



Onondaga County Planning Board

December 14, 2016

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
Chester Dudzinski, Jr.
Bill Fisher
James Corbett
Marty Voss

STAFF PRESENT

Megan Costa
Robin Coon

GUESTS PRESENT

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on December 14, 2016.

III. MINUTES

Minutes from the November 22, 2016 meeting 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; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Chester Dudzinski - yes; Marty Voss - abstain.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-16-96	TCamPB	<i>No Position With Comment</i>	S-16-97	TOnoPB	<i>No Position With Comment</i>
S-16-98	TOnoPB	<i>No Position</i>	Z-16-440	TClaTB	<i>No Position With Comment</i>
Z-16-441	TClaTB	<i>No Position With Comment</i>	Z-16-442	TOnoTB	<i>No Position With Comment</i>
Z-16-443	CSyrPB	<i>No Position With Comment</i>	Z-16-444	CSyrPB	<i>No Position With Comment</i>
Z-16-445	TManPB	<i>No Position With Comment</i>	Z-16-446	TManPB	<i>No Position</i>
Z-16-447	TClaTB	<i>Disapproval</i>	Z-16-448	TLysTB	<i>No Position</i>
Z-16-449	TLysTB	<i>No Position</i>	Z-16-450	TCicPB	<i>Modification</i>
Z-16-451	TCicPB	<i>No Position With Comment</i>	Z-16-452	TCicPB	<i>Modification</i>
Z-16-453	VEIbPB	<i>Modification</i>	Z-16-454	VEIbPB	<i>Modification</i>
Z-16-455	TDewPB	<i>Modification</i>	Z-16-456	CSyrZBA	<i>No Position</i>
Z-16-457	VLivPB	<i>No Position</i>	Z-16-458	VJorVB	<i>Approval</i>
Z-16-459	TClaPB	<i>Modification</i>	Z-16-460	VSkaPB	<i>No Position</i>
Z-16-461	CSyrZBA	<i>No Position</i>			



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 14, 2016

OCPB Case # S-16-96

- 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 Camillus Planning Board at the request of Town of Camillus for the property located at Van Alstine Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Devoe Road, a county road; and
- WHEREAS, the applicant is proposing to subdivide a 78.97-acre parcel into two new lots (Lot 1 is 71.78 acres and Lot 2 is 7.19 acres) to allow the transfer of Lot 2 to the Town of Camillus for the Erie Canal Park, in a Residential (R-2) zoning district; and
- WHEREAS, the site is located at the fringe of the urbanized area, with surrounding land uses including vacant wooded and farmed land, a sportsman club, historic Erie Canal, Erie Canalway Trail and Erie Canal Park, a linear park along the canal; and
- WHEREAS, the parcel borders the historic Erie Canal, Erie Canalway Trail, and the Canal "Blue Line" to the south, and contains mostly wooded and vacant lands sloping to the south; the plan shows the linear boundary of the "Old Canal" traversing through the site; the portion of lands to be conveyed to the Town includes a portion of the old canal, and a small boardwalk trail leading to a viewing platform at the pond edge, and to an area marked "stone foundation remnants"; and
- WHEREAS, the Boundary Survey and Subdivision map dated June 28, 2016 shows Lot 1 would be 71.78 acres, and retain all of the original parcels frontage on Van Alstine Road, and would retain a narrow segment of frontage on Devoe Road, at the intersection with Thompson Road;
- WHEREAS, proposed Lot 2 would measure 7.19 acres with frontage on Devoe Road only; a small parking area is shown on aerial photography and the subdivision plan, just south of the site along the Canalway Trail; and
- WHEREAS, the NYSDEC EAF Mapper indicates a number of notable environmental and cultural features on and near the subject property, including principal/primary aquifers, the potential for endangered or threatened species, the potential presence of archeologically sensitive areas; the site is located directly adjacent to a public park, and also directly adjacent to lands designated as a Critical Environmental Area associated with Nine Mile Creek to the east; and
- WHEREAS, per the mapper, areas of federal and state wetlands, as well as 100-year floodplains occur on significant portions of both proposed lots; and
- WHEREAS, the 78 acre parcel is not served by drinking water or wastewater infrastructure and is located in a relatively new section of the Onondaga

County Sanitary District; and

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

1. The applicant and Town are advised to conduct appropriate environmental and/or cultural resource reviews and secure any required approvals or permits for development on either proposed lot, and are encouraged to be sensitive to the many environmental and cultural features of the site.
2. Per the Onondaga County Department of Transportation, the applicant is advised no new driveway access shall be permitted for Lot 1 from Devoe Road.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 14, 2016

OCPB Case # S-16-97

- 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 PRELIMINARY SUBDIVISION from the Town of Onondaga Planning Board at the request of John A. Yennock for the property located at Velasko 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 Velasko Road, a county road, and the municipal boundary between the Town of Onondaga and the City of Syracuse; and
- WHEREAS, the applicant is proposing to subdivide an 11.06-acre parcel into three new lots (Lot 45 is 1.37 acres, Lot 46 is 1.72 acres and the remaining lot is 7.77 acres) in order to develop lots 45 and 46 in a Planned Residential (PRD) zoning district; and
- WHEREAS, the Board previously recommended Disapproval of a subdivision and zone change referrals (S-04-82 and Z-04-145) for the Velasko Village project to build 74 residential lots on 31.4 acres, citing issues regarding sight distance for road access, lack of cross connections, sewer capacity issues, and stormwater drainage issues; and
- WHEREAS, the Final Plan Velasko Village Section No. 3 dated September 19, 2016 shows Velasko Village Section 1 on lands directly north of the subject parcel, with two short local roads (Boca Raton Way and Juniper Inlet Way, both with temporary turn-around easements at their ends) accessing Velasko Road in a single location, with 23 building lots which appear to be largely built out per aerial photography; and
- WHEREAS, tax parcels 06.-02-30.1 (10 acres) and the subject parcel 06.-02-23.1 (11 acres) are both under common ownership and abut the existing Velasko Village roads; easements for future local infrastructure occur on portions of both tax parcels; and
- WHEREAS, the Final Plan for Section 3 is shown to create Lot 45 (1.37 acres), which is noted to contain soil piles and gravel/fill areas, and Lot 46 (1.72 acres) which contains a trailer and playscape area (from adjacent parcel); lands slope down to the southwest, with a grade change on Lot 46 of approximately 60 feet; and
- WHEREAS, the referral form indicates the owner proposes to develop two residential lots with shared driveway access onto Velasko Road, a county owned road; adjacent 20' wide areas labeled "Approved Driveway Locations" are shown on the plan; any existing or proposed access onto Velasko Road must meet the requirements of the Onondaga County Department of Transportation, and the Onondaga County Department of Transportation has not approved permits for the shown driveway location; and
- WHEREAS, the Environmental Assessment Form states the project will connect to public water and wastewater utilities and the site is located in the Metropolitan

Wastewater Treatment Plant service area, in an area tributary to infrastructure subject 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); unless it can be demonstrated that anticipated flows will not exceed previous flows, the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

WHEREAS, the Environmental Assessment Form notes the action will create stormwater discharge, which will not flow to adjacent properties, and stormwater will be directed to established conveyance systems "per town requirements, if any"; and

WHEREAS, the site is located within 500 feet of the municipal boundary of the Town of Onondaga and City of Syracuse, and stormwater drainage from this area generally flows toward the City; and

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

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

1. Given the sloping topography and prior stormwater management concerns relative to the Velasko Village project, the Town should ensure that stormwater drainage will not negatively impact adjacent parcels as part of subdivision review.
2. The Onondaga County Department of Transportation advises the applicant to coordinate with the Department regarding proposed driveway location(s) and must obtain permits for any proposed access or work within the County right-of-way.
3. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 x225 early in the planning process to determine sewer availability and capacity.

