



Onondaga County Planning Board

December 19, 2018

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

I. ATTENDANCE

MEMBERS PRESENT

Daniel Cupoli
James Corbett
Lisa Dell
Bill Fisher
Marty Voss

STAFF PRESENT

Dan Kwasnowski
Megan Costa
Allison Bodine
Robin Coon

GUESTS PRESENT

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on December 19, 2018.

III. MINUTES & OTHER BUSINESS

Minutes from November 28, 2018 were submitted for approval. James Corbett made a motion to accept the minutes. Lisa Dell seconded the motion. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Lisa Dell - yes; Marty Voss - yes.

Minutes for Case #Z-18-369

The Board discussed the feasibility and inherent safety risks of using County-owned property for a proposed community park, which would require public access through an operating highway facility with heavy machinery and vehicles, and proposed relocating the historic train station within a State right-of-way. The Board concluded that, without consultation and conceptual approval from key stakeholders, planning elements such as these may not be feasible nor advisable, and should not be included in the Master Plan.

Minutes for Case #Z-18-378

In discussion on the purpose and intent of the proposed local law, Board members questioned the intended purpose of the proposed change, potential legal challenges by affected groups, and the effects the law may have on lands near the community college (in addressing student population needs) and on agricultural lands (farm worker housing).

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-18-88	TManPB	No Position With Comment	S-18-89	TVanPB	No Position With Comment
S-18-90	VLivPB	No Position With Comment	S-18-91	CSyrPB	No Position
Z-18-369	TClaZBA	Disapproval	Z-18-370	TClaPB	Modification
Z-18-371	TClaPB	No Position	Z-18-372	TClaPB	No Position
Z-18-373	TClaPB	Modification	Z-18-374	TClaPB	Modification
Z-18-375	TManPB	No Position With Comment	Z-18-376	TVanPB	No Position With Comment
Z-18-377	TOnoTB	No Position	Z-18-378	TOnoTB	No Position
Z-18-379	TOnoTB	No Position	Z-18-380	TSkaPB	No Position
Z-18-381	CSyrPB	No Position With Comment	Z-18-382	CSyrPB	No Position
Z-18-383	VTulZBA	No Position			



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 19, 2018

OCPB Case # S-18-88

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Manlius Planning Board at the request of Hoag Road Development for the property located at 5290-5320 Hoag Lane; and
- WHEREAS, General Municipal Law Section 239-1-3 allows municipalities to refer applications to the County Planning Board for informal review or technical assistance; and
- WHEREAS, the applicant is proposing to subdivide a 30.4-acre parcel into 21 variably sized lots as part of a cluster development project in a Restricted Agricultural (RA) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-18-375) as part of the proposed project; the project under review has been modified from concurrent preliminary subdivision (S-17-72) and site plan (Z-17-370) referrals for which the Board informally reviewed and offered no position with comment in 2017; and
- WHEREAS, SOCPA staff informally reviewed the site plan (S-18-375) and preliminary subdivision (S-18-88) referrals for the project and submitted comments to the Town Planning Board under separate cover in observance of the local board's meeting schedule; and
- WHEREAS, the site is located along Hoag Lane, a local road, in a transition area from more densely developed residential neighborhoods to vacant, forested and agricultural lands in the Town of Manlius; and
- WHEREAS, aerial imagery shows the site is mostly forested and undeveloped land with an existing single-family dwelling occurring towards the northeastern corner of the lot; there is an existing driveway onto Hoag Lane (to be removed) that ends in a large circle in front of the house; and
- WHEREAS, the submitted Layout Plan dated December 1, 2017 shows the subdivision will create 20 new construction lots and 1 newly formed lot for the existing house; per the plan, there is a proposed local road network for the site, with a single outlet onto Hoag Lane where Shiraz Lane, a local road, intersects on the northern side; Road #1 generally forms an oval on the site with the lots ranging in size (excluding easements) from 19,810.50 sf to 106,730.12 sf and situated around the new road; building outlines and driveways are shown in the plan, with all driveways accessing Road #1, except Lot 15 which will have a driveway directly onto Hoag Lane; and
- WHEREAS, per the Layout Plan, four conservation areas totaling 7.5 acres (25.08% of the site) will be provided on the site; the East Conservation Area (3.92 acres) is shown to abut the lot containing the existing house; the West Conservation Area (2.43 acres) is shown to be separated from the lots by a proposed

stormwater management facility; the North (0.54 acres) and South (0.61 acres) Conservation Areas are shown to occur along the north and south property lines, respectively; the Layout Plan indicates existing vegetation will be retained in these areas and they will be entered into a conservation easement, to be owned and maintained by the Homeowners' Association (HOA); and

WHEREAS, the plans indicate that modifications to a previous version of the cluster plan dated May 14, 2018 have resulted in a decrease in the number of lots created from 23 to 21 and a decrease in the average lot size from 1.34 to 0.80 acres; additionally, the new plan shows decreased amounts of impervious area (15.25% of the site to 12.04%) and disturbed area (76.25% of the site to 68.73%) on the site, and an increase in area going to conservation easements (15.85% of the site to 25.08%); in comparison to the Cluster Plan dated September 1, 2017 that was previously reviewed by the County Planning Board, the current plan shows 4 fewer lots and an increase in conservation area by approximately 2 acres, and now excludes stormwater management from the green space areas; and

WHEREAS, per the New York Town Law §278, a cluster development shall result in a permitted number of building lots which shall not exceed the number which could be permitted in conformance with the minimum lot size and density requirements of the zoning district in which the land is situated; per the plans, zoning criteria for the Residential 1 (R1) district were used to determine the 21-lot conventional plan and the regulations of the Town's Residential 3 (R3) zoning district have been used to dictate the lot area and yard requirements for the 21 lots in the cluster plan; and

WHEREAS, the submitted Environmental Assessment Form (EAF) dated September 1, 2017 states that 23.4 acres of the sites will be physically disturbed by the proposed project and stormwater will be directed towards "on-site stormwater detention areas that comply with NYS stormwater standards"; the Layout Plan shows a proposed wet pond to occur on the western side of the subdivision with a maintenance access easement connecting the area to Road #1, all of which will be added to a stormwater easement to be owned and maintained by the HOA; additional drainage easements are shown to occur throughout the site, generally at the rear of the proposed lots; a letter to the Town Attorney dated November 30, 2018 indicates that the stormwater management facility will mitigate 30 acres and 45 acres of on-site and off-site stormwater runoff, respectively; additionally, some of the drainage easements will include reconstructed swales for existing intermittent streams on the site;

ADVISORY NOTE: any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the site has access to public drinking water and sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; new connections to the public infrastructure are proposed; per the letter to the Town Attorney, 7 lots will require private sanitary pumps and "grinder pumps", to be located within each residence and connect to a low pressure sewer force main within the Town's right-of-way; per the letter, the alternative, a municipal pumping station, is not feasible given the number of houses proposed;

ADVISORY NOTES: the applicant is advised to contact OCWA's Engineering

Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, 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);

ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

WHEREAS, the site may contain the Northern long-eared bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that some significant wooded areas on site would need to be removed to allow for development of the single-family lots;

ADVISORY NOTE: per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and

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

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

1. The Board commends the applicant and municipality on their proposed use of a cluster development plan, particularly given the site's features and its location at the transition from more densely developed residential neighborhoods to vacant, forested and agricultural lands.

2. To more fully embrace the purpose and intent of a cluster subdivision, the Board encourages a revised approach including a conservation analysis to demonstrate available resources on the site and a subsequent layout plan based on demonstrated conservation value. The alternative layout plan should avoid existing streams, set aside steep and/or forested areas, decrease lot sizes further in favor of increased open space, and minimize infrastructure needs including roads, sewer and water lines and stormwater management areas.

3. The Town and applicant are encouraged to consider options for road connections to the adjacent 20-acre lot to the south which may help to provide access for emergency services and evenly distribute any added stress to the local road networks given any future development of the adjacent parcel.

