" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 10, 2014

OCPB Case # S-14-96

- 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 FINAL SUBDIVISION from the Town of DeWitt Planning Board at the request of Technology Place Subdivision for the property located at 1 Technology Place; 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 Fly Road, a county road; and
- WHEREAS, the applicant is proposing to subdivide a 4.585-acre parcel into two new lots, Lot 1 (3.216 acres) and Lot 2 (1.349 acres), in a High-Tech (H-T) zoning district; and
- WHEREAS, the Board previously reviewed several projects on the south side of Technology Place, offering No Position on a Final Subdivision referral (S-14-52) to combine two parcels, and recommending Modification of two Site Plan referrals (Z-14-97 and Z-14-131) and an Area Variance referral (Z-14-132) for an Inficon building expansion, citing traffic study requirements and wastewater infrastructure coordination; and
- WHEREAS, the Preliminary/Final Plan revised November 13, 2014 shows an existing masonry building (18,984 square feet) and 79 parking spaces on proposed Lot 1, and proposed Lot 2 as vacant cleared land, with the exception of the rear of the entire site which is forested; no further information for the development of proposed Lot 2 was submitted at this time; and
- WHEREAS, the plan shows proposed Lot 1 with frontage on Fly Road and frontage and two existing driveways on Technology Place, a local street; proposed Lot 2 has frontage on Technology Place and no existing or proposed driveways are shown; and
- WHEREAS, an Environmental Assessment Form dated October 23, 2014 was submitted with the referral; the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the site is located over or immediately adjoining a principal aquifer, and the site of the proposed action contains a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; Inficon is an existing permitted industrial user; the plan shows a proposed sanitary sewer easement leading from sewers on Technology Place across proposed Lot 2 to the existing building on proposed Lot 1; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the

Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and

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

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

Per the Onondaga County Department of Transportation, the applicant and town are advised that no access to Fly Road will be permitted for proposed Lot 1.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 10, 2014

OCPB Case # S-14-97

- 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 SUBDIVISION from the Town of Fabius Planning Board at the request of Edward H. Knapp for the property located 8160 New York State Route 80; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of New York State Route 80, a state highway, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing to subdivide an 65.78-acre parcel in order to convey one acre of land to the adjacent 1.36-acre parcel in an Agricultural zoning district; and
- WHEREAS, the Lot Line Adjustment Plan dated January 29, 2014 shows an existing one-story frame house on proposed Lot 1, which is labeled as 2.63 acres but appears to include land in the State right-of-way; proposed Lot 2 is shown to be vacant and is labeled as 64.7 acres, also with some land in the State right-of-way; aerial photography shows proposed Lot 2 to contain farmland; per a conversation with the Town on November 25, 2014, the applicant may construct a garage on the newly conveyed land on proposed Lot 1; and
- WHEREAS, the plan shows both lots have frontage on New York State Route 80; no driveways are shown; per the Town, there is an existing driveway serving the house on proposed Lot 1 that is not in a good location, and part of the purpose of the land conveyance is to find a more suitable driveway location; any existing or proposed access to Route 80 must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, an Environmental Assessment Form (old version) was submitted with the referral; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that land adjoining the site contains wetlands or other regulated waterbodies, that the site is located over, or immediately adjoining, a sole source aquifer (Cortland-Homer Preble) and a principal aquifer, 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
- WHEREAS, proposed Lot 1 is served by private water and septic; and
- WHEREAS, the Onondaga County Agricultural District map shows the site is located in New York State Agricultural District 4; aerial photography shows proposed Lot 2 contains agricultural land and is the site is adjacent to farmed properties; 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

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 review, and the applicant is required to obtain an access permit for any proposed driveways on Route 80.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 10, 2014

OCPB Case # Z-14-417

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Zoning Administration at the request of National Grid for the property located at 800 Emerson Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Harbor Brook, a county-owned drainage channel; and
- WHEREAS, the applicant is proposing to demolish a portion of an existing utility company (National Grid) storage building on a 16-acre lot in an Industrial Class A (IA) zoning district; and
- WHEREAS, the plans submitted with the referral show an L-shaped metal sided building with one arm of the building proposed to be demolished; the Environmental Assessment Form dated June 16, 2014 notes the facility has become deteriorated and unsafe, and a new wall will be built to enclose the end of the remaining building; and
- WHEREAS, plans show the lot is located between Erie Boulevard West, Emerson Avenue, Harbor Street, and West Fayette Street, all city streets, and has two driveways on Erie Boulevard West, three driveways on Emerson Street, and one driveway on Harbor Street; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the project is within 2,000 feet of sites in the New York State Department of Environmental Conservation Environmental Site Remediation database (734008, 734039, 734030, 734075, 734072, 734126); and
- WHEREAS, the EAF Mapper further indicates that land adjoining the site contains wetlands or other regulated waterbodies, that the site is located over or immediately adjoining primary and principal aquifers, and that it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and
- WHEREAS, the site has access to public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; the Environmental Assessment Form dated June 16, 2014 notes there will be no water or wastewater utility connections; and
- WHEREAS, per aerial photography, the site faces residential properties across Emerson Avenue with minimal buffering; and