4. The applicant is encouraged to reduce stormwater runoff and improve

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stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 14, 2016

OCPB Case # S-16-98

- 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 PRELIMINARY SUBDIVISION from the Town of Onondaga Planning Board at the request of Volles Realty, LLC for the property located at 3952 Cherry Valley Turnpike; 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 Cherry Valley Turnpike (Route 20), a state highway, Buckwheat Road, a county highway, and a farm operation located in an Agricultural District; and
- WHEREAS, the applicant is proposing a subdivision to reconfigure two parcels totaling approximately 60 acres into two new parcels in an Agricultural zoning district; and
- WHEREAS, the Volles Realty, LLC Subdivision Preliminary Plan dated March 31, 2016 shows tax parcel 061.-02-09.1 to be subdivided into Lot 1 (2.01 acres) and Lot 2 (9.08 acres); Lot 1 contains an existing house and driveway, septic tank and leach field and well; any existing or proposed driveways onto Route 20 must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, Lot 2 contains vacant wooded land, and no development is proposed on Lot 2; per the referral materials and conversation with the Town of Onondaga staff, Lot 2 is to be concurrently combined with existing tax parcel 061.-02-05.0; and a note on the Preliminary Plan states "The creation of Lot 2 is for conveyance purposes only and Lot 2 is to be combined with the adjacent parcel currently owned by Volles Realty, LLC , also labeled as Tax ID 061.-02-05.0, furthermore a recombined deed will be filed with the Onondaga County Clerk's Office and the approval of this subdivision is conditioned upon said revised deed being duly filed in the Onondaga County Clerk's Office."; and
- WHEREAS, combination of proposed Lot 2 with the adjacent 48.9 acre tax parcel would alleviate the creation of a landlocked parcel; the 48 acre parcel contains multiple buildings associated with an existing dairy farm, as well as tilled lands and a pond, with two driveways onto Buckwheat Road, a County owned road; any existing or proposed access onto Buckwheat Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, all lands proposed for subdivision and combination are located outside the Onondaga County Sanitary District and are not served by public drinking water or wastewater infrastructure; and
- WHEREAS, the subject properties as well as significant neighboring lands are enrolled in the New York State Agricultural District and contain actively farmed lands; and

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

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has determined that said referral will have no significant adverse inter-community or county-wide implications 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; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Chester Dudzinski - yes; Marty Voss - abstain.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 14, 2016

OCPB Case # Z-16-440

- 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 ZONE CHANGE from the Town of Clay Town Board at the request of 8302 Oswego Road, LLC / Robert Aluzzo for the property located at 8302 Oswego Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing a zone change from Residential Agricultural (RA-100) to Neighborhood Office (O-1) on a 0.42-acre parcel for a future office building; and
- WHEREAS, the site is located on the heavily traveled Oswego Road (County Route 57) corridor, between NYS Route 31 and Gaskin Road; the land includes two parcels which sit between the current road and a wide right-of-way area which was the former alignment of Route 57, and also contains remnants of a minor road access labeled Old Redwing Drive, which was transferred to the Town of Clay in 1932; and
- WHEREAS, the parcel proposed to be rezoned to Neighborhood Office is 0.42 acres and contains vacant land and remnants/concrete pads where a house and garage stood; and
- WHEREAS, a Sketch Plan dated October 3, 2016 shows a proposed office building and parking for 13 vehicles on the parcel, and a proposed driveway onto Route 57 located in an area where a stormwater drainage culvert and gravel area now occurs along Route 57; any existing or proposed driveways onto Route 57 (Oswego Road) must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the site is located in the Oak Orchard Wastewater Treatment Plant service area in the Gaskin Road Pump Station service area, which is currently being diverted to the Wetzel Road Wastewater Treatment Plant; and
- WHEREAS, per the recently finalized FEMA floodplain mapping, it appears the entirety of the site is located within the 100-year floodplain (EAF incorrectly notes 500-year floodplain), and areas of standing water, state and federal wetlands, and drainage facilities running toward Mud Creek are prevalent in the area; standing water is seen on aerial photography on the small adjacent parcel segment; and
- WHEREAS, the Environmental Assessment Form states that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and

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. In an effort 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, the Town is strongly encouraged to consider the potential detrimental effects of granting of zone changes to increase the intensity of use on a site in the 100-year flood plain and which is located in close proximity to existing and possible wetlands and other drainage lands.
2. The applicant is advised to contact the Onondaga County Department of Transportation regarding any potential future development accessing the current Route 57.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 14, 2016

OCPB Case # Z-16-441

- 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 SPECIAL PERMIT from the Town of Clay Town Board at the request of Syracuse Brick House, Inc. for the property located at 4567 Crossroads Park Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Henry Clay Boulevard, a county road; and
- WHEREAS, the applicant is requesting a Special Permit to operate programs that will serve individuals who are in various phases of treatment for substance use and mental health disorders on a 5.68-acre lot in an Industrial (I-1) zoning district; and
- WHEREAS, the Board previously recommended Disapproval of a zone change referral (Z-16-198) from Industrial to Neighborhood Commercial to operate a medical office in the facility, citing incompatibility with dominant zoning and industrial land use objectives of the Woodard Industrial Park, inconsistency with dimensional requirements of the proposed zoning district, and suggested other regulatory options; and
- WHEREAS, the site is located at the corner of Henry Clay Road and Crossroads Park Drive, in an area generally known as Woodard Industrial Park, and is part of the Crossroads Park Drive industrial/commercial development; surrounding land uses are largely industrial and commercial in nature; and
- WHEREAS, per a submitted project description, Syracuse Behavioral Healthcare intends to use the property to operate programs that will serve individuals in various phases of treatment for substance abuse and mental health disorders; the program will be designed to provide a range of services to individuals who will reside in the property, including medical, mental and behavioral health clinical services, educational services, vocational services and case management services; and
- WHEREAS, the Proposed Site Plan dated July 6, 2016 shows the existing approximately 25,000 square foot two-story office building to remain with a reconfigured and reduced parking area surrounding the building with 22 staff parking spaces (to be possibly connected to the adjacent parking on the parcel to the west) and 15 "new" parking spaces; grass areas, green spaces, a screening berm, a volleyball court and a basketball court would replace portions of the existing parking lot; and
- WHEREAS, the site has two existing driveways onto Crossroads Park Drive, a local road; no proposed access is shown onto Henry Clay Road, a county road along which the parcel has frontage; the eastern driveway is labeled Delivery Access Road Only in the new plan; a grass circle at the western driveway/dropoff area is to be removed; sidewalks are shown along two sides of the building; the

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Onondaga County Department of Transportation notes that no access onto Henry Clay Boulevard shall be permitted; and

WHEREAS, the plan shows two parallel easements crossing the western portion of the parcel: a 35-foot wide New York Transit Company easement and a 5-foot wide Niagara Mohawk Power Corporation easement; a Town of Clay utility easement occurs along the Henry Clay Road frontage and a small New York Telephone Company easement occurs at the northeast corner; and

WHEREAS, a proposed easement leading from the neighboring parcel to an electrical box is also indicated west of the building; and

WHEREAS, the site is located in the Wetzels Road Wastewater Treatment Plant service area and is served by public drinking water; 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, Centro bus transit service runs regularly on Henry Clay Boulevard; limited bicycle and sidewalk accommodations are found in the project vicinity; and

WHEREAS, the EAF states the site is located within 2,000 feet of a New York State Department of Environmental Conservation remediation site (DEC ID 734125); and

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

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

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 x225 early in the planning process to determine sewer availability and capacity.
2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.
3. The Board continues to encourage the Town to consider incompatibility of proposed uses with the regional industrial land use objectives of the Woodard Industrial Park.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 14, 2016