4. The Board recommends that the municipality ensure appropriate and sustained maintenance and funding mechanisms are in place for future ownership and care of green space area(s) and stormwater management facilities, given the small number of units within the proposed homeowner's association.

5. The Board offers this local example of guidelines for selecting land for conservation: <http://dryden.ny.us/wp-content/uploads/2017/01/Methods-Criteria-for-Land-Protection-12-30-14.pdf>

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 19, 2018

OCPB Case # S-18-89

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Van Buren Planning Board at the request of The Alberici Group / Fox Creek for the property located at the Southeast Corner of Brassie Drive and Village Boulevard South; 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 O'Brien Road (Route 216), a county highway, and State Fair Boulevard (NYS Route 48), a state highway; and
- WHEREAS, the applicant is proposing to subdivide an 11.147-acre parcel into two new lots, Lot 1 (5.34 acres) and Lot 2 (5.83 acres), for an apartment development in a Planned Unit Development (PUD) zoning district; and
- WHEREAS, in 2017, the Board recommended modification of a site plan referral (Z-17-120) to construct 13 twelve-unit apartment buildings with associated garages, roads, parking areas, utilities, grading, lawn and landscaping on the subject parcel, citing access, traffic, and drainage requirements and encouraging the applicant to minimize tree removal and incorporate site design features that foster walkability, highway mobility, transit, and an authentic sense of place; the site plan was approved locally; and
- WHEREAS, the site is located in the Village Green community in the Town of Van Buren, with surrounding land uses including suburban residential development and some manufacturing and commercial establishments; the site is just south of Tessy Plastics, Fulton Savings Bank, and the Baldwinsville Volunteer Fire Department, and shares its northern boundary with Village Green Apartments and abuts a number of single-family residential properties to the south; and
- WHEREAS, the submitted Preliminary/Final Plan dated July 10, 2018 shows the site has frontage on Village Boulevard South, a local road, and O'Brien Road, a county road, and is vacant with tree and brush covering almost the entirety of the parcel; per the plan, there are minimal elevation changes and the property is bisected by a drainage easement and an existing drainage swale that conveys runoff from the site and adjacent lands upstream to a piped Town drainage system at the southeast corner of the site; and
- WHEREAS, the Preliminary/Final Plan shows the proposed subdivision of the parcel roughly follows the drainage swale and will create Lot 1 (5.34 acres) to the west and Lot 2 (5.83 acres) to the east; the referral materials included with the site plan referral (Z-17-120) indicated that the apartment project would be completed in two phases, with Phase I occurring on proposed Lot 1 and Phase II on Lot 2; and
- WHEREAS, per the Preliminary Site Plan dated February 2, 2017 submitted with the site plan referral (Z-17-120), the apartment project includes (13) 12-unit, three-story apartment buildings (156 apartment units total), with a mix of one- and

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

E-mail Address: countyplanning@ongov.net

two-bedroom apartments, two driveways accessing Village Boulevard South, with the northerly drive providing full access and aligning with the existing Softwind Circle intersection and the southerly drive providing right-in, right-out access only, one full driveway accessing O'Brien Road, (7) detached garage structures providing space for 76 vehicles and an additional 246 parking spaces throughout the site (322 spaces total), two stormwater management ponds, and one clubhouse; and

- WHEREAS, ADVISORY NOTE: the proposed driveway onto O'Brien Road requires highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, per the New York State Department of Transportation, the Department received a Traffic Impact Study (TIS) dated May 26, 2017 and determined that no mitigation would be required by NYSDOT for the apartment project; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated August 14, 2018, the applicant will propose, design and install a stormwater management system to be reviewed by the Town Engineer and NYS Department of Environmental Conservation, as part of the site plan review process; and
- WHEREAS, the site has access to public drinking water and sewers and is located in the Baldwinsville-Seneca Knolls Wastewater Treatment Plant service area; the Preliminary/Final Plan shows a 30' Onondaga County Water Authority easement for a proposed water line generally crossing the site from east to west and connecting to existing 8" water lines along Village Boulevard South and O'Brien Road; a proposed sanitary sewer and 20' easement are shown to also cross the site, providing sewerage for both proposed lots and ultimately connecting to an existing 8" sewer line at the southeast corner of the site; ADVISORY NOTE: the applicant is advised to contact OCWA's Engineering Department prior to future development of the site to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity prior to future development of the site; and
- WHEREAS, the NYS Department of Environmental Conservation Environmental Assessment Form Mapper indicates that land adjoining the site contains wetlands or other regulated waterbodies; GIS mapping shows that the federal wetlands are located on several parcels southeast of the site; the EAF mapper indicates that the site is located over, or immediately adjoining, primary and principal aquifers; and
- WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that some significant wooded areas on site would need to be removed for the apartment project; ADVISORY NOTE: prior to future development of the site, the project must be reviewed under the State Environmental Quality Review Act (SEQRA); a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper);
ADVISORY NOTE: the applicant and/or municipality is advised to contact the NYS Historic Preservation Office prior to future development of the site to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; and

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

The Onondaga County Department of Transportation requests that the municipality and applicant contact the Department regarding the dedication of additional right-of-way to equal 40 feet from the centerline of O'Brien Road for highway purposes.

The Board also reiterates the following comments for the project as a whole:

1. 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 driveway onto O'Brien Road. The applicant is required to obtain a permit from the Onondaga County Department of Transportation for any proposed driveways and prior to any proposed work within a county road right-of-way.
2. 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.
3. The Board encourages the applicant to consider minimizing the removal of existing, established trees, particularly in areas on the site where the existing forest cover could serve to buffer adjacent residential properties. The Onondaga County Soil and Water Conservation District (SWCD) is available to the Town for walk-thru guidance regarding resource conservation.
4. The municipality and the applicant are encouraged to consider opportunities to incorporate site design recommendations from the Onondaga County Settlement Plan, Traditional Neighborhood Development (TND) Guidelines that foster walkability, highway mobility, transit, and an authentic sense of place including generating small blocks of interconnected streets, allowing buildings to front and abut a wide sidewalk and define and enclose the public realm, shielding pedestrians from traffic with deciduous trees and on-street parking, reducing expansive parking areas and driveways, encouraging shared parking arrangements, providing more landscaped elements within parking areas, and providing crosswalks and pedestrian signalization at nearby intersections.

5. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure, including green roofs, rainwater capture, permeable pavements, bioswales, and increased landscaping. 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.

6. The municipality and developer shall not assume that the Onondaga County Department of Water Environment Protection will provide any operation, emergency repair or response, or maintenance services associated with private infrastructure. It is further recommended that the municipality require performance bonds and maintenance guarantees (similar to condominium property management maintenance trust) be adequate to fully enable long-term maintenance and even fully fund asset replacement by the municipality should the need arise to transfer said infrastructure to public ownership. This will protect the municipality and its residents from future repair and replacement costs. The municipality should also require that the developer construct the wastewater pump station and/or conveyances to all standards listed in Recommended Standards for Wastewater Facilities (2004), including the performance and leak testing of the system.