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

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

Every municipal review provides the opportunity to improve community appearance, and the City and applicant are encouraged to add landscaping and other natural screening along the Emerson Avenue frontage to buffer residential properties.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 10, 2014

OCPB Case # Z-14-418

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Spafford Town Board at the request of Town of Spafford for the property located Townwide; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing to amend the Town of Spafford Subdivision Regulations; and
- WHEREAS, per a narrative submitted with the Environmental Assessment Form on November 26, 2014, the proposed regulations include: updated definitions, clarified language for ease of understanding, merged major and minor subdivision sections under the single heading of subdivision, and merged land separation and lot line adjustment sections under the single heading of lot/boundary line adjustment; and
- WHEREAS, per the proposed regulations, land improvements are also now part of the lot/boundary line adjustment definition; per the current regulations, land improvements are defined as "the transfer of land between two neighboring parcels so as to improve the quality of the receiving parcel without adversely affecting the offering parcel"; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 10, 2014

OCPB Case # Z-14-419

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the City of Syracuse Planning Commission at the request of 800 N. Clinton St., LLC for the property located at 800 North Clinton Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of the Inner Harbor Barge Canal Terminal, a part of the New York State Barge System, and Interstate Route 81, a state highway; and
- WHEREAS, the applicant is proposing to convert a vacant factory building into 60 residential apartments on a 1.2-acre lot in a Lakefront Urban Center (T5) zoning district; and
- WHEREAS, the Site Plan dated October 20, 2014 shows the proposed four and three-story multi-residential building with 27 proposed parking spaces in two areas in front of the building; and
- WHEREAS, the plan shows the site has a right-in only driveway off of Genant Drive, a one-way city street that is part of the state interstate system, and a full driveway on Spencer Street, a city street; both driveways are shown to be gated; and
- WHEREAS, the plan further shows the applicant is proposing to utilize the 700 block of North Clinton Street, a public city street, for 49 additional parking spaces; per the City Zoning Administration, the applicant is in the process of submitting a land abandonment request; the plan shows the proposed abandoned section of North Clinton Street ends mid-block and would be accessed through a gated entry/exit at each end with a one-way internal road looping around the parking spaces; the plan shows the internal road would also have a 12' wide access drive to the building parking lot; per Lakefront zoning requirements: "Parking beyond what already exists on the site shall not be required for restored or rehabilitated pre-1930 buildings listed or eligible for listing on the National Register of Historic Places"; and
- WHEREAS, the Environmental Assessment Form dated October 24, 2014 notes the project would connect storm systems to existing City of Syracuse facilities and a stormwater permit is needed; and
- WHEREAS, if the proposed project cumulatively disturbs one acre or more of land, it must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity, and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality and the applicant must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water Permits; if the proposed project is located

within the Onondaga Lake watershed the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual; and

WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the project is within 2,000 feet of sites in the New York State Department of Environmental Conservation Environmental Site Remediation database (V00588, C734088A, C734089), 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

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

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

WHEREAS, the plan shows sidewalks, landscaping, and an iron picket fence along Genant Drive and Spencer Street, and additional landscaping around the building and in curbed islands on North Clinton Street; and

WHEREAS, the purpose and intent of the Lakefront zoning districts are to implement the principles of the Lakefront Master Plan and Onondaga County Settlement Plan, and the purpose of the T5 Urban Center zoning district "is to create a dense, fully mixed use neighborhood with a vibrant street life and a public realm with many design amenities" which includes interconnectivity, small blocks, and a walkable pedestrian environment; and

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

1. The applicant and city are encouraged to consider the safety of the proposed access off Genant Drive given the proximity to the highway off-ramp, and to review all proposed access with local emergency service providers to ensure safety requirements are met.
2. The Board discourages abandonment of North Clinton Street, as it would create a break in public access to the street, restrict access to existing and future developments between Spencer Street and Court Street, and minimize conformance to Lakefront zoning principles such as fostering interconnectivity, small blocks, and a walkable pedestrian environment. The applicant and city are encouraged to work together to develop an alternative parking plan that maximizes on-site and on-street parallel parking.
3. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 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" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 10, 2014