OCPB Case # Z-16-442

- 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 SITE PLAN from the Town of Onondaga Town Board at the request of Jennifer Bybee / SU Office of Campus Planning, Design & Construction for the property located 1556 Jamesville 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 Route 481, a state highway, and the municipal boundary between the Town of Onondaga and the City of Syracuse; and
- WHEREAS, the applicant is proposing to expand an existing library storage facility onto an existing building on an 8.56-acre parcel in a Light Industrial (LI) zoning district; and
- WHEREAS, the site is located in a largely commercial segment of Jamesville Avenue which leads into Skytop Road, near the University's South Campus; to the south, land uses include an adjacent rail line, Interstate 481 and the Onondaga County Resource Recovery Agency's Rock Cut Road waste-to-energy facility; and
- WHEREAS, per a narrative from the Syracuse University Office of Campus Planning, Design and Construction, the university proposes two additions to the Syracuse University South Campus Library Facility, which contains climate-controlled archive storage for the library's collections, a processing area and office space; per the letter, the existing library facility was proposed for development in 2011, and at that time the university noted two possible future additions of 14,110 square feet; and
- WHEREAS, the current proposed expansion would enlarge the existing 19,815 square foot facility by adding approximately 14,110 square feet of storage building area to the west of the building and approximately 5,060 square feet of office area to the north, for a total expansion of 19,170 square feet, approximately doubling the existing building size, but less than the originally proposed future expansion of approximately 28,000 square feet; and
- WHEREAS, the Conceptual Layout Plan dated September 9, 2016 shows the existing building shares a 8.56-acres parcel with the adjacent SU Hawkins Building to the east, also a commercial building; the proposed office expansion would occur at the front of the library building, the storage expansion would occur along the west side of the building, and be situated behind a screened HVAC pad running the width of the expansion; and
- WHEREAS, the Plan shows the addition of nine new parking spaces within a front yard parking lot, accessing an existing 24' wide driveway onto Jamesville Road, a local road; two additional driveways also serve the full parcel to the east; existing vegetation along the road frontage acts to screen the proposed parking area from the road; and

WHEREAS, a Stormwater Pollution Prevention Plan (SWPPP) accompanied the referral materials, and the Conceptual Grading Plan shows a swale and infiltration basin along the west side of the site, as well as a "grasspave pervious pavement path for emergency access" leading along the edge of the swale to the rear of the site; and

WHEREAS, per the New York State Department of Transportation, additional stormwater runoff into the State's right-of-way is prohibited; and

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

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

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 x225 early in the planning process to determine sewer availability and capacity and is advised to coordinate with the municipality regarding any applicable offset requirements.

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 14, 2016

OCPB Case # Z-16-443

- 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 PROJECT SITE REVIEW from the City of Syracuse Planning Commission at the request of Syracuse 727, LLC for the property located at 721-723 & 727-729 South Crouse 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 SUNY Upstate; and
- WHEREAS, the applicant is proposing to demolish two commercial structures and construct an 8-story, 160,000 square foot mixed-use building with 168 dwelling units and 6 storefronts on two lots totaling 0.65 acres in a Business (BA) zoning district; and
- WHEREAS, the site is located within a densely developed and highly-walkable mixed-use area at the core of the University Hill district/neighborhood; surrounding land uses are retail and service, residential, medical and university related buildings; various parking structures and lots are provided in the district, and bus service is accessible; and
- WHEREAS, per the Campus Plaza Site Layout Plan dated October 31, 2016, the building would have a proposed rectangular footprint of 20,819 square feet, and the first floor would include 16,300 square feet of proposed retail (shown with six tenant spaces) and a residential lobby/amenity space (3,100 sf), with front door retail and lobby access onto the existing alleyway; upper floor plans for floors 2-8 show a mix of studio, 1, 2 and 4 bedroom units on an interior hall; and
- WHEREAS, per the referral form, the project also requires density and parking waivers from the City Planning Commission; per the Layout Plan, lot coverage would be 74% where a 40% maximum is allowed, and no parking is proposed on site, where one space per residential unit and 1 space per 300 gross floor area is required (223 spaces total); and
- WHEREAS, elevation drawings show each storefront to have floor to ceiling window frontages and a tenant signage band above the first floor; storefront glass windows are shown along the majority of the first floor along South Crouse Avenue; detail on exterior façade materials were not provided, but appear to be similar to those used in several other recent building projects; and
- WHEREAS, the EAF and layout plans indicate a new pedestrian corridor, site utilities and brick streetscape will be constructed; the driveway entrance at South Crouse Avenue is proposed to be expanded to 20 feet wide, and a detail sheet regarding fire safety access and accommodations was included with referral materials; coordination with the City of Syracuse regarding emergency service access is continuing; and

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

WHEREAS, the Environmental Assessment Form indicates that stormwater will be collected and managed on site and ultimately discharging to South Crouse Avenue; and

WHEREAS, the University Hill Transportation Study completed in 2007, as well as subsequent local planning efforts, provides recommendations on how to best manage the potentially significant transportation impacts of future economic growth in University Hill including a variety of Transportation Demand Management (TDM) strategies to manage traffic and parking issues associated with the proposed development, including remote parking with campus shuttle transit operations, CENTRO connections with the Connective Corridor, an incentive/disincentive system to encourage transit and carpooling, shared parking facilities, utilization of shared vehicles, and creation of a strong 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. Given the extent and potential transportation related impacts of development being proposed by this and other similar projects, the City, developers, universities, hospitals and other University Hill employers should continue to actively explore and implement adequate Transportation Demand Management strategies for the University Hill district and surrounding areas, as a necessary complement to parking waivers and large scale development in this important area.
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 x225 early in the planning process to determine sewer availability and capacity, and coordination on any applicable offset requirements.
3. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater

management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 14, 2016

OCPB Case # Z-16-444

- 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 OTHER AUTHORIZATION from the City of Syracuse Planning Commission at the request of LAMAR Advertising for the property located at 204 North Beech Street; 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
- WHEREAS, the applicant is proposing to relocate an off-premise billboard on a 0.95-acre parcel in an Industrial (IA) zoning district; and
- WHEREAS, per the Environmental Assessment Form, the proposed billboard relocation/reconstruction relates to the planned expansion of the Interstate 690 right-of-way for the NYS Department of Transportation's design/build project for Route 690 between Teall Avenue and Beech Street; and
- WHEREAS, a New York State Department of Transportation Acquisition Map marked Unofficial and stamped February 23, 2016 shows the DOT taking will encompass approximately 357' feet of land along the existing right-of-way extending back 34-51 feet, which includes the existing billboard and two buildings; and
- WHEREAS, the remainder of the site includes two small one-story buildings and equipment storage for an existing paving company, with driveway access onto North Beech Street, a local street; and
- WHEREAS, the existing billboard is a two-sided, exterior lit single pole sign with one 11'x40' sign face for westbound traffic and two 10'x23' signs facing eastbound traffic; and
- WHEREAS, the proposed sign will be placed just behind the new right-of-way within an existing gravel parking/storage area, in the general vicinity of the existing billboard to be removed; the center pole, two-sided (v-shaped) billboard would continue to be static, lit with LED fixtures, and each side would measure 11'x40'; the sign height would be 58.6' to the top of the signs; and
- WHEREAS, signs that are limited to business name(s), products available, and/or services originating on the property are considered on-premises signs, and are not subject to State or Federal regulation; signs with any other content are considered off-premises signs and those that are located within 660 feet of the edge of the State right-of-way or are otherwise intended to be visible from the highway must be registered with the New York State Department of Transportation, in compliance with the Federal 1965 Highway Beautification Act and Part 150 of the Official Compilation of Codes, Rules and Regulations of the State of New York; 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 city are advised to ensure the appropriate approvals are obtained from the New York State Department of Transportation for the proposed billboard.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 14, 2016