7. The Board recommends that the applicant consider the inclusion of low flow fixtures in accordance with federal EPA Water Sense criteria.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 19, 2018

OCPB Case # S-18-90

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY & FINAL SUBDIVISION from the Village of Liverpool Planning Board at the request of Meyer Manor, LLC for the property located at 1225 Tulip Street; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Tulip Street, a county road, the New York State Thruway (Interstate Route 90), a state highway, and the municipal boundaries between the Village of Liverpool, the Town of Salina, and the Town of Clay; and
- WHEREAS, the applicant is proposing to combine two parcels into one, New Lot 1A (6.87 acres), to allow for a proposed apartment development in a Residential (R-3) zoning district; and
- WHEREAS, the Board recently offered no position with comment for a site plan referral (Z-18-93) to construct a 108-unit apartment complex (Meyer Manor Apartments) on the subject parcels, encouraging the Village to ensure maintenance and replacement costs are available for any privately-owned pump stations; the site plan was approved locally; in 2015, the Board offered no position with comment for a local law referral (Z-15-437) proposing to rezone one of the subject parcels from Single-Family Residential (R-1) to Multi-Family Residential (R-3) as part of the proposed project, which was adopted in December 2017; the Board reviewed a concurrent site plan referral (Z-15-442) in 2015, which looked at the original plans for the apartment complex; and
- WHEREAS, the site is located just north of the New York State Thruway, along the municipal boundary between the Village of Liverpool and Town of Salina; the site consists of two vacant, forested parcels and has frontage on Tulip Street, a county road, and Donald Place, a local road that dead ends at the northern lot line; surrounding parcels (mostly within the Town of Salina) include single-family residences to the north, vacant wooded land to the northwest adjacent to outdoor recreation uses, a mix of commercial and industrial uses on the other side of Tulip Street, and a vacant wooded triangular parcel along Tulip Street and the Thruway which is zoned R-1, per village zoning maps; and
- WHEREAS, referral materials for the site plan referral (Z-18-93) show the proposed residential development to include 4 three-story apartment buildings (15 one-bedroom units and 12 two-bedroom units each), a rental office and laundry building, two connected parking areas (162 spaces total), and a dumpster enclosure; the development is shown to occur towards the front half of the site with the proposed buildings located around the outside of the parking areas; proposed sidewalks and crosswalks are located throughout the site connecting the buildings to one another and the parking areas, and ultimately connecting to the existing concrete sidewalk along the Tulip Street frontage;

and

WHEREAS, site access is shown in the plans to include a proposed full access driveway onto Tulip Street; a letter from the Onondaga County Department of Transportation (OCDOT) dated July 19, 2017, included with the referral materials for the site plan referral (Z-18-93), indicates that OCDOT has reviewed the requested traffic data, SWPPP, and site plans for the proposed project and accepts the 07/05/2017 Site Plan Set, the March 2017 SWPPP, and the 02/26/2016 Traffic Impact Assessment; a permit for the proposed driveway will not be issued until the project is approved by the local board; the Traffic Impact Assessment was included with the referral materials and concludes the proposed project will have no notable impact on traffic operations in the area; per the assessment, “there are more than sufficient gaps in traffic on Tulip Street, adequate sight lines in both directions from the proposed driveway location and no operational concerns that may impact safe ingress and egress from the site” and “there are no off-site mitigation measures recommended”; and

WHEREAS, an email from the New York State Thruway Authority (NYSTA), included with the referral materials for the site plan referral (Z-18-93), indicates the SWPPP and plan sheets for the proposed project have been reviewed by the NYSTA; NYSTA offered the following comments for the project: 1) Building site lighting must not affect Thruway patrons, and 2) Mitigation of noise from the Thruway is the responsibility of the Developer; and

WHEREAS, per the Environmental Assessment Form (EAF) dated October 23, 2017 included with the site plan referral (Z-18-93) materials, the proposed project will disturb 5.0 acres of the site and stormwater runoff will be discharged to an on-site stormwater management facility prior to discharge to Sawmill Creek, a tributary to Onondaga Lake; the project includes proposed stormwater management to consist of swales, a forebay, and a wet pond, and the stormwater management facility will be located behind the apartment complex, towards the rear of the site;

ADVISORY NOTE: any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to future development; and

WHEREAS, the site has access to public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Liverpool Pump Station service areas; referral materials for the site plan referral (Z-18-93) indicated that a pump station is proposed for the apartment project and anticipated wastewater is 16,200 gallons per day; additionally, OCWA advised that the existing drinking water infrastructure along Tulip Street is in need of replacement and would be further strained by the proposed development; ADVISORY NOTE: the applicant is advised to contact OCWA's Engineering Department prior to future development of the site to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity prior to future development of the site; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, 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);

ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer

WHEREAS, the Final Plan shows the “location of wetlands as delineated by Environmental Solutions & Innovations, Inc.” to cover 1.123 acres along the southern boundary of the site, portions of which appear to fall on the adjacent lands to the south;

ADVISORY NOTE: any delineated wetlands must be confirmed by the U.S. Army Corps of Engineers and the applicant must obtain any necessary permits from the Corps for any proposed development or placement of fill in a federal wetland, or drainage of federal wetlands on site prior to future development of the site; and

WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); referral materials for the site plan referral (Z-18-93) indicate that permits may be required by the NYS DEC for the proposed project as cutting or removal of large trees may have a significant impact on potential roost trees for bats; and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); referral materials for the site plan referral (Z-18-93) indicate that an archaeological reconnaissance survey was conducted by the Public Archaeology Facility (PAF) and the NYS Office of Parks, Recreation and Historic Preservation (OPRHP) concluded that the project will have no significant impact on archaeological and/or historic resources; and

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

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

The Onondaga County Department of Transportation requests that the municipality and applicant contact the Department regarding the dedication of additional right-of-way to equal 40 feet from the centerline of Tulip Street for highway purposes.

The Board offers the following comments for the project as a whole:

1. The applicant must submit a lighting plan to the Onondaga County

Department of Transportation and reflect any mitigation as may be determined by the Department on the project plans prior to municipal approval. No glare or spillover onto adjacent properties or the county right-of-way will be permitted.

2. Per the Onondaga County Department of Water Environment Protection, for all privately owned wastewater pump stations, the municipality should require that the developer provide performance bonds and/or surety instruments (similar to condominium property management maintenance trust) to fully fund future maintenance and/or replacement costs. The municipality should also require that the developer construct the pump station and conveyances to all the standards listed in the Recommended Standards for Wastewater Facilities (2004), including performance and leak testing of the system.

3. The applicant and Village are encouraged to maintain as much existing tree cover as possible, utilize green infrastructure, and consider additional landscaping beyond what is shown on submitted plans, for screening, noise abatement, aesthetics, and to aid in stormwater retention and water quality. For more information on green infrastructure for stormwater management, visit the Onondaga County "Save the Rain Program" website at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 19, 2018

OCPB Case # S-18-91

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the City of Syracuse Planning Commission at the request of SIDA for the property located at 100 Madison Street & 235 Harrison Street; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of several county-owned properties; and
- WHEREAS, the applicant is proposing to realign two properties into two new lots in a CBD-OS zoning district; and
- WHEREAS, the site is located in Downtown Syracuse and entirely bound by South Warren Street, Madison Street, Montgomery Street, and Harrison Street, all city streets; the site is located near several county-owned buildings, including the OnCenter, War Memorial, Civic Center, County Office Building, and County Courthouse, several of which are listed on the National Register of Historic Places; the site is in close proximity to several other places on the National Register of Historic Places, including the South Salina Street Downtown Historic District, Hotel Syracuse, and Plymouth Congregational Church; and
- WHEREAS, the submitted resubdivision plan shows the site contains two existing buildings, AXA Towers (5 to 19 stories) and the Tech Garden (1 story), each contained on a separate parcel and separated by a courtyard-like area; the buildings are surrounded by a concrete walkway, generally bordered by a concrete wall, stairs, and planting beds; there are existing concrete sidewalks along all street frontages; and
- WHEREAS, per the resubdivision plan, there is an underground parking garage on the site with driveways onto Montgomery and Harrison Streets at the southeast corner of the Tech Garden parcel; the garage is also served by separate up and down ramps on Madison Street; and
- WHEREAS, per the resubdivision plan, the boundary of the AXA Towers parcel will be adjusted to create New Lot 1 (1.155 acres), encompassing only the limits of the building, and New Lot 2 (2.733 acres), which will contain the current Tech Garden parcel in its entirety, as well as all land surrounding the AXA Towers; and
- WHEREAS, the resubdivision plan shows a permanent easement and right-of-way running east-west between the buildings with a proposed easement extension to the north towards the center of the site and permanent easement exceptions generally occurring to the south; proposed garage easements are shown along Madison and Montgomery Streets; and
- WHEREAS, per the local application, "The resubdivision is in furtherance of the proposed conveyance by the City of Syracuse of its interests in the parking garage and

plaza located on the parcels to the Syracuse Local Development Corporation.”;
and