OCPB Case # Z-14-420

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of JSF Services, LLC for the property located at 401 West Bear 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 West Bear Street, a state highway, and the Inner Harbor Barge Canal Terminal, a part of the New York State Barge Canal System; and
- WHEREAS, the applicant is requesting a special permit to demolish an existing building and construct a new building for equipment and materials storage on a newly subdivided 0.255-acre lot in a Lakefront Urban Center (T5) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Subdivision referral (S-14-95) to formalize the subject and adjacent lot lines resulting from a prior appropriation by the Syracuse Industrial Development Agency; and
- WHEREAS, the Resubdivision Plan certified on October 16, 2014 shows an existing one-story building on proposed New Lot 1/tax parcel 107.-11-03.3 (0.255 acres); the Site Plan dated October 6, 2014 shows the old and proposed new building footprint and surrounding asphalt to be resurfaced; per City Zoning, the other subject parcel/tax parcel 107.-11-03.4 and adjacent tax parcel 107.-11-03.2 are no longer owned by the applicant; and
- WHEREAS, plans show the overall site is bordered by Van Rensselaer Street and North Geddes Street, both city streets, and West Bear Street; the site plan shows a 25' wide driveway on Geddes Street; aerial photography further shows two driveways on West Bear Street, one of which is proposed to be closed (per the site plan) and one of which is not located on the building parcel; any existing or proposed access to West Bear Street must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the plan shows existing and proposed landscaping including street trees along West Bear Street and proposed concrete walks on West Bear Street and Geddes Street; Exterior Elevations dated October 6, 2014 show brick facades with minimal fenestration; this section of Geddes Street is a designated "A" street in the Lakefront zoning district; an "A" street creates a continuous street network where the pedestrian experience has first priority; and
- WHEREAS, the EAF notes runoff from the building and asphalt parking areas will be directed to existing catch basins; and
- WHEREAS, the EAF states that land adjoining the site contains wetlands or other regulated waterbodies and that the proposed action is located in an archeological sensitive area; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental

Assessment Form Mapper further indicates that the project is within 2,000 feet of numerous sites in the New York State Department of Environmental Conservation Environmental Site Remediation database; and

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

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

WHEREAS, the purpose and intent of the Lakefront zoning districts are to implement the principles of the Lakefront Master Plan and Onondaga County Settlement Plan, and the purpose of the T5 Urban Center zoning district "is to create a dense, fully mixed use neighborhood with a vibrant street life and a public realm with many design amenities"; and

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

1. While the Board recognizes the complexities of this transitional location, the City and the applicant are encouraged to work together to incorporate more urban site design amenities in accordance with the Lakefront Zoning District regulations. Items of particular note include compliance with required right-of-way treatments, scale and location of window and door openings relative to the street, building scale and fenestration, signage, screening, and landscaping.
2. The applicant is advised to contact the New York State Department of Transportation to coordinate closing access to West Bear Street, and to obtain a work permit for any work in the State right-of-way.
3. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 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" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 10, 2014

OCPB Case # Z-14-421

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Van Buren Zoning Board of Appeals at the request of Steve Morgan / Morgan Rubbish Removal for the property located at 6948 Herman Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of the New York State Thruway (Route 90), a state highway, Herman Road and Van Buren Road, both county roads, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is requesting an area variance to install a recycled materials transfer and sorting building at an existing waste management facility on two parcels totaling 5.46 acres in an Industrial A (IND-A) zoning district; and
- WHEREAS, per town code, an area variance is required because the front yard setback line for accessory structures may not be less than the front yard setback for the principal building; the proposed building is 212'-11" from the highway boundary where the principal building is 255'-6" from the highway boundary; and
- WHEREAS, the Site Plan dated October 2014 shows two existing metal buildings and a proposed 80' x 96' building with a 20' x 96' covered exterior storage area along the north side of the proposed building; the plan further shows construction debris and an existing fuel building and fuel tank to be removed; and
- WHEREAS, the plan shows the site with frontage and two existing gravel driveways on Herman Road, both of which must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the Environmental Assessment Form dated October 27, 2014 notes storm water discharges will be directed to existing private catch basins on site and drained towards the roadside drainage; and
- WHEREAS, the EAF notes the site may contain the habitat for the endangered Indiana Bat, and that all tree removal will be progressed in accordance with the United State Fish & Wildlife Service requirements; a permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper further indicates that the site is located over or immediately adjoining primary and principal aquifers and is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and
- WHEREAS, the site is served by private water and is located outside the Onondaga County

Sanitary District; the EAF notes no additional wastewater facilities are needed; the Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to issuance of a building permit; and

WHEREAS, the plan shows the applicant is proposing to replace existing fencing and landscaping in front of the proposed building with a dense row of trees; and

WHEREAS, the Onondaga County Agricultural District map shows the site is located near several farmed properties in New York State Agricultural District 3; 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 Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to issuance of a building permit.

The Board also offers the following comment:

1. Per the Onondaga County Department of Transportation, the applicant and town are advised that no additional access to Herman Road will be permitted, and the applicant is required to obtain a permit prior to any proposed work within a county road right-of-way.