OCPB Case # Z-16-445

- 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 Town of Manlius Planning Board at the request of Point Guard Advisors for the property located at 110 Buchmans Close; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Genesee Street (Route 5), a state highway, and the municipal boundary between the Town of Manlius and the Town of Dewitt; and
- WHEREAS, the applicant is proposing to install a free-standing sign on a 0.49-acre parcel in a RM zoning district; and
- WHEREAS, the site is located along the East Genesee Street (NYS Route 5) corridor between Lyndon Corners and Fayetteville Town Center, near the municipal line with the Town of DeWitt; the corridor contains a mix of residential and transitional commercial uses in this area, and golf courses occur to the west and across East Genesee Street from the parcel; and
- WHEREAS, a marked up Site Plan originally dated July 16, 2009 shows an existing house (to be used as offices by the applicant) with sidewalk leading to an approximately 30-space parking lot which is shared and may encroach onto the adjacent parcel to the east; parking lot access occurs via a private road to the east, which continues to serve a newly constructed 16-unit residential development to the south; and
- WHEREAS, per a letter dated November 21, 2016 from Point Guard Advisors Network, the applicant, to the Town, no changes to the building or grounds other than the sign are proposed for the property, and the applicant will be the only tenant in the building; and
- WHEREAS, the Site Plan shows a proposed 16 square foot sign location, to be 40 feet from the centerline of East Genesee Street and behind the right-of-way, and 35 feet from the western parcel line; no other information regarding the proposed sign were included in the referral materials; 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 New York State Department of Transportation advises that signs may not encroach into the state right-of-way, cannot obstruct sight distance, and lighting may not create glare onto the State right-of-way.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 14, 2016

OCPB Case # Z-16-446

- 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 SITE PLAN from the Town of Manlius Planning Board at the request of Point of Presence for the property located at 8188 Manlius-Cazenovia Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Manlius-Cazenovia Road (Route 92), a state highway, Pompey Center Road (Route 10), a county highway, and the municipal boundary between the Town of Manlius and the Town of Pompey; and
- WHEREAS, the applicant is proposing to install an interior equipment closet and doorway and stairs into an existing building and a 4'x14' concrete slab for a generator and condenser unit on a 0.44-acre parcel in a CA zoning district; and
- WHEREAS, per rendering for the Finger Lake Technologies Group, the front and sides of the building, parking and access will not change; all work will occur at the rear of the building; and
- WHEREAS, the site is located on a corner parcel at New York State Route 92 and Pompey Center Road, a county road; all existing access occurs via a wide driveway with two access points on Route 92; no changes are proposed; any existing or proposed access onto NYS Route 92 must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the site has access to public water and sewer and is located in the Meadowbrook-Limestone 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; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Chester Dudzinski - yes; Marty Voss - abstain.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 14, 2016

OCPB Case # Z-16-447

- 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 ZONE CHANGE from the Town of Clay Town Board at the request of Side Track Enterprises, LLC for the property located at 4975 State Route 31; 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 change the zoning district from Industrial (I-2) to Highway Commercial (HC-1) on a 1.47-acre parcel in order to open a tap room/beer garden in an existing building; and
- WHEREAS, the site is located along New York State Route 31 in a small hamlet of older structures, and an adjacent rail line; the site contains an existing building, gravel parking area, and a railroad spur easement which is labeled "terminated due to discontinuance"; the site is located within a large industrial zoning district area, which includes the White Pines Industrial Park and additional vacant land designated for industrial development; and
- WHEREAS, per the zone change petition submitted by the applicant, the applicant wishes to convert the first floor of the building to retail space, to be rented to Freight Yard Brewing, which intends to operate a tap room at this location, with product primarily manufactured off site; Freight Yard Brewing also intends to operate a small exterior space on the property as a beer garden seasonally, with food available via food trucks or individually pre-packaged foods; and
- WHEREAS, per the Town of Clay zoning ordinance, virtually all parcels along this portion of NYS Route 31 and significant lands to the north are zoned Industrial, including the White Pines Industrial Park, and the zoning map also contains a 500' Industrial Perimeter zone boundary, which includes the subject parcel; the Industrial 1 (I-1) zoning district allows for office buildings with a minimum 15,000 square foot total floor area as a permitted use with site plan approval; lands to the south are generally zoned Residential-Agricultural (RA-100); and
- WHEREAS, per the Highway Commercial zoning district "It is the intent to maintain in this district the quality of environment that is usually found in areas of commercial use often located near, but generally not immediately adjacent to, residential neighborhoods. The intensity and scale of the uses, lots and structures are intended to be commensurate to moderately concentrated business areas."; the proposed site is not located within an area of significant commercial use or commercial zoning; and
- WHEREAS, per the petition, the applicant states there are two residential apartments on the second floor, which do not appear to be permitted uses in the proposed Highway Commercial zoning district; within the Highway Commercial zoning district, the existing building would not meet front yard setback requirements (75 feet), and the lot would not meet minimum lot size requirements (80,000 square feet); and

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

E-mail Address: countyplanning@ongov.ne

WHEREAS, the site has relatively unrestricted gravel driveway access onto NYS Route 31; any proposed redevelopment of the site will require coordination with the New York State Department of Transportation regarding driveway requirements, and permits will be required for any work within the state right-of-way; and

WHEREAS, the site is served by public water and on-site wastewater facilities; the site is located in the Oak Orchard Wastewater Treatment Plant service area, however, no public wastewater facilities are located in this area; and

WHEREAS, the applicant must contact the Onondaga County Health Department early in the planning process regarding plans for onsite sewage disposal, and accommodations must be approved prior to Town site plan approvals; and

WHEREAS, per the Clay-Cicero Route 31 Transportation Study dated March 2010, land use changes (both in spatial distribution and in magnitude of total growth) have a much more significant impact on total traffic in the Town of Clay than any of the transportation network modifications that were modeled; the Limited Growth scenario achieved the most study goals; and

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

The Board does not support the introduction of such permissive highway oriented commercial zoning along this portion of New York State Route 31 at this time, particularly in areas without existing wastewater infrastructure. Additionally, the dimensional and use regulations of the proposed zoning district appear to be inconsistent with existing site layout and the residential/mixed use of the building.

The Board encourages the Town to explore other zoning options to better accommodate the proposed use(s) and structure, such as with Limited Use for Restaurant (LuC-2) or consideration of a new mixed-use or hamlet oriented district, and limit the spread of suburban commercial uses into a currently lower-intensity portion of the Route 31 corridor.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 14, 2016

OCPB Case # Z-16-448

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 LOCAL LAW from the Town of Lysander Town Board at the request of Town of Lysander for the property located ; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and

WHEREAS, the applicant is proposing to amend its existing zoning code to include "On Site Use Solar Energy Systems" to control where said system may be installed to mitigate potential environmental and visual concerns; and

WHEREAS, the Purpose section of the proposed new article reads "The Town of Lysander, through these regulations, seeks to promote the safe, effective and efficient use of on-site solar energy systems in order to reduce on-site and off-site consumption of utility-supplied energy, and to balance the use of such solar energy systems with potential impacts on the health, safety and welfare of the residents of the Town of Lysander and to preserve and protect the aesthetic qualities of the Town of Lysander."; and

WHEREAS, the proposed code utilizes and incorporates as part of the code the New York State Unified Solar Permit for small scale solar systems; and

WHEREAS, the code would permit rooftop and building-mounted solar collectors subject to conditions, and building-integrated photovoltaic systems in all zoning districts,

WHEREAS, freestanding and ground-mounted solar collectors would be allowed on lots greater than 80,000 square feet subject to conditions in certain zoning districts, and would be prohibited in R-10, R-12.5, R-20, AR-40 (lots less than 80,000 sf), or in residential portions of PUDs; and