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

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

WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse draft zoning map dated March 2018, the proposed zoning for the lots is Mixed Use Central Business District (MX-5), which would act to “provide for areas of highest-density residential development, maximum building height, minimal parking, and the greatest range and mix of uses”; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 19, 2018

OCPB Case # Z-18-369

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a COMPREHENSIVE PLAN from the Town of DeWitt Town Board at the request of DeWitt Town Board 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 Town of DeWitt is proposing the adoption of the Jamesville Hamlet Master Plan; and
- WHEREAS, in 2008, the Board offered no position for a local law referral (Z-08-375) to revise the Town zoning map to include a Hamlet Residential Overlay District and a Hamlet District for the Jamesville hamlet area, and establish zoning provisions instituting new mixed-use rules and simple architectural design rules for each district, all of which were adopted by the Town of DeWitt; and
- WHEREAS, the proposed Jamesville Hamlet Master Plan is another step in developing specific initiatives and projects for the Hamlet of Jamesville, which the Town of DeWitt Comprehensive Plan (2017 update) identifies as a land use character area within the Town; the hamlet is located at the southern end of the Town, generally occurring around the intersection of several major travel routes, NYS Routes 91 and 173 and North and South Streets, both county roads; the center of the hamlet is also transected by the New York Susquehanna and Western Railway and Butternut Creek; and
- WHEREAS, the goals and intent of the master plan are summarized into four guiding principles to provide the basis for the focus areas of the master plan: 1) preserve valued historic character, 2) strengthen the local economy, 3) promote sustainable development, and 4) foster visually appealing aesthetically pleasant places; and
- WHEREAS, specific planning goals identified in the master plan are to: 1) create a sense of place at the hamlet center, 2) facilitate growth in hamlet visitation, 3) improve circulation through Jamesville, 4) strengthen historic preservation initiatives, 5) repurpose the 127-acre former Alpha Cement Plant site, 6) protect and maintain rural, agricultural, and recreational open spaces, 7) support local youth and senior citizens, and growth in visitation, by providing both civic and public service spaces in the hamlet core, and 8) identify and pursue appropriate sources and mechanisms of funding and approvals in support of an expedited process for implementation of the plan; and
- WHEREAS, in pursuit of the identified planning goals, the master plan encourages the following: road and streetscape design improvements that revitalize the hamlet core, address circulation issues, provide additional parking, allow for bike and pedestrian infrastructure, and activate frontages; trail linkages that promote safe bike and pedestrian movement and connect major local and regional nodes; gateway signage that creates a sense of arrival to the hamlet core;

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

E-mail Address: countyplanning@ongov.net

signage design standards, use of appropriate building materials, and contextual architectural design that enforces the historic character of the hamlet in redevelopment of existing buildings and new design projects; compatible infill development; and redevelopment or reuse of some key buildings/sites, including the Glen Loch building, former fire house parcel, and the old florist shop site; and

WHEREAS, plan recommendations reference a number of complementary projects, such as implementing the Syracuse-Jamesville Rail With Trail and Jamesville-Labrador Hollow bike corridors, establishing a community park at the north end of the Jamesville Reservoir, and continuing sidewalk from the hamlet core to the north end of Jamesville Beach State Park, all of which appear to occur outside of the general hamlet area and, in some cases, in the adjacent Town of LaFayette; the proposed community park, in particular, appears to be located on county-owned property in LaFayette and would require public access through an operating county highway facility; and

WHEREAS, ADVISORY NOTE: any proposed work within the rights-of-way, or changes in access will require review and approval from the New York State and Onondaga County Departments of Transportation and will be subject to permitting requirements; and

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

The Onondaga County Planning Board cannot endorse the Jamesville Master Plan/Town of Dewitt Comprehensive Plan Amendment as proposed. Planning initiatives on County and State owned land must be vetted by applicable agencies for safety and feasibility, or removed from the plan before the OCPB can approve and endorse the plan. Specific initiatives of concern include the proposed access, trails and/or parkland to be located on lands under Onondaga County Department of Transportation ownership. This property serves a vital role in County Highway operations. It includes heavy machinery operation and training. Another area of concern involves the relocation of the historic train station to within the State right-of-way.

While the Board commends the Town on its continued efforts to identify planning goals for the Jamesville Hamlet and develop a master plan to help guide future development, key stakeholders, including the Onondaga County and New York State Departments of Transportation and New York State Department of Environmental Conservation, should be consulted regarding any plans that involve lands under their ownership or jurisdiction prior to adoption of the Master Plan.

As a number of planning initiatives included in the plan extend to lands within the Town of LaFayette, the Town of DeWitt should present a description of their coordination with the neighboring municipality.

The Town is encouraged to resubmit the plan to the Onondaga County Planning Board after consultation with affected agencies and demonstrating any resulting changes to the plan.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 19, 2018

OCPB Case # Z-18-370

- 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 Kayla Graham & Michael Graham, Jr. for the property located at 7897 Oswego 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 Oswego Road (Route 57), a county road; and
- WHEREAS, the applicant is proposing to add additional parking to allow for use of the second story of an existing office building on a 0.64-acre lot in a Neighborhood Office (O-1) zoning district; and
- WHEREAS, in 2014, the Board recommended modification of a site plan referral (Z-14-306) to add parking to the existing financial services office, citing permit requirements for the existing driveway and any work in the county right-of-way; and
- WHEREAS, the site is located along Oswego Road, a county road, with surrounding land uses including office and commercial establishments to the north and south and single-family residential neighborhoods to the east; the site abuts a large area of undeveloped, forested lands to the west which may contain federal or state wetlands (per EAF Mapper); and
- WHEREAS, the submitted survey map dated December 28, 2011 shows the site contains an existing two-story building set back 87.1' from the highway boundary, an attached front porch, a rear wood ramp, asphalt along the side of the building, and a rear concrete pad (former garage foundation); an existing freestanding sign (11.3' tall) is shown at the front of the site and outside the county right-of-way; there is an existing asphalt driveway onto Oswego Road;
ADVISORY NOTES: per the Onondaga County Department of Transportation, all existing or proposed driveways on Oswego Road must meet Department requirements; per the Onondaga County Department of Transportation, any existing or proposed signage must not obstruct sight distance; and
- WHEREAS, the submitted site plan dated December 28, 2011 shows proposed asphalt to replace the concrete pad, expand the rear parking area, and provide a smaller parking area at the front of the building; a total of 9 proposed parking spaces are shown on the site; six new plants are proposed at the front of the building; the additional parking is intended to allow for use of the second story (800 sf) of the building;
ADVISORY NOTE: per the Onondaga County Department of Transportation, no parking, loading, or servicing of vehicles in the right-of-way, or backing of vehicles into the right-of-way, is permitted; and
- WHEREAS, the site plan indicates the proposed use of the site is a financial services office with 4-5 employees and 4-5 clients per week; proposed hours of operation will be Monday through Friday 9am to 5pm with 10-20 vehicle trips in and out

anticipated per day; and

WHEREAS, per the site plan, the existing driveway will be widened slightly to 20'; the proposed paving appears to minimally encroach within the highway boundary; ADVISORY NOTE: any work within the county right-of-way is subject to a work permit from the Onondaga County Department of Transportation; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Wetzel Road Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; per the Onondaga County Department of Water Environment Protection, there is a county-owned trunk sewer along Oswego Road;

ADVISORY NOTE: the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, 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; and

WHEREAS, GIS mapping shows a portion of the state wetland to the west may encroach on the site; all existing and proposed structures and parking appear to be outside the wetland area;

ADVISORY NOTE: the applicant is advised to contact the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation to confirm the presence of federal and/or state wetlands and/or the 100-foot state wetland buffer on the site; all confirmed wetlands should be shown on the plans for the site and any necessary permits should be obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers; and

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

WHEREAS, the site may contain the Indiana bat, Northern long-eared bat or bald eagle, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that no wooded areas will be disturbed by the proposed project; 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 contact the Onondaga County Department of Transportation to coordinate requirements for the existing driveway on Oswego Road, in order to satisfy commercial driveway standards. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval.