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 10, 2014

OCPB Case # Z-14-422

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Planning Commission at the request of Crouse Health Hospital for the property located at 722-748 Irving Avenue; 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 state-owned SUNY Upstate Medical University facilities; and
- WHEREAS, the applicant is proposing a Project Site Review to renovate the second floor roof including the addition of an exterior patio at an existing hospital (Crouse Hospital) on a 1.6-acre lot in a Planned Institutional (PID) zoning district; and
- WHEREAS, a letter to the city dated November 10, 2014 notes the patient patio will be used between April 1 and November 30 each year, and that the project will include a new roofing system, new glazed wall panel, new pavers, new entry system, and new exterior lighting and security devices; and
- WHEREAS, plans dated November 10, 2014 show the proposed patient patio located above the northwest corner of the portion of the building along Irving Avenue, a city street; and
- WHEREAS, an Environmental Assessment Form dated November 13, 2014 was submitted with the referral; and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 10, 2014

OCPB Case # Z-14-423

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Amerco Real Estate Company for the property located at 7803 Brewerton Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of New York State Route 481 and Brewerton Road (U.S. Route 11), both state highways; and
- WHEREAS, the applicant is proposing to repurpose an existing commercial restaurant into a U-Haul retail/rental operation on a 1.28-acre lot in a General Commercial zoning district; and
- WHEREAS, the Site Plan revised November 18, 2014 shows an existing frame and block building (5,053 square feet) with rear and side parking; the plan states there will be 63 parking spaces for equipment, 4 for employees, and 8 for customers (76 existing parking spaces); and
- WHEREAS, the referral materials note the applicant will upgrade the façade and landscaping, and that the operation will include a truck and trailer rental, preparation of rental vehicles, side/installation of hitch and towing packages, and retail sale of moving and shipping items; and
- WHEREAS, the plan shows the site has one existing driveway on Business Avenue, a local street near the intersection with Route 11; Business Avenue is labeled as an ingress, egress, and utility easement on the plan; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the site of the proposed action contains a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; and
- WHEREAS, the site is served by public water and sewer and is located in the Oak Orchard Wastewater Treatment Plant service area; the Environmental Assessment Form dated November 19, 2014 notes there are existing connections; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, the plan shows an existing sign in the northeast corner of the site, signs at the southeast corner to be removed, and a proposed new internally lit sign at the southeast corner; no further signage details were included with the referral; and
- WHEREAS, the Syracuse Metropolitan Transportation Council (SMTTC) is in the process of finalizing a sustainable streets guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most

beneficial; this site is located within a priority zone; and

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

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
3. The Board encourages the applicant and the Town to narrow the driveway on Business Avenue, and to relocate it further from the Route 11 intersection.
4. Given the location of this site within a sidewalk priority zone as identified by SMTC, and in order to promote walkability and pedestrian safety, the Board encourages the Town and applicant to consider the installation of sidewalks along the Brewerton Road frontage.
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.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 10, 2014

OCPB Case # Z-14-424

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Geddes Town Board at the request of Metropolitan Signs, Inc. for the property located at Farrell Road and John Glenn Boulevard; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of John Glenn Boulevard, a county road, and the county-owned portion of Farrell Road; and
- WHEREAS, the applicant is requesting an area variance to install a pole sign for Dunkin Donuts with space for future tenants in an Industrial A zoning district; and
- WHEREAS, the Board previously recommended Modification of a Subdivision referral (S-14-28) and a concurrent Special Permit referral (Z-14-126) to subdivide a 1.2-acre lot in order to construct the building for the Dunkin Donuts and future tenants, with requirements from the Onondaga County Department of Transportation for a traffic study, a drainage study, and permits, and noting any proposed signage must not obstruct sight distance; and
- WHEREAS, per the referral materials, an area variance is needed for sign area and height; and
- WHEREAS, per signage details included with the referral, the proposed sign is shown to be approximately 26'-7" high with 10'-2" between 8" steel poles; the proposed sign would include a 37.83 square foot Dunkin Donuts I.D. sign, a 31.91 square foot full color LED message board sign, and two 40 square foot signs underneath for future tenants; and
- WHEREAS, the referral included a section of a site plan showing the proposed pylon sign location near the corner of Farrell Road and John Glenn Boulevard; the site plan from the prior referral showed a proposed building for a Dunkin Donuts with drive-thru and a future tenant, as well as front and side yard parking; and
- WHEREAS, the prior site plan further showed the Dunkin Donuts lot with an existing driveway on Farrell Road and access to shared driveways on the adjacent lot to the west; county highway maps show that a portion of Farrell Road is county-owned and a portion is owned by the Town of Geddes; any existing or proposed access to the county-owned portion of Farrell Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, an Environmental Assessment Form dated November 19, 2014 was included with the referral; and
- WHEREAS, the site is served by public water and sewer and is located in the Baldwinsville Seneca-Knolls Treatment Plant service area; and