WHEREAS, solar-thermal systems would be permitted in all districts, subject to the conditions set forth for ground-mounted and freestanding systems, and additional requirements; and

WHEREAS, solar farms and solar power plants would be permitted in Agricultural zoning districts as an "Electric Generating" use subject to site plan review by the Planning Board, and subject to supplementary regulations; 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; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Chester Dudzinski - yes; Marty Voss - abstain.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 14, 2016

OCPB Case # Z-16-449

- 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 LOCAL LAW from the Town of Lysander Town Board at the request of Town of Lysander for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing to amend its existing zoning code to include "Siting of Wireless Telecommunications Facilities" to control where said telecommunication facilities may be installed to mitigate potential environmental and visual concerns; and
- WHEREAS, the Purpose and Legislative Intent section of the proposed new article reads "The Telecommunications Act of 1996 affirmed the Town of Lysander's authority concerning the placement, construction and modification of Wireless Telecommunications Facilities. The Town of Lysander finds that Wireless Telecommunications Facilities may pose significant concerns to the health, safety, public welfare, character and environment of the Town and its inhabitants. The Town also recognizes that facilitating the development of Wireless Service technology can be an economic development asset to the Town and of significant benefit to the Town and its residents. In order to insure that the placement, construction and Modification of Wireless Telecommunications Facilities is consistent with the Town's land use policies, the Town is adopting a single, comprehensive Wireless Telecommunications Facilities Application and permit process. The intent of this Local Law is to minimize impact of Wireless Telecommunications Facilities, establish a fair and efficient process for review and approval of Applications, assure an integrated, comprehensive review of environmental impacts of such facilities, and protect the health, safety and welfare of the Town of Lysander."; and
- WHEREAS, the local law establishes an overall policy with respect to Special Use Permits for wireless telecommunications facilities (WTCs) for the express purpose of achieving goals which include requiring a permit for new, co-location or modification of a WTC, implementing and application process, establishing a policy for examining applications promoting facilities in such a manner to reduce aesthetic and visual impacts, and creating permits for the most appropriate site as least visually intrusive among those available in the Town; and
- WHEREAS, Section 7 of the proposed law identifies exclusions, primarily for non-commercial uses; and Section 15 denotes setback requirements, namely a distance equal to the height of the proposed tower plus 10%, or the existing setback requirement of the underlying zoning district, whichever is greater; and
- WHEREAS, the application process identifies a number of procedural requirements and

specific standards for facilities, and prioritizes locational preferences for new towers; shared use of facilities with other structures is permitted with conditions, and minimal signage is allowed, specifically for safety information; and

WHEREAS, the law also outlines additional processes regarding expert assistance, notification requirements, performance securities, inspection, liability and indemnification, removal and revocation, and other requirements; 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; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Chester Dudzinski - yes; Marty Voss - abstain.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 14, 2016

OCPB Case # Z-16-450

- 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 SITE PLAN from the Town of Cicero Planning Board at the request of CST New York, LLC for the property located at East Taft Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Taft Road, a county highway, Interstate Route 81, a state highway, and the municipal boundary between the Town of Cicero and the Village of North Syracuse; and
- WHEREAS, the applicant is proposing construction of a 4,825 square foot convenience store with five gasoline pumps on a vacant, newly subdivided 2.47-acre parcel in a General Commercial (GC) zoning district; and
- WHEREAS, the Board recently recommended No Position with Comment on a subdivision referral (S-16-95) to create the 2.47 acre lot, and Disapproval of a large scale zone change referral (Z-16-300) affecting approximately 400 acres including the subject parcel; and
- WHEREAS, the Proposed Nice N Easy Grading Plan dated October 10, 2016 shows a 4,825 square foot, single-story building at the center of the parcel, a row of 5 sheltered gas pump islands in front of the building and parking, an adjacent underground tank location, and grassed areas surrounding the site, which are shown to include biofilter and stormwater detention basin areas; and
- WHEREAS, the site is shown with a proposed full driveway access along East Taft Road and two full accesses onto an existing ingress and egress easement/private road which currently provides access for development to the north and east to East Taft Road; the plan indicates a "Future Driveway Connection" location leading to the west from the front paved area; in the County Planning Board's subdivision resolution dated November 22, 2016 relating to this site, the Onondaga County Department of Transportation advised that for any future development of either proposed lot, all vehicular access must occur from the existing ingress and egress easement; and
- WHEREAS, Elevation and Site Detail sheets indicate proposed signage to include two backlit building signs on the front of the building, signage along the gas pump canopy, and a freestanding backlit sign measuring 24' high by 7.6' wide, with digital gas pricing, to be located approximately 50 feet from East Taft Road; and
- WHEREAS, existing sidewalks run along the frontage along East Taft Road; a lighting plan was submitted with referral materials; landscaping on site is limited, with no front yard landscaping other than a landscape bed beneath the freestanding sign, and 6 trees along side and rear yards; and
- WHEREAS, the site has access to public water and sewer and is located in the Oak

Orchard Wastewater Treatment Plant and Davis Road pump station service area; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; 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 coordinate with the Onondaga County Department of Transportation regarding the proposed driveway shown on the plan along East Taft Road driveway, and the applicant must reflect any required department changes on the site prior to Town approval.
2. The applicant must continue to coordinate with the Onondaga County Department of Transportation regarding required traffic information, and has determined that the applicant is required to complete a traffic study, including a gap analysis at AM/PM peak and Saturday peak hours, for full build-out relating to the proposed action to meet Department requirements. The applicant must submit the traffic study to the Department 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 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 County'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.
4. The applicant must submit a lighting plan to the Onondaga County Department of Transportation to ensure no glare or spillover will occur onto East Taft Road.

The Board also offers the following comments:

1. The Board encourages additional landscaping and appropriate landscape screening around the entirety of the site, to aid in aesthetics, screening of parking and vehicles and for stormwater management.

2. The Onondaga County Department of Transportation advises that signage may not be located in the right-of-way and cannot obstruct sight distance.
3. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 x225 early in the planning process to determine sewer availability and capacity, and coordinate with the municipality regarding any applicable offset requirements.
4. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 14, 2016

OCPB Case # Z-16-451

- 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 Cicero Planning Board at the request of Knossos Solar, LLC for the property located at 7209 State Route 298; 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 NYS Route 298, a state highway, and the municipal boundary between the Town of Cicero and the Town of Manlius; and
- WHEREAS, the applicant is proposing construction of an approximately 18.5-acre 3,000 kW solar photovoltaic array system on a vacant 23.86-acre parcel in an Agricultural zoning district; and
- WHEREAS, the site is located within a low-density residential/agricultural area along New York State Route 298, between East Taft Road and Collamer Road; the site is now vacant, wooded land, set back from the road behind a number of 1-2 acre residential parcels; adjacent lands to the rear are generally vacant, farmed and wooded lands; the parcel has approximately 80 feet of frontage onto Route 298; and
- WHEREAS, per a submitted project narrative, the solar farm will contain rows of photovoltaic (pv) cell panels, known as solar arrays; Knossos Solar notes solar farms do not create noise, dust or odor, and following its useful life, the land will be restored to the condition in which it existed prior to construction, including by replacing a 12" layer of top soil where necessary; and
- WHEREAS, per the narrative the project will operate under the Community Distributed Generation program established by the New York State Public Service Commission in 2015; under the CDG program, Cypress Creek Renewables would allocate the solar energy generated from Knossos Solar, LLC directly to National Grid customers; the narrative notes Knossos Solar is expected to generate over \$900,000 of tax revenue during the operational life of the farm; and
- WHEREAS, a Zoning Site Plan dated November 21, 2016 shows solar panels to cover the majority of the parcel, with a 50 foot perimeter setback on all sides and fencing along the perimeter of the site; a proposed inverter location is shown at the center, noted to be subject to change with additional engineering; along the east edge of the land, a note states "Site access, minimum 15' wide, native compacted soil"; and
- WHEREAS, while the tax parcel is not shown as part of the referred parcel IDs, proposed site access is shown from Route 298 via a 20 foot or greater gravel driveway/road along the length of tax parcel 064.-02-35.0, also owned by the large parcel owner; no access is shown as proposed for the 80' of frontage affiliated with the larger parcel; any existing or proposed access onto New York State Route 298 must meet the requirements of the New York State