2. The Onondaga County Department of Transportation has determined that the applicant must provide the Department with ITE Trip Generation traffic figures. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval.

The Board also offers the following comment:

The applicant is encouraged to locate all parking at the rear of the building to preserve the front yard aesthetic of the site and prevent further encroachment into the front yard setback.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 19, 2018

OCPB Case # Z-18-371

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Clay Planning Board at the request of Saxton Sign Corp. (Speedway, LLC) for the property located at 7369 Oswego Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Oswego Road (Route 57), and the municipal boundary between the Town of Clay and the Town of Salina; and
- WHEREAS, the applicant is requesting a special permit to allow for an LED gas price sign at an existing gas station on a 0.40-acre parcel in a Regional Commercial (RC-1) zoning district; and
- WHEREAS, the site is an outparcel in front of the American Red Cross facility and Glenn Crossing shopping plaza on Oswego Road, a county road, with surrounding land uses including other commercial and retail establishments; and
- WHEREAS, the submitted General Arrangement Plan dated February 9, 2000 shows the site contains an existing one-story building with front yard fuel canopy and four gas pumps (eight fuel dispensing points) for an existing Speedway gas station; underground storage tanks occupy the southern side of the site; there are two existing driveways on Oswego Road, separated by a curbed landscape island; the northerly drive is shown to partially fall on the adjacent parcel to the north and provide additional access to the American Red Cross and adjacent shopping plaza;
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Oswego Road must meet Department requirements; and
- WHEREAS, per the General Arrangement Plan, there is an existing pylon sign in the landscape island at the front of the site; the sign is located entirely out of the county right-of-way; the submitted sign plan dated August 24, 2018 shows the pylon sign with existing signage for Speedway and prices for regular and premium gas; the gas price signage is contained within an 8'-1/2" x 5'-1/2" frame and manually updated; per the local application, the existing price signage will be replaced by an LED price display, to be the same size and location; LED prices will each consist of 2' tall red digits;
ADVISORY NOTE: per the Onondaga County Department of Transportation, any existing or proposed signage will not be permitted in the right-of-way and must not obstruct sight distance; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Wetzel Road Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; and
- WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been

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

E-mail Address: countyplanning@ongov.net

listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that there are no wooded areas on the site; and

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

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 19, 2018

OCPB Case # Z-18-372

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Clay Planning Board at the request of Saxton Sign Corp. (Speedway, LLC) for the property located at 4803 (4773) West Taft Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of West Taft Road (Route 51), Vine Street (Route 51), and Henry Clay Boulevard (Route 45), all county highways; and
- WHEREAS, the applicant is requesting a special permit to allow for an LED gas price sign at an existing gas station on a 1.2-acre parcel in a Limited Use for Gasoline Services (LuC-1) zoning district; and
- WHEREAS, the site is located at the intersection of West Taft Road and Henry Clay Boulevard, both county roads, with surrounding land uses including primarily office and industrial buildings; the site abuts the Moyers Corners Fire Department to the north and is less than half a mile north of Lockheed Martin and Hopkins Road Park, a county park; and
- WHEREAS, the submitted General Arrangement Plan dated March 24, 1999 shows the site contains an existing one-story building set back toward the rear lot line with an existing fuel canopy, six gas pumps (twelve fuel dispensing points), and underground storage tanks in the front yard, all part of the existing Speedway gas station; there are two existing 40' wide driveways, one each on West Taft Road and Henry Clay Boulevard;
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on West Taft Road or Henry Clay Boulevard must meet Department requirements; and
- WHEREAS, per the General Arrangement Plan, there is an existing pylon sign near the West Taft Road/Henry Clay Boulevard intersection at the front of the site; a boundary labeled "possible road acquisition" is shown on the plan, which appears would increase the right-of-way at the intersection and include a small portion of the Speedway parking lot; the sign is located entirely out of the county right-of-way and acquisition area;
ADVISORY NOTE: per the Onondaga County Department of Transportation, any existing or proposed signage will not be permitted in the right-of-way and must not obstruct sight distance; and
- WHEREAS, the submitted sign plan dated September 20, 2018 shows the pylon sign with existing signage for Speedway and prices for regular gas and diesel; the price signage is contained within a 7'-1 1/4" x 4'-5 1/8" frame, occupying only the top half of the frame and manually updated; per the local application, the existing price signage will be replaced by an LED price display, to be the same size and location; LED prices will each consist of 10" tall red (regular) and

green (diesel) digits; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Liverpool Pump Station service areas; no changes to the existing infrastructure are proposed; and

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

WHEREAS, the project is within 2,000 feet of a site (ID: 734065), the Lockheed Martin Electronics Park facility, in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 19, 2018

OCPB Case # Z-18-373

- 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 David Stoutenger (Cornerstone Church) for the property located at 8137 Morgan 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 Morgan Road (Route 46), a county highway; and
- WHEREAS, the applicant is proposing construction of a 3,082-square foot church with an asphalt parking lot on a 4.73-acre parcel in a One-Family Residential (R-10) zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-18-374) as part of the proposed project; per the Town zoning code, a religious institution is a special permit use in the R-10 district; and
- WHEREAS, in 2005, the Board recommended modification of a preliminary subdivision referral (S-05-43) which appears to have subdivided a 19.5-acre lot into the subject parcel and 29 single-family lots to the west, citing permitting requirements for any development in or drainage of wetlands on site and no direct access to Morgan Road; the Board has reviewed several referrals for other projects in the area, including separate zone change referrals in 2014 to change the zoning of two parcels totaling 70+ acres south of the site from RA-100 to R-10 to develop 80 (Z-14-330) and 110 single-family homes (Z-14-414); Board comments for this area generally cite flow allocation/management plan requirements for the Oak Orchard service area, potential conflicts between residential uses and industrial lands, maintenance of undeveloped lands, access locations and management, and a coordinated land use, zoning, and infrastructure strategy for the area; and
- WHEREAS, the site is located in an area of mostly undeveloped open space, forest and agricultural land occurring between the Hamlin Marsh Wildlife Management Area to the east and heavily developed suburban residential land to the west and north; lands to the southeast of the site are part of the Woodard Industrial Park and zoned for industrial uses; the Woodard Industrial Park includes a 500-foot industrial perimeter buffer which encompasses the front of the site; and
- WHEREAS, the submitted survey map dated June 14, 2016 shows the site has frontage on Morgan Road, a county road, and contains an asphalt circle for Cross Creek Drive, a local cul-de-sac to the west that serves the adjacent residential neighborhood; there is an existing gravel driveway from Morgan Road to the Cross Creek Drive circle with gates at both access points, to be replaced; the site is otherwise vacant with a wetland area "as delineated by personnel from the Environmental Collaborative (per 2006 Subdivision Map)", drainage

easement, and border of dense vegetation shown along the northern portion of the site;

ADVISORY NOTES: the NYS Department of Environmental Conservation (DEC) recommends that wetland delineations be reassessed after 5 years; delineated wetland boundaries must be confirmed by the DEC and/or the U.S. Army Corps of Engineers; and