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

Per the Onondaga County Department of Transportation, the applicant must contact the Onondaga County Department of Transportation regarding the location of the sign, and the proposed signage may not obstruct sight distance.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 10, 2014

OCPB Case # Z-14-425

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of JDC Property Group LLC / Oberdorfer's Redev. for the property located at 6259 Thompson 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 Thompson Road, a state road, and Ley Creek, a county-owned drainage channel; and
- WHEREAS, the applicant is proposing to construct a warehouse and distribution facility on three vacant parcels totaling 20.43 acres in an Industrial zoning district; and
- WHEREAS, the Board previously recommended Modification of Subdivision and Site Plan referrals (S-07-122 and Z-07-355) to construct the neighboring Tim Horton's restaurant, requiring a traffic study and restricted access; and
- WHEREAS, the site was formerly home to Oberdorfer Industries whose multiple buildings were recently demolished; surrounding land uses are varied and include railroad, industrial, manufacturing, small retail, and a residential neighborhood across Thompson Road; and
- WHEREAS, the Concept Plan dated November 2014 shows a new single-story warehouse (149,936 square feet) to include 42 dock doors, a car parking area for 300 vehicles at the front of the parcel, and tractor, trailer and HD Van parking and staging areas totaling approximately 140 spaces surrounding the sides and rear of the proposed building; and
- WHEREAS, a single driveway access location for the entire site is shown leading south to Industrial Road, a local road, and ultimately a signalized intersection at Thompson Road; the referral also indicated a county work permit would be required to close existing curb cuts; it is noted that Thompson Road is a state-owned road with permitting authority, and the county has no jurisdiction in this location; and
- WHEREAS, a chain link fence is shown around the perimeter of the building and truck parking areas; it is unclear whether any Oberdorfer structures or storage areas remain on site, or whether any site work will occur outside of the fenced area and parking lot; and
- WHEREAS, the referral notice notes that parking, landscaping, lighting, and pedestrian walkways will be part of the project, but are not shown on the submitted concept plan; the site also abuts CSX railroad tracks at the rear of the property; no rail access is shown from the site; and
- WHEREAS, a stormwater management area is shown north of the proposed building area, and the EAF notes stormwater from the site will be directed to stormwater

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

WHEREAS, the site is adjacent to the south branch of Ley Creek on land owned by Onondaga County; Ley Creek is tributary to Onondaga Lake and is classified as an active State Superfund site; and

WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the project is within 2,000 feet of sites in the New York State Department of Environmental Conservation Environmental Site Remediation database (734032, 734043, 734064, and C734138); the submitted EAF notes two adjoining properties have been the location of an active or closed solid waste management facility, specifically Syracuse Haulers (active transfer station) and Metalico Aluminum Recovery Co (active vehicle dismantling facility containing a capped hazardous waste management area related for former operations by Wabash Aluminum); the EAF further notes that the subject Oberdorfer site was proposed for the State Superfund program for historic foundry operations, however NYS DEC sampling indicated there was no hazardous waste on the site and remediation was not necessary; and

WHEREAS, the EAF notes the site of the proposed action contains a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and

WHEREAS, the site will have access to public water and sewer and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and

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

documenting the offset plan; and

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

1. The applicant must continue to coordinate with the New York State Department of Transportation regarding access at the signalized intersection, including any mitigation which may be required, and must obtain permits for any work within the right-of-way.
2. The New York State Department of Transportation has determined that the applicant must complete a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to meet Department requirements verifying that the proposed development would not create additional stormwater runoff into the State's drainage system and is required to first contact the Department to determine the scope of the study; the applicant must submit the drainage study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.

The Board also offers the following comments:

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 10, 2014

OCPB Case # Z-14-426

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Geddes Town Board at the request of David Suarez for the property located at 2701 West Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of West Genesee Street (New York State 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 special permit for a home occupation (garden design and building company) in an existing residence on a 0.5-acre lot in a Single-Family Residential A (RA) zoning district; and
- WHEREAS, per town code, a special permit is required for a home occupation in this district; and
- WHEREAS, the Location Survey dated November 7, 2001 shows an existing two and a half story frame house, a one-car frame garage, patio, and surrounding lawn and gardens; and
- WHEREAS, the survey shows the site with frontage on West Genesee Street and frontage and one existing driveway on Cherry Road, a local road; and
- WHEREAS, per a letter to the Town on November 19, 2014, the proposed business is operated by the two occupants of the home with no additional employees and requires no vehicles, signage, or changes to the existing residence; the letter further notes nearly all business is conducted at the homes of clients except for correspondence which would occur from the 77 square foot home office; and
- WHEREAS, the Environmental Assessment Form dated November 19, 2014 notes the site is served by an existing water and wastewater supply; the site is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 10, 2014