Department of Transportation; and

WHEREAS, per the Environmental Assessment Form and Site Plan, 23 solar arrays (rows) will consist of ground-mounted, pv panels in either a fixed-tilt or single-axis tracking configuration, and will involve driving posts 4-6 feet deep every 12-16 feet and mounting panel racks to the posts; maximum height is show as 12 feet; and

WHEREAS, the site is located outside the Onondaga County Sanitary District and will not require public water or sewer for the project; and

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

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

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

1. The NYS Route 298 driveway is required to meet the New York State Department of Transportation driveway standards, and the applicant must obtain a highway work permit for any work within the State right-of-way. The applicant is advised to contact the department for driveway requirements.
2. The Town should ensure that appropriate formal access agreements are in place for the proposed vehicular access via tax parcel 064.-02-35.0.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 14, 2016

OCPB Case # Z-16-452

- 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 SITE PLAN from the Town of Cicero Planning Board at the request of Bruce Strough for the property located McKinley Road, South Side; 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 Pardee Road, a county highway, and Route 81, a state highway; and
- WHEREAS, the applicant is proposing to create a wholesale mulch manufacturing facility on a vacant 14.94-acre parcel in an Industrial zoning district; and
- WHEREAS, the site is located at the corner of Pardee Road, a county road, and McKinley Road, a town owned road; surrounding land uses include Interstate Route 81 to the west, vacant land and scattered commercial businesses, and some roadside housing; and
- WHEREAS, the parcel is currently vacant, with a large Niagara Mohawk Power Corporation right-of-way running through a significant portion of the parcel and containing regional high-voltage overhead electric transmission lines and gravel access drive from Pardee Road; and
- WHEREAS, the Sketch Plan – Proposed dated November 15, 2016 shows a 22 foot wide gravel drive from Pardee Road leading to a proposed gravel area approximately 180' x 120' with small and large vehicle parking, a proposed 40' x 25' building, and 5 circular areas labeled as mulch piles; all site modifications would occur just south of the Niagara Mohawk easement; the Sketch Plan notes "Driveway location may switch to existing Niagara Mohawk Power Corporation pending National Grid approval."; any existing or proposed access onto Pardee Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, per the local application the facility would operate Monday-Saturday, 7am-5pm, with a maximum 5 employees on site at one time; parking is noted for for 7 employees, 6 trucks, and 3 equipment spaces; signage is noted to be determined; and
- WHEREAS, a proposed gas propane tank is to be located behind the building, a proposed 1,000 gallon septic tank, noted to be pumped, is shown adjacent to the building, and proposed water service is shown from Pardee Road; a proposed unlit sign location is shown at the driveway entrance, 21' from the parcel line; a gas line is shown to run parallel to Pardee Road near the frontage of the site; and
- WHEREAS, the Plan shows a large area near the mulch facility labeled wetlands +/- (Delineated by Others); the New York State DEC Environmental Mapper and GIS mapping indicates areas of both New York State and Federal wetlands on the parcel; 100' buffers surrounding NYS wetlands are not shown on the

plan; 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

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 to contact the U.S. Army Corps of Engineers and/or the New York State Department of Environmental Conservation to confirm the presence of federal and/or state wetlands, respectively, and/or the 100-foot state wetland buffer on this site, and obtain all necessary permits for any confirmed wetlands and buffers and show them on the plans for the site, prior to Town approval.
2. The applicant must contact the Onondaga County Department of Transportation at (315) 435-3205 to coordinate any required traffic data and permit requirements for the proposed commercial driveway onto Pardee Road. The applicant must reflect all required modifications, including an asphalt driveway apron within the right-of-way, on the Site Plan prior to Town approval and obtain a highway work permit for any proposed driveways and prior to any work in the county right-of-way.
3. The Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed sewage disposal provisions to service this property prior to issuance of a building permit. The Department advises the applicant to contact the Department early in the planning process.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 14, 2016

OCPB Case # Z-16-453

- 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 SITE PLAN from the Village of Elbridge Planning Board at the request of Bonnie S. Tyrell & MacCollum Estate for the property located at 105 West Main Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Route 5, a state highway, South Street, a county highway south of Route 5 and a state highway north of Route 5, the municipal boundary between the Village of Elbridge and the Town of Elbridge, the Village of Elbridge historic district, and a farm operation located in an Agricultural District; and
- WHEREAS, the applicant is proposing to open a retail bakery in an existing building, add signage and reconfigure a parking lot on a 0.64 acre parcel in a Retail Business (B-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Special Permit referral (Z-16-454) for the project; and
- WHEREAS, the site is located along West Main Street within the Village Center of Elbridge, and is located in the Village's Historic District, listed on the National Registry of Historic Properties; and
- WHEREAS, application materials and a hand drawn rendering note that the applicant intends to open a retail and internet bakery; exterior changes include a 3'x 4' building sign, 6 customer parking spots at the front of the building, 3 employee spots at the southwest corner of the parcel, and additional parking toward the rear of the building; and
- WHEREAS, email correspondence provided with the referral between the applicant and the New York State Department of Transportation reference an agreement in the field that the eastern driveway would be signed to be an exit, right-out only, and the western driveway is to be a full access with no parking near the entrance to allow safe vehicular traffic in and out of the site; any existing or proposed driveways onto West Main Street must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the site has access to existing public water and is served by an existing on-site septic system; 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 municipality and the applicant must continue to coordinate the West Main Street driveway access and drainage requirements with the New York

State Department of Transportation. The applicant is advised that a highway work permit is required for any work within the State right-of-way.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 14, 2016

OCPB Case # Z-16-454

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 Village of Elbridge Planning Board at the request of Bonnie S. Tyrell & MacCollum Estate for the property located at 105 West Main Street; and

WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Route 5, a state highway, South Street, a county highway south of Route 5 and a state highway north of Route 5, the municipal boundary between the Village of Elbridge and the Town of Elbridge, the Village of Elbridge historic district, and a farm operation located in an Agricultural District; and

WHEREAS, the applicant is requesting a special permit to open a retail bakery in an existing building, add signage and reconfigure a parking lot on a 0.64 acre parcel in a Retail Business (B-1) zoning district; and

WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-16-453) for the project; and

WHEREAS, the site is located along West Main Street within the Village Center of Elbridge, and is located in the Village's Historic District, listed on the National Registry of Historic Properties; and

WHEREAS, application materials and a hand drawn rendering note that the applicant intends to open a retail and internet bakery; exterior changes include a 3'x 4' building sign, 6 customer parking spots at the front of the building, 3 employee spots at the southwest corner of the parcel, and additional parking toward the rear of the building; and

WHEREAS, email correspondence provided with the referral between the applicant and the New York State Department of Transportation reference an agreement in the field that the eastern driveway would be signed to be an exit, right-out only, and the western driveway is to be a full access with no parking near the entrance to allow safe vehicular traffic in and out of the site; any existing or proposed driveways onto West Main Street must meet the requirements of the New York State Department of Transportation; and

WHEREAS, the site has access to existing public water and is served by an existing on-site septic system; 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 municipality and the applicant must continue to coordinate the West Main Street driveway access and drainage requirements with the New York

State Department of Transportation. The applicant is advised that a highway work permit is required for any work within the State right-of-way.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 14, 2016