WHEREAS, the submitted Site Plan dated November 6, 2018 shows the 3,082 sf building (Cornerstone Church) will face Morgan Road and be bordered by planting beds and concrete sidewalks along the front and sides of the building; a proposed asphalt parking lot (62 spaces) will occur at the front and north side of the building; a 24' wide drive aisle with crosswalk is shown to separate the front parking area from the building, along with a 5' wide concrete sidewalk and concrete island with a proposed monument; additional site improvements include a retaining wall and 2' wide concrete gutter along the northern side of the parking lot and an 8' wide landscape buffer with new trees and shrubs along the southern lot line; there will be four street trees along Morgan Road, three of which appear to be in the county right-of-way;
ADVISORY NOTE: per the Onondaga County Department of Transportation, landscaping must not obstruct sight distance; and

WHEREAS, per the Site Plan, there is a proposed 28' wide, full access driveway onto Morgan Road with a proposed stop sign for exiting traffic;
ADVISORY NOTES: per the Onondaga County Department of Transportation, all existing or proposed driveways on Morgan Road must meet Department requirements; the proposed driveway onto Morgan Road requires highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; per the Onondaga County Department of Transportation, any existing or proposed signage will not be permitted in the right-of-way and must not obstruct sight distance; and

WHEREAS, per the local application, hours of operation will be Thursdays 7pm to 9pm, Sundays 10am to 12pm, and holidays as necessary; the number of employees shall consist of 4 trustees and 1 attorney; peak volume of business and traffic is anticipated to generate 30-40 people, or 20-30 vehicles, for the Sunday service hours; and

WHEREAS, the submitted Environmental Assessment Form (EAF) dated November 6, 2018 indicates proposed lighting will consist of six 20' high LED pole lights situated around the parking lot; and

WHEREAS, per the EAF, 1.7 acres of the site will be disturbed by the proposed project; the Site Plan shows a proposed stormwater pond and forebay with topsoil and seed, to be constructed at the rear of the building;
ADVISORY NOTES: the applicant and municipality are encouraged to consider the use of green infrastructure, such as permeable pavement or rain gardens, to further reduce stormwater runoff and improve stormwater quality; any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the site has access to public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant service area; new connections to the public infrastructure are proposed; per the EAF, the proposed sanitary line will run from the building and connect to the existing sewers along Cross

Creek Drive to the west;

ADVISORY NOTES: the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; and

WHEREAS, aerial imagery shows a tributary to Mud Creek occurring mostly on the adjacent lot to the north, which may contain federal wetlands (per the EAF Mapper); and

WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that no significant wooded areas will be cleared as part of the project; 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 Onondaga County Department of Transportation has determined that the municipality and the applicant are required to coordinate Morgan Road access plans with the Department. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval.
2. The Onondaga County Department of Transportation requires additional information regarding the day and times of services and anticipated attendance. The municipality and applicant must contact the Department to discuss any additional required traffic data for the proposed project. Any modifications required by the Department must be reflected on the project plans prior to municipal approval.
3. The municipality must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval. Additional stormwater runoff into the county's right-of-way or drainage system will be prohibited.
4. The applicant must submit a lighting plan to the Onondaga County Department of Transportation and reflect any mitigation as may be determined by the Department on the project plans prior to municipal approval. No glare or spillover onto adjacent properties or the county right-of-way will be permitted.

The Board also offers the following comment(s):

1. The applicant is advised to conduct a formal wetland delineation to determine the presence and location of any federal wetlands on the site. Any delineated wetlands must be confirmed by the U.S. Army Corps of Engineers

and shown on the plans for the site. The applicant is also advised to obtain any necessary permits from the Corps for any proposed development or placement of fill in a federal wetland, or drainage of federal wetlands on site.

2. Rear yard landscaping is encouraged to screen the back of the building and stormwater pond from the adjacent residential lots at the rear of the site.

3. The applicant is encouraged to consider moving the building close to the road front, as permitted by Town zoning regulations, and relocating parking to the rear of the building.

4. The Board encourages the Town to ensure any easements, as may be necessary, are provided for the portion of the Cross Creek Drive cul-de-sac located on the site.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 19, 2018

OCPB Case # Z-18-374

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Clay Planning Board at the request of David Stoutenger (Cornerstone Church) for the property located at 8137 Morgan Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Morgan Road (Route 46), a county highway; and
- WHEREAS, the applicant is requesting a special permit to allow for a religious institution use in a One-Family Residential (R-10) zoning district as part of a proposed project to construct a 3,082-square foot church with an asphalt parking lot on a 4.73-acre parcel; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-18-373) as part of the proposed project; and
- WHEREAS, in 2005, the Board recommended modification of a preliminary subdivision referral (S-05-43) which appears to have subdivided a 19.5-acre lot into the subject parcel and 29 single-family lots to the west, citing permitting requirements for any development in or drainage of wetlands on site and no direct access to Morgan Road; the Board has reviewed several referrals for other projects in the area, including separate zone change referrals in 2014 to change the zoning of two parcels totaling 70+ acres south of the site from RA-100 to R-10 to develop 80 (Z-14-330) and 110 single-family homes (Z-14-414); Board comments for this area generally cite flow allocation/management plan requirements for the Oak Orchard service area, potential conflicts between residential uses and industrial lands, maintenance of undeveloped lands, access locations and management, and a coordinated land use, zoning, and infrastructure strategy for the area; and
- WHEREAS, the site is located in an area of mostly undeveloped open space, forest and agricultural land occurring between the Hamlin Marsh Wildlife Management Area to the east and heavily developed suburban residential land to the west and north; lands to the southeast of the site are part of the Woodard Industrial Park and zoned for industrial uses; the Woodard Industrial Park includes a 500-foot industrial perimeter buffer which encompasses the front of the site; and
- WHEREAS, the submitted survey map dated June 14, 2016 shows the site has frontage on Morgan Road, a county road, and contains an asphalt circle for Cross Creek Drive, a local cul-de-sac to the west that serves the adjacent residential neighborhood; there is an existing gravel driveway from Morgan Road to the Cross Creek Drive circle with gates at both access points, to be replaced; the site is otherwise vacant with a wetland area "as delineated by personnel from the Environmental Collaborative (per 2006 Subdivision Map)", drainage

easement, and border of dense vegetation shown along the northern portion of the site;

ADVISORY NOTES: the NYS Department of Environmental Conservation (DEC) recommends that wetland delineations be reassessed after 5 years; delineated wetland boundaries must be confirmed by the DEC and/or the U.S. Army Corps of Engineers; and

WHEREAS, the submitted Site Plan dated November 6, 2018 shows the 3,082 sf building (Cornerstone Church) will face Morgan Road and be bordered by planting beds and concrete sidewalks along the front and sides of the building; a proposed asphalt parking lot (62 spaces) will occur at the front and north side of the building; a 24' wide drive aisle with crosswalk is shown to separate the front parking area from the building, along with a 5' wide concrete sidewalk and concrete island with a proposed monument; additional site improvements include a retaining wall and 2' wide concrete gutter along the northern side of the parking lot and an 8' wide landscape buffer with new trees and shrubs along the southern lot line; there will be four street trees along Morgan Road, three of which appear to be in the county right-of-way;
ADVISORY NOTE: per the Onondaga County Department of Transportation, landscaping must not obstruct sight distance; and

WHEREAS, per the EAF, 1.7 acres of the site will be disturbed by the proposed project; the Site Plan shows a proposed stormwater pond and forebay with topsoil and seed, to be constructed at the rear of the building;
ADVISORY NOTES: the applicant and municipality are encouraged to consider the use of green infrastructure, such as permeable pavement or rain gardens, to further reduce stormwater runoff and improve stormwater quality; any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, per the local application, hours of operation will be Thursdays 7pm to 9pm, Sundays 10am to 12pm, and holidays as necessary; the number of employees shall consist of 4 trustees and 1 attorney; peak volume of business and traffic is anticipated to generate 30-40 people, or 20-30 vehicles, for the Sunday service hours; and