OCPB Case # Z-14-427

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Onondaga Zoning Board of Appeals at the request of Matthew & Kristen Brennan for the property located at 3910 Amber 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 Amber Road, a county road, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is requesting an area variance to install a new modular garage at an existing one-family residence on a 9.85-acre lot in a Residential and Country (R-C) zoning district; and
- WHEREAS, per the referral notice, a variance is required to place the proposed accessory building in front of the primary building; a letter to the Town dated November 14, 2014 notes the accessory structure is being proposed in order to house solar panels, and installation in the rear yard would cause hardship due to its topography, shade, and septic location; and
- WHEREAS, an undated survey shows the southwestern corner of the subject parcel, which contains an existing one-story frame house and several frame sheds; a proposed 16' x 24' structure is hand drawn on the survey in the front yard, 50' from the road centerline; per aerial photography, the remainder of the parcel appears to be wooded land; and
- WHEREAS, the survey shows the site with frontage on Amber Road; aerial photography shows one existing driveway on Amber Road, which must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that a northeastern half of this parcel is in a Special Flood Hazard Area (SFHA); 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 Environmental Assessment Form Mapper notes the site contains federal wetlands and a tributary of Onondaga Creek (West Branch); per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; the applicant must obtain appropriate permits from the U.S. Army Corps of Engineers for any proposed development or drainage in federal wetlands on site; and
- WHEREAS, the EAF Mapper further indicates that the site is located over, or immediately

adjoining, a principal aquifer; and

WHEREAS, the site is served by private water and septic and is located outside the Onondaga County Sanitary District; the survey shows the location of a well in the front yard, and the letter notes a leech field septic system is located behind the house; and

WHEREAS, the Environmental Assessment Form dated November 14, 2014 notes no water or wastewater connections will be required for this project; and

WHEREAS, the Onondaga County Agricultural District map shows the site is adjacent to a farmed property in New York State Agricultural District 1; 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 municipality is encouraged to minimize exposure to damage from natural hazards and uphold local flood ordinance requirements, as required for good standing in the National Flood Insurance Program, by ensuring that any proposed development would not negatively affect drainage patterns in or near the floodplain.

2. The applicant is advised to conduct a formal wetland delineation to determine the presence and location of any federal wetlands on site, and any delineated wetlands must be confirmed by the U.S. Army Corps of Engineers and shown on the plans for the site. The applicant is also advised to obtain appropriate permits from the Corps for any proposed development or drainage into wetlands on site.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 10, 2014

OCPB Case # Z-14-428

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Onondaga Zoning Board of Appeals at the request of Holy Trinity, Contract Vendee for the property located at 4876 Onondaga 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 Onondaga Road (New York State Route 173), a state highway, and Velasko Road, a county road; and
- WHEREAS, the applicant is requesting a special permit to change the use to public worship at an existing building currently used for community gathering (Masonic Lodge) on a 0.37-acre lot in a One-Family Residential (R-1) zoning district; and
- WHEREAS, per town code, religious uses are allowed by special permit in this district; per the local application materials, the applicant is under contract to purchase the building from the Onondaga Hill Masonic Club, Inc.; and
- WHEREAS, a survey revised on August 4, 2014 shows an existing one-story frame building with 34 parking spaces in the rear yard with frontage and one existing driveway on Route 173, which must meet the requirements of the New York State Department of Transportation; the materials note only minor interior modifications will be made to the existing building; and
- WHEREAS, the materials note 88 parking spaces would be required using square footage calculations, however the attendance at the church's current rented location is approximately 35 people (19 cars) which is similar to the existing use and thus the existing parking on site is more than sufficient; the materials further note that, in order to conform to town code, the applicant has entered into an agreement with the Westhill Central School District for overflow parking (69 spaces) at Onondaga Road Middle School which is located two lots away on the same side of the street; the agreement was included with the referral and aerial photography shows sidewalks along the Route 173 in this location; and
- WHEREAS, the materials note the applicant will be abandoning a use variance granted to the Masonic Lodge on November 14, 2000 (included with the referral) to use first floor space to rent business offices to tenants; and
- WHEREAS, an Environmental Assessment Form dated August 17, 2014 was included with the referral; and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; a letter from the Onondaga County Health Department dated August 6, 2014 was included with the referral noting no objection to the proposal; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the

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

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 Daniel Cupoli and seconded by Chester Dudzinski. The votes were recorded as follows: Douglas Morris - yes; Daniel Cupoli - yes; Chester Dudzinski - yes; Robert Antonacci - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 10, 2014