OCPB Case # Z-16-455

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Dig Safely New York, Inc. for the property located at 6706 Collamer Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Collamer Road (New York State route 298), a state highway, and Fly Road, a county road; and
- WHEREAS, the applicant is proposing demolition of an abandoned farm and construction of a new 21,000 square foot CNY headquarters for Dig Safely New York to include offices, a call center and training space on a 4.14-acre lot in a High-Tech (H-T) zoning district; and
- WHEREAS, the Board previously recommended Modification of a Site Plan referral (Z-15-390) to install an underground facilities training site on the parcel, requiring commercial driveway standards; and
- WHEREAS, per aerial photography, the site is located on Collamer Road between existing residences to the west and an office building at the intersection of Brittonfield Parkway to the east, which is the applicant's existing operations center; other surrounding properties include a Dunkin' Donuts, offices, and medical buildings; and
- WHEREAS, the Site Plan dated November 21, 2016 shows a proposed building generally parallel with NYS Route 298, set back approximately 56 feet from the right-of-way, to include 25,550 square feet of office space and a 5,373 square foot enclosed indoor dig area to be used for educational seminars and training operations; and
- WHEREAS, site improvements surrounding the building include two paver patios, bike racks, a paver walkway, exterior dig area and trash enclosure surrounding the building; and
- WHEREAS, the plan shows a single 24 foot wide driveway from NYS Route 298, generally in the same location as the existing farm driveway, leading to an 81-space parking lot, with 27 additional spaces in reserve within grassed areas; any existing or proposed driveways must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, significant landscaping and stormwater accommodations are shown on the plan, including a grass cell porous paver drive at the front of the parcel leading to the indoor dig area, three infiltration/bioretention basins, parking lot islands with trees and landscaping and equipped for infiltration/bioretention, and several areas of ornamental and buffer landscaping throughout the site; and
- WHEREAS, the Environmental Assessment Form and/or EAF Mapper indicate that the

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

WHEREAS, the 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 archeological site registry; the municipality is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the SEQR process; and

WHEREAS, the site is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service area; and

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

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

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

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

1. 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.

2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 x225 early in the planning process to determine sewer availability and capacity and any applicable offset requirements.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 14, 2016

OCPB Case # Z-16-456

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the City of Syracuse Board of Zoning Appeals at the request of Thomas Hornstein, Jr. for the property located at 212 Herald Place; 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 Interstate Route 690 and Interstate Route 81, both state highways; and
- WHEREAS, the applicant is requesting an area variance to establish dwelling units on the first floor in an existing mixed-use building on 1.32-acre parcel in a Central Business-General Service (CBD-GS) zoning district; and
- WHEREAS, in 2015, the Board recommended No Position with Comment on project site review and subdivision referrals (Z-15-163 and S-15-39) to renovate the existing 60,000 square foot building for mixed use (Herald Commons), including first floor retail and 27 two-bedroom apartments on the upper floors; and
- WHEREAS, the applicant is requesting to add four additional apartment units in a portion of the first floor; per a narrative "As a result of this specific portion of the first floor being 4 feet off the ground, it has been difficult to rent as a commercial space because it is not ground level. We are proposing to build apartments in this space in order to use the space in a way that helps the value of the property and space for both the owner and the commercial tenants."; and
- WHEREAS, per the 2015 referral to the Onondaga County Planning Board, the project originally scoped 6,000 square feet of retail and 11,000 square feet of office space proposed for the first floor; the Overall Floor Plan dated October 25, 2016 now shows approximately 40% of the first floor to include apartment units, primarily along the North Franklin Street frontage of the building, with access from the parking lot on the north side of the building; and
- WHEREAS, the Overall Site Plan shows the remainder of the first floor laid out with a medical office (+/- 2,700 square feet), Future Salon (800 sf), a "Permitted Restaurant" and existing office space; another First Floor Plan submitted with the referral shows the remainder of the first floor with slightly different uses within the non-residential portions of the building; and
- WHEREAS, the plan indicates the existing parking lot (approximately 129 spaces) would remain unchanged, along with the three existing driveways, one each on North Franklin Street, Herald Place, and North Clinton Street, all city streets; and
- WHEREAS, 2015 referral materials indicated the building is architecturally significant, and the project was referred to the Syracuse Landmark Preservation Board for review; 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

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; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Chester Dudzinski - yes; Marty Voss - abstain.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 14, 2016

OCPB Case # Z-16-457

- 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 Liverpool Public Library for the property located at 310 Tulip 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 to install a 12' X 16' vinyl pavilion with a 12' X 16' patio on a 165' X 50' parcel in a Village Center Business (B-2) zoning district; and
- WHEREAS, the parcel is directly adjacent and related to the Liverpool Public Library, located at the corner of 2nd Street and Tulip Street in the core of the Village of Liverpool; and
- WHEREAS, the parcel currently contains grassed areas with a habitat garden, rain garden and dinosaur play sculptures, open and accessible to the public via the existing front sidewalks and rear parking areas; and
- WHEREAS, the library seeks to add a 23' x 16' vinyl traditional pavilion with a 12'x16' patio of Techno Bloc Blu 60, within the lawn area near the center of the parcel; no other changes are proposed; 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; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Chester Dudzinski - yes; Marty Voss - abstain.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 14, 2016

OCPB Case # Z-16-458

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a COMPREHENSIVE PLAN from the Village of Jordan Village Board at the request of Village of Jordan for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of comprehensive plans; and
- WHEREAS, the applicant is proposing the adoption of the Village of Jordan Comprehensive Plan; and
- WHEREAS, the Village of Jordan partnered with the Central New York Regional Planning and Development Board (CNY RPDB) in production of the subject plan, utilizing grant funds obtained by the CNY RPDB by the New York State Energy Research & Development Authority (NYSERDA); and
- WHEREAS, with community input, the Comprehensive Planning Committee defined a vision for the community, which reads “Jordan will work to promote economic growth, preserve historic and recreational resources, protect the environment, and maintain its friendly, rural character. To achieve these goals, village leaders will implement plans for a solid economic foundation with emphasis on maintaining a strong sense of community, historic preservation, promotion of artistic talent, and advancement of outdoor recreational opportunities along the Erie Canalway Trail and Skaneateles Creek.”; and
- WHEREAS, the comprehensive plan document includes an introduction and presentation of the plans context within local, regional, state and federal planning initiatives and authority, including the Onondaga County 2020 Plan and the countywide Multi-Jurisdictional Multi-Hazard Mitigation Plan; and
- WHEREAS, Chapter One contains results of a community survey of residents and business owners, identification of community strengths and challenges, and set forth goals and actions, which include promoting investment, housing occupancy and creation of local jobs, provide diversity, enhance outdoor recreation, preserve historic resources, ensure effective and efficient governance, improve infrastructure, parking and traffic flow, provide effective wastewater, solid waste and drinking water service, provide secure and cost-effective fire and emergency medical services, protect the environment and water quality along Skaneateles Creek, and reduce carbon emissions; and
- WHEREAS, Chapter 2 included a Community Inventory and Analysis of demographics, municipal and community services, land use and zoning, and other elements; the Village of Jordan sewer district is delineated by the Village border, with 71 homes still with individual septic systems, and the Town of Elbridge initiated a feasibility study in 2015 to evaluate options to extend the sewer lines outside village boundaries; Jordan’s water district is sourced from Skaneateles Lake and treated by the City of Syracuse, and includes areas in the village as well as 200 homes beyond the village border for a total of 550 metered

connections; water service can experience low pressure and flow situations seasonally; and

WHEREAS, regarding land use and zoning, the majority of land in the village (44%) is used for residential purposes, 18% is agricultural, 15% is vacant, and 10% is used for community services; 29% of land in the village falls within the FEMA floodplain, with occasional flooding in the northern and central regions along Skaneateles Creek; community input regarding land use and zoning noted a need for diverse housing for seniors, families, young professionals and businesses, mixed-se zoning of existing buildings, and reuse of historic structures; and