WHEREAS, the submitted Environmental Assessment Form (EAF) dated November 6, 2018 indicates proposed lighting will consist of six 20' high LED pole lights situated around the parking lot; and

WHEREAS, per the EAF, 1.7 acres of the site will be disturbed by the proposed project; the Site Plan shows a proposed stormwater pond and forebay with topsoil and seed, to be constructed at the rear of the building;
ADVISORY NOTES: the applicant and municipality are encouraged to consider the use of green infrastructure, such as permeable pavement or rain gardens, to further reduce stormwater runoff and improve stormwater quality; any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the site has access to public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant service area; new connections to the public infrastructure are proposed; per the EAF, the proposed sanitary line will run from the building and connect to the existing sewers along Cross

Creek Drive to the west;

ADVISORY NOTES: the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; and

WHEREAS, aerial imagery shows a tributary to Mud Creek occurring mostly on the adjacent lot to the north, which may contain federal wetlands (per the EAF Mapper); and

WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that no significant wooded areas will be cleared as part of the project; 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 Onondaga County Department of Transportation has determined that the municipality and the applicant are required to coordinate Morgan Road access plans with the Department. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval.
2. The Onondaga County Department of Transportation requires additional information regarding the day and times of services and anticipated attendance. The municipality and applicant must contact the Department to discuss any additional required traffic data for the proposed project. Any modifications required by the Department must be reflected on the project plans prior to municipal approval.
3. The municipality must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval. Additional stormwater runoff into the county's right-of-way or drainage system will be prohibited.
4. The applicant must submit a lighting plan to the Onondaga County Department of Transportation and reflect any mitigation as may be determined by the Department on the project plans prior to municipal approval. No glare or spillover onto adjacent properties or the county right-of-way will be permitted.

The Board also offers the following comment(s):

1. The applicant is advised to conduct a formal wetland delineation to determine the presence and location of any federal wetlands on the site. Any delineated wetlands must be confirmed by the U.S. Army Corps of Engineers

and shown on the plans for the site. The applicant is also advised to obtain any necessary permits from the Corps for any proposed development or placement of fill in a federal wetland, or drainage of federal wetlands on site.

2. Rear yard landscaping is encouraged to screen the back of the building and stormwater pond from the adjacent residential lots at the rear of the site.

3. The applicant is encouraged to consider moving the building close to the road front, as permitted by Town zoning regulations, and relocating parking to the rear of the building.

4. The Board encourages the Town to ensure any easements, as may be necessary, are provided for the portion of the Cross Creek Drive cul-de-sac located on the site.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 19, 2018

OCPB Case # Z-18-375

- 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 Hoag Road Development for the property located at 5290-5320 Hoag Lane; and
- WHEREAS, General Municipal Law Section 239-1-3 allows municipalities to refer applications to the County Planning Board for informal review or technical assistance; and
- WHEREAS, the applicant is proposing a residential cluster development on 30.4 acres in a Restricted Agricultural (RA) zoning district; and
- WHEREAS, the Board is concurrently reviewing a preliminary subdivision referral (S-18-88) as part of the proposed project; the project under review has been modified from concurrent preliminary subdivision (S-17-72) and site plan (Z-17-370) referrals for which the Board informally reviewed and offered no position with comment in 2017; and
- WHEREAS, SOCPA staff informally reviewed the site plan (S-18-375) and preliminary subdivision (S-18-88) referrals for the project and submitted comments to the Town Planning Board under separate cover in observance of the local board's meeting schedule; and
- WHEREAS, the site is located along Hoag Lane, a local road, in a transition area from more densely developed residential neighborhoods to vacant, forested and agricultural lands in the Town of Manlius; and
- WHEREAS, aerial imagery shows the site is mostly forested and undeveloped land with an existing single-family dwelling occurring towards the northeastern corner of the lot; there is an existing driveway onto Hoag Lane (to be removed) that ends in a large circle in front of the house; and
- WHEREAS, the submitted Layout Plan dated December 1, 2017 shows the subdivision will create 20 new construction lots and 1 newly formed lot for the existing house; per the plan, there is a proposed local road network for the site, with a single outlet onto Hoag Lane where Shiraz Lane, a local road, intersects on the northern side; Road #1 generally forms an oval on the site with the lots ranging in size (excluding easements) from 19,810.50 sf to 106,730.12 sf and situated around the new road; building outlines and driveways are shown in the plan, with all driveways accessing Road #1, except Lot 15 which will have a driveway directly onto Hoag Lane; and
- WHEREAS, per the Layout Plan, four conservation areas totaling 7.5 acres (25.08% of the site) will be provided on the site; the East Conservation Area (3.92 acres) is shown to abut the lot containing the existing house; the West Conservation Area (2.43 acres) is shown to be separated from the lots by a proposed stormwater management facility; the North (0.54 acres) and South (0.61 acres) Conservation Areas are shown to occur along the north and south property

lines, respectively; the Layout Plan indicates existing vegetation will be retained in these areas and they will be entered into a conservation easement, to be owned and maintained by the Homeowners' Association (HOA); and

WHEREAS, the plans indicate that modifications to a previous version of the cluster plan dated May 14, 2018 have resulted in a decrease in the number of lots created from 23 to 21 and a decrease in the average lot size from 1.34 to 0.80 acres; additionally, the new plan shows decreased amounts of impervious area (15.25% of the site to 12.04%) and disturbed area (76.25% of the site to 68.73%) on the site, and an increase in area going to conservation easements (15.85% of the site to 25.08%); in comparison to the Cluster Plan dated September 1, 2017 that was previously reviewed by the County Planning Board, the current plan shows 4 fewer lots and an increase in conservation area by approximately 2 acres, and now excludes stormwater management from the green space areas; and

WHEREAS, per the New York Town Law §278, a cluster development shall result in a permitted number of building lots which shall not exceed the number which could be permitted in conformance with the minimum lot size and density requirements of the zoning district in which the land is situated; per the plans, zoning criteria for the Residential 1 (R1) district were used to determine the 21-lot conventional plan and the regulations of the Town's Residential 3 (R3) zoning district have been used to dictate the lot area and yard requirements for the 21 lots in the cluster plan; and

WHEREAS, the submitted Environmental Assessment Form (EAF) dated September 1, 2017 states that 23.4 acres of the sites will be physically disturbed by the proposed project and stormwater will be directed towards "on-site stormwater detention areas that comply with NYS stormwater standards"; the Layout Plan shows a proposed wet pond to occur on the western side of the subdivision with a maintenance access easement connecting the area to Road #1, all of which will be added to a stormwater easement to be owned and maintained by the HOA; additional drainage easements are shown to occur throughout the site, generally at the rear of the proposed lots; a letter to the Town Attorney dated November 30, 2018 indicates that the stormwater management facility will mitigate 30 acres and 45 acres of on-site and off-site stormwater runoff, respectively; additionally, some of the drainage easements will include reconstructed swales for existing intermittent streams on the site; ADVISORY NOTE: any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the site has access to public drinking water and sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; new connections to the public infrastructure are proposed; per the letter to the Town Attorney, 7 lots will require private sanitary pumps and "grinder pumps", to be located within each residence and connect to a low pressure sewer force main within the Town's right-of-way; per the letter, the alternative, a municipal pumping station, is not feasible given the number of houses proposed;

ADVISORY NOTES: the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain

hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, 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);

ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

WHEREAS, the site may contain the Northern long-eared bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that some significant wooded areas on site would need to be removed to allow for development of the single-family lots;

ADVISORY NOTE: per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and

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

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

1. The Board commends the applicant and municipality on their proposed use of a cluster development plan, particularly given the site's features and its location at the transition from more densely developed residential neighborhoods to vacant, forested and agricultural lands.
2. To more fully embrace the purpose and intent of a cluster subdivision, the Board encourages a revised approach including a conservation analysis to demonstrate available resources on the site and a subsequent layout plan based on demonstrated conservation value. The alternative layout plan should avoid existing streams, set aside steep and/or forested areas, decrease lot sizes further in favor of increased open space, and minimize infrastructure needs including roads, sewer and water lines and stormwater management areas.
3. The Town and applicant are encouraged to consider options for road connections to the adjacent 20-acre lot to the south which may help to provide access for emergency services and evenly distribute any added stress to the local road networks given any future development of the adjacent parcel.
4. The Board recommends that the municipality ensure appropriate and sustained maintenance and funding mechanisms are in place for future

ownership and care of green space area(s) and stormwater management facilities, given the small number of units within the proposed homeowner's association.

5. The Board offers this local example of guidelines for selecting land for conservation: <http://dryden.ny.us/wp-content/uploads/2017/01/Methods-Criteria-for-Land-Protection-12-30-14.pdf>

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 19, 2018

OCPB Case # Z-18-376

- 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 Van Buren Planning Board at the request of Petro Petrovets for the property located at Pottery Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Pottery Road (Route 164), a county highway, and the municipal boundary between the Town of Van Buren and the Town of Camillus; and
- WHEREAS, the applicant is requesting a special permit to add fill to a vacant, 1.11-acre parcel to build a single-family residential dwelling in a Residential (R-40) zoning district; and
- WHEREAS, the vacant lot is located in a rural area in the Town of Van Buren with surrounding land uses including low-density residential and forested and agricultural lands; the submitted survey dated November 19, 2018 shows the site has frontage on Pottery Road, a county road, and contains a small forested area at the rear of the site; and
- WHEREAS, per the survey, the site slopes away from Pottery Road with the flattest land occurring at the front of the site; there is a fairly steep, 20' drop that occurs within 90 feet of the road boundary and then continues more gradually to the rear lot line, which abuts a large forested area; per the Town zoning code, a 50' front yard setback is required for principal residential structures in the R-40 district; and
- WHEREAS, per the Town zoning code, loam, rock, stone, gravel, sand, cinders and soil may be used to fill land to grade upon approval of the Planning Board and issuance of a special use permit by the Zoning Board of Appeals; and
- WHEREAS, the submitted Site Plan dated November 19, 2018 shows the proposed house to be setback 60' from Pottery Road; the proposed fill is shown to regrade the site, allowing for flatter elevations at the front and rear of the house and relocating the most substantial grade change (28' drop in elevation) to the rear of the site;
- ADVISORY NOTE: any work within the county right-of-way is subject to a work permit from the Onondaga County Department of Transportation; and
- WHEREAS, a portion of the proposed grading work appears to occur on the adjacent parcel to the north, including the installation of some silt fences; the adjacent parcel appears to be under common ownership; and
- WHEREAS, per the Site Plan, there is a proposed driveway on Pottery Road;
- ADVISORY NOTE: the proposed driveway onto Pottery Road requires highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; and
- WHEREAS, the submitted Environmental Assessment Form (EAF) dated November 20,

2018 indicates that 0.9 acres of the site will be disturbed by the proposed project; and

WHEREAS, the site has access to public drinking water and is located just outside of the Onondaga County Sanitary District boundary; a new connection to the public drinking water infrastructure is proposed; per the EAF, a septic system is proposed to serve the intended house;

ADVISORY NOTES: the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; the Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to issuance of a building permit; and

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

WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that there are some wooded areas on the site:

ADVISORY NOTE: prior to future development of the site, the project should be reviewed under the State Environmental Quality Review Act (SEQRA); a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and

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

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

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

The municipality is encouraged to ensure adherence to local regulations regarding land development activities, particularly with respect to the quality of fill materials, in order to minimize negative impacts to drainage and stormwater management.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 19, 2018

OCPB Case # Z-18-377

- 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 Onondaga Town Board at the request of Town of Onondaga Town Board for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing Local Law G of 2018 to amend Chapter 285 of the Code of the Town of Onondaga to add fire stations as a permitted use in certain zoning districts within the Town subject to the issuance of a special permit, and amend provisions related to the expansion of non-conforming uses; and
- WHEREAS, the proposed local law will add the following definition to the Town of Onondaga zoning code: “Fire Station – A building and/or facility where fire engines and other fire prevention and fire suppression equipment is housed and stored including ancillary emergency medical service equipment and which serves as the base of fire prevention and fire suppression operations of firefighters and ancillary emergency medical service providers. Fire Station does not include off-site, satellite or other premises used for residential housing of firefighters or firefighter trainees”; fire stations were not previously defined in the Town code; and
- WHEREAS, the proposed local law will add Fire Station as a special permit use to the following zoning districts: Residential and Country (R-C), Onondaga Hill Business District (OHBD), Neighborhood Shopping (NS), Neighborhood Shopping – Nedrow (NS-N), Institutional (I), Commercial (C), Professional and Commercial Office (PCO), and Light Industrial (LI); given the proposed amendment, fire stations would not be permitted in the Town’s Residential (R-1, R-2, and R-3), Planned Residential (P-R), Planned Residential Community (P-RC), and Planned Economic (P-E) zoning districts; and
- WHEREAS, the proposed local law will amend the text in §285-27B(2) restricting the expansion or extension of non-conforming uses, and exempt a non-conforming fire station use located in an R-1, R-2, or R-3 district from this regulation “provided that the extension or expansion of the use occurs within the property boundaries and site of the Fire Station use existing at the time of amendment of this subsection (2) and further provided that said extension or expansion of the non-conforming use is subject to the issuance of a special permit”; and

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

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

E-mail Address: countyplanning@ongov.net

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 19, 2018

OCPB Case # Z-18-378

- 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 Onondaga Town Board at the request of Town of Onondaga Town Board for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing Local Law H-2018 amending Chapter 285 of the Code of the Town of Onondaga with respect to the definition of "Family"; and
- WHEREAS, the intent of the proposed local law is to “more fully define the definition of family – so as to put residents and the public at large on notice as to the regulation of various residential uses in the Town. It reflects the evolutionary development of the term under New York Law and is designed to clearly set forth expectations from a legislative and regulatory perspective”; and
- WHEREAS, the proposed local law will amend the definition of “Family” to read: “Persons occupying a dwelling unit and living together as a family unit. It shall be presumptive evidence that more than four persons living in a single dwelling unit who are not related by blood, marriage, domestic partnership or legal adoption do not constitute the family unit.”; and
- WHEREAS, as part of the proposed definition, criteria are listed to determine whether individuals are living together as a family unit and include A) occupants must share the entire dwelling unit and live and cook together as a single unit, precluding occupants that act as separate roomers; B) occupants must shares expenses for food, rent or ownership costs, utilities and other household expenses; C) the group must be permanent and stable as evidenced by the presence of minor dependent children, members of the household having the same address for voter registration, driver’s license, motor vehicle registration, or filing of taxes, employment in the area, the length of time living together, common ownership of furniture and appliances, or other reasonable factors; and
- WHEREAS, the proposed definition does not consider persons occupying group quarters such as a dormitory, fraternity or sorority as the functional equivalent of a family; and
- WHEREAS, regulated uses in the Town that contain the term “family” or use it in the definition, include private stable, one- and two-family dwellings, and family day care; and
- WHEREAS, zoning regulations for mobile and manufactured homes, permitted in the Residential and Country (R-C) zoning district as temporary residential quarters upon issuance of a permit, limit occupancy to the lot owner and his or her family; 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.

A motion to recommend disapproval was made by Bill Fisher and seconded by Marty Voss. The votes were recorded as follows: Daniel Cupoli - no; James Corbett - no; Lisa Dell - no; Bill Fisher - yes; Marty Voss - yes.

A motion to offer no position was made by Marty Voss and seconded by Lisa Dell. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; Lisa Dell - yes; Bill Fisher - no; Marty Voss - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 19, 2018

OCPB Case # Z-18-379

- 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 Village of Solvay