OCPB Case # Z-14-429

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Onondaga Zoning Board of Appeals at the request of Wendy Mutchler for the property located at 4605 McClusky 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 Cherry Valley Turnpike (U.S. Route 20), a state highway, Hitchings Road, a county road, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is requesting an area variance to reduce the required road frontage of a 4-acre lot with an existing one-family residence in a Residential and Country (RC) zoning district; and
- WHEREAS, per the referral notice, the minimum lot width is 200' where the lot width along Route 20 is 173.17'; and
- WHEREAS, per the Town application, the subject lot was created in 1990 prior to the enactment of Arterial Overlay minimum frontage requirements for Route 20 in 1994, and is thus a pre-existing non-conforming lot; the application further notes the applicant is seeking a variance to make the lot legal and to subdivide the back half acre to be combined with the adjacent lot; no subdivision referral was submitted at this time; and
- WHEREAS, the Land Survey from 1990 shows Lot 2 to contain an existing house, garage, and barn; the lot spans McClusky Road, a town road, and has frontage on Hitchings Road along the northeastern portion; per aerial photography, the house has one existing driveway on McClusky Road; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that land adjoining the site contains wetlands or other regulated waterbodies, that the site is located over or immediately adjoining a principal aquifer, 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 contains a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; and
- WHEREAS, the site is served by private water and septic and is located outside the Onondaga County Sanitary District; the plan states the sewage disposal design was approved by the Onondaga County Health Department in 1988; and
- WHEREAS, the Onondaga County Agricultural District map shows the site is located in New York State Agricultural District 2; aerial photography shows the site is adjacent to farmed properties; 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

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 Daniel Cupoli and seconded by Chester Dudzinski. The votes were recorded as follows: Douglas Morris - yes; Daniel Cupoli - yes; Chester Dudzinski - yes; Robert Antonacci - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 10, 2014

OCPB Case # Z-14-430

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Liverpool Planning Board at the request of Matthew Wilson for the property located at 204 Bass Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Route 370, a state highway; and
- WHEREAS, the applicant is proposing a revised site plan for façade improvements at an existing residential building on a 0.34-acre lot in a Single-Family Residential (R-1) zoning district; and
- WHEREAS, the Environmental Assessment Form dated November 24, 2014 notes the project includes a new roof, new front siding, and the installation of five planter boxes; and
- WHEREAS, the Site Plan dated August 27, 1984 shows an existing building with six front yard parking spaces and 10 rear parking spaces; and
- WHEREAS, the plan shows the site has frontage and one existing driveway on Bass Street, a local street, with existing sidewalks shown on both sides of the street; and
- WHEREAS, per the EAF, use variances were granted in 1984 for this site but are not described; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the project is within 2,000 feet of a site in the New York State Department of Environmental Conservation Environmental Site Remediation database (734030), that the site of the proposed action contains a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered, and that the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 10, 2014

OCPB Case # Z-14-431

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the City of Syracuse Planning Commission at the request of Franklin Lofts, LLC for the property located at 101 Solar Street (aka 515 Plum Street); and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Interstate Route 690, a state highway; and
- WHEREAS, the applicant is proposing to install a micro cell wireless facility on the rooftop of an existing apartment building on two parcels totaling 3 acres in a Lakefront Urban Center-Franklin Square (T5-2) zoning district; and
- WHEREAS, the Environmental Assessment Form dated November 5, 2014 notes the project is to install a 28" wireless telecommunications antenna and a 21.5" x 20" x 52.5" equipment cabinet on the roof of the existing building; and
- WHEREAS, the Overall Site Plan dated October 2014 shows the existing building spanning both subject parcels, with two proposed 6' x 6' lease areas to house the antenna and equipment cabinet on the western portion of the roof; and
- WHEREAS, the plan shows the building is located at the corner of Plum Street and Solar Street, both city streets; per aerial photography, access to the site is located via a driveway on Solar Street leading to a rear parking lot; and
- WHEREAS, the EAF notes the site contains a building which is listed on the State or National Register of Historic Places (O.M. Edwards Building), and is located in an archeological sensitive area; the site is located near the Onondaga Creekwalk and across from Franklin Square Park; and
- WHEREAS, the EAF further notes the site or an adjoining property has been the subject of ongoing or completed remediation for hazardous waste (per the New York State Department of Environmental Conservation EAF Mapper: sites V00588, 734060, C734088, C734089, C734088A); and
- WHEREAS, the site is located in the Metropolitan Wastewater Treatment Plant service area; the EAF notes the project will not connect to existing water and wastewater utilities; 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 Daniel Cupoli and seconded by Chester Dudzinski. The votes were recorded as follows: Douglas Morris - yes; Daniel Cupoli - yes; Chester Dudzinski - yes; Robert Antonacci - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 10, 2014

OCPB Case # Z-14-432

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of Ren Li Trading for the property located at 1441-49 Erie Boulevard East; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Interstate Route 690, a state highway; and
- WHEREAS, the applicant is requesting to modify an existing special permit to make minor exterior revisions to a proposed grocery store (Asia Food Market) on a 2.1-acre lot in an Industrial Class A (IA) zoning district; and
- WHEREAS, the Board previously offered No Position With Comment on a Subdivision referral (S-14-7) to combine the building parcel with the adjacent vacant lot to increase parking, and a Special Permit referral (Z-14-74) to establish a grocery store with eat-in area in the existing building, encouraging cross connections with adjacent parcels; and
- WHEREAS, a letter to the City dated November 12, 2014 notes the modifications to the project include: a revised building entrance area, revised curb radii to accommodate the acute angle of the access drive, a new retaining wall to separate the loading dock, a new concrete pad for refrigeration resulting in two fewer parking spaces, and adjustments to landscaping as a result of the modifications; and
- WHEREAS, the Site Plan revised on November 3, 2014 shows an existing one-story concrete block building (formerly Stevens Office Interiors) with 93 parking spaces; a slightly larger alternate parking lot boundary is shown that would accommodate 9 additional spaces; and
- WHEREAS, the plan shows the site with frontage and one driveway on Erie Boulevard East, a city street, and existing and proposed 5'-wide concrete sidewalks; and
- WHEREAS, previous plans show a City of Syracuse sewer easement right-of-way crossing the proposed parking lot addition; and
- WHEREAS, an Environmental Assessment Form dated November 12, 2014 was submitted with the referral; the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the project is within 2,000 feet of sites in the New York State Department of Environmental Conservation Environmental Site Remediation database (734047, B00075, B00146); and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area, in an area which is tributary to combined sewer overflows; and

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

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

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

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
3. The Board encourages the City and applicant to consider opportunities for cross connections with adjacent parcels to promote safety and mobility on Erie Boulevard East.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 10, 2014

OCPB Case # Z-14-433

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a USE VARIANCE from the City of Syracuse Board of Zoning Appeals at the request of Menorah Park/Jewish Home of CNY for the property located at 4015 East 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 the municipal boundary between the City of Syracuse and the Town of DeWitt; and
- WHEREAS, the applicant is requesting to modify an existing use variance to expand the size of the rehabilitation center at an existing nursing home/elderly care facility on a 22.57-acre lot in a Residential Class A-1 (RA-1) zoning district; and
- WHEREAS, the Environmental Assessment Form dated November 10, 2014 notes the new building will accommodate physical, occupational, and speech therapy out-patient rehabilitation services for clients living in the community; and
- WHEREAS, the Survey dated August 15, 2014 shows the existing facility is located on several parcels spanning the Town of DeWitt and the City of Syracuse; the site contains a three-story wood frame independent living center within the Town of DeWitt, a building labeled "Hill Haven" within the City of Syracuse, and a multi-story concrete block and brick building within the City of Syracuse, which is the subject parcel and site of the proposed addition; parking is shown around each building; and
- WHEREAS, the survey shows the site has frontage and two existing asphalt drives on East Genesee Street, which must meet the requirements of the New York State Department of Transportation; only the easternmost driveway is on the subject parcel; and
- WHEREAS, the site is served by public water and sewer and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must

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

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

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

The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 10, 2014

OCPB Case # Z-14-434

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Village of Fayetteville Planning Board at the request of Verizon Wireless for the property located at 310 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of New York State Route 5 (East Genesee Street), a state highway, and Salt Springs Road, a county road; and
- WHEREAS, the applicant is requesting a special permit to replace four existing antennas and install four additional antennas on an existing church steeple on a 1.59-acre lot in a Multiple-Family Residential (R-3) zoning district; and
- WHEREAS, the Environmental Assessment Form dated September 24, 2014 notes the project is to replace the four antennas with new antennas, add four new antennas, and install two coaxial cables within the steeple alongside existing cables; and
- WHEREAS, per aerial photography, the site contains an existing church building with a rear parking lot; the Roof Plan revised May 2, 2014 shows the antennas located behind roof panels in the existing steeple, and the proposed coaxial cables to be routed from the antennas to the attic and basement; and
- WHEREAS, per aerial photography, the site has frontage and one driveway on East Genesee Street, which must meet the requirements of the New York State Department of Transportation, and one driveway each on Chapel Street and Walnut Street, both local streets, that lead to the parking lot; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the site is located in the Genesee Street Hill-Limestone Plaza Historic District, which is listed on National Register of Historic Places; and
- WHEREAS, the site is served by public water and sewer and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; the EAF notes the project will not connect to existing water and wastewater utilities; 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 Daniel Cupoli and seconded by Chester Dudzinski. The votes were recorded as follows: Douglas Morris - yes; Daniel Cupoli - yes; Chester Dudzinski - yes; Robert Antonacci - yes.