WHEREAS, Chapter 3 focused on Natural Resources and Environmental Issues, including flooding, wetlands, invasive species, Skaneateles Creek, Agriculture, renewable energy, solar and wind energy, parks, trails and protected areas; and

WHEREAS, Chapter 4 explores linkages with Regional Influences, including the Finger Lakes Region, Onondaga County and the City of Syracuse, the Erie Canalway National Heritage Corridor and Colleges and Universities; and

WHEREAS, the comprehensive plan also included a greenhouse gas inventory and climate action plan for the Village of Jordan; and

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

The Onondaga County Planning Board commends the Village of Jordan for completing its comprehensive plan update, and for its focus on capitalizing on the Village's historic and cultural assets, providing diversity of housing and land use opportunities, and its protection and celebration of natural resources in its planning objectives.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 14, 2016

OCPB Case # Z-16-459

- 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 John Mezzalingua Associates for the property located at 7645 Henry Clay Boulevard; 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 Henry Clay Boulevard, a county highway; and
- WHEREAS, the applicant is proposing an approximately 13,000 square foot expansion on an existing manufacturing building to provide additional office space for JMA Wireless operations on an 11.62-acre parcel in an Industrial (I-1) zoning district; and
- WHEREAS, the Board recently recommended No Position With Comment on area variance referrals (Z-16-423 and Z-16-424) to accommodate the building expansion and related parking changes on this parcel and an adjacent parcel; and
- WHEREAS, the site is located along Henry Clay Boulevard in the Woodard Industrial Park; the site contains an existing one-story masonry manufacturing building labeled JMA Wireless, with associated parking to the front, side and rear, which appears to encroach within the 100-foot front perimeter landscape strip along Henry Clay Boulevard; and
- WHEREAS, per a project description from the applicant, JMA Wireless, the office expansion creates room for approximately 30 new employees, and an additional 20 future employees based on growth projections; and
- WHEREAS, the Layout Plan dated November 28, 2016 shows a 172.6' x 78' single-story expansion at the front of the building adjacent to the front building entry; a highway setback variance request to locate the building 127 feet from the right-of-way is shown; and
- WHEREAS, an accompanying Master Parking Plan dated November 28, 2016 shows parking and other changes planned for the site, many noted to be submitted in Spring 2017, including additional improved parking at the rear of the existing building; on the adjacent related parcel to the south also under the same ownership, parking expansions are also shown, as well as a proposed cafeteria building (10,000 sf); the plan also notes the owner plans to submit a subdivision application to combine both lots into one property in the Spring of 2017; and
- WHEREAS, the plan shows an existing driveway onto Henry Clay Boulevard to remain, and the site also has rear access onto Edgecomb Drive, a local road within the industrial park; the Onondaga County Department of Transportation advises that no additional access shall be permitted onto Henry Clay Boulevard; and
- WHEREAS, the site is served by public water and wastewater and is located in the

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

E-mail Address: countyplanning@ongov.ne

Onondaga County Sanitary District and Wetzel Road wastewater treatment plant service area; and

WHEREAS, per the EAF, the site is within 2,000 feet of a NYSDEC Environmental Remediation Site (734125, V00339, 734127), noting "No additional investigative activities deemed necessary resulting from a May 2009 letter from the New York State Department of Health; An Environmental Easement was made on December 28, 2011."; 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 Department of Transportation regarding plans for full buildout of the two related properties and coordinate with the Department on the scope of required traffic and stormwater data. The applicant must reflect any required mitigation on plans prior to Town consideration of the Site Plan.

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) 435-5402 x225 early in the planning process to determine sewer availability and capacity.
2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.

The motion was made by Robert Antonacci and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Bill Fisher - recuse; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Chester Dudzinski - yes; Marty Voss - abstain. Mr. Fisher disclosed that his daughter is a former employee of the applicant and therefore recused himself from voting on the proposed action.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 14, 2016

OCPB Case # Z-16-460

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Skaneateles Planning Board at the request of Mark Edwards for the property located at 10 Jordan Street (rear); and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Genesee Street (Route 20), a state highway; and
- WHEREAS, the applicant is proposing to change the use of a building from Personal Service to Restaurant and add outdoor seasonal seating on two related parcels in a Downtown (D) zoning district; and
- WHEREAS, the site is located in the Downtown district in the core of the Village of Skaneateles; the parcels contain existing two story row buildings containing a real estate office and Doug's Fish Fry restaurant, and dwelling units on the second story, a small rear building, and limited parking; the restaurant currently leases the north lawn of the Masonic Lodge property at the rear for seasonal outdoor dining on picnic tables; and
- WHEREAS, the smaller rear parcel contains a small two-story brick rear building, originally a blacksmiths shop and the former "Doug's Dining Room", and was approved for retail, office and personal services uses, with various rental tenants; per the local application materials, the owner seeks to add a prep kitchen and employee lounge for the Doug's Fish Fry restaurant in the rear building, which currently occurs in the basement of the main building; and
- WHEREAS, the owner also wishes to add outdoor seasonal seating in the area between the two buildings, with up to 10 outdoor tables and 30 chairs; the fenced area around the air conditioner condenser will be decreased and the oil storage container will be replaced by a cooking oil containment system in the basement of the existing restaurant; planters will be added; and
- WHEREAS, the applicant notes water usage will not significantly change, as it is replacing the prep area, and the new prep area will have a grease trap to comply with Onondaga County Health Department regulations; the site is served by municipal drinking water and wastewater infrastructure; and
- WHEREAS, both parcels have parking and access via the municipal parking lot and on-street parking along Jordan Street, a Village street; no changes are proposed; 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; Bill Fisher - yes; James Corbett - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Chester Dudzinski - yes; Marty Voss - abstain.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 14, 2016

OCPB Case # Z-16-461

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the City of Syracuse Board of Zoning Appeals at the request of George Angeloro for the property located 507-513 North Salina 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 Interstate Route 81, a state highway; and
- WHEREAS, the applicant is requesting an area variance to waive 7 parking spaces required as part of an expansion of retail space at Liquor Warehouse on a 0.29 acre parcel in a Commercial Class A (CA) zoning district; and
- WHEREAS, the Board took no position on two related area variance referrals (Z-13-77 and Z-13-188) to waive parking requirements for a retail store and apartments; and
- WHEREAS, per referral materials, the applicant propose the addition of two new handicapped bathrooms in new locations and removal of two now-handicapped bathrooms; work would also involve lowering about 300 square feet of flooring, as well as installation of new partition walls; all proposed work is interior work; and
- WHEREAS, the EAF states the Liquor Warehouse retail space would increase from 3,100 square feet to 3,764 square feet, the storage area is expanding from 915 square feet to 1,631 square feet, and an additional 512 square feet is being added onto the North Salina Street elevation for office space; and
- WHEREAS, the local application states that the first floor spaces fronting on both North Salina Street and North State Street are commercial, with 11,000 square feet on the second floor and 7,000 square feet on the third floor are residential; and
- WHEREAS, the survey dated March 8, 2013 shows an existing three story brick frame building and connecting one story brick frame building occupying the entirety of the site; the building occupies the entire footprint of the lot so there are no on-site parking spaces; and
- WHEREAS, the survey shows that the site has frontage on North Salina Street and North State Street, both city streets; there is public parking available is generally available on the street (North State and North Salina Streets) and in a nearby permit parking lot; and
- WHEREAS, the North Salina Street corridor, also known as Little Italy, is characterized by traditional multi-story, mixed-use buildings, and buildings are oriented to the sidewalk with limited setbacks; parking is generally located at the rear of the building or on-street; and
- WHEREAS, 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, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

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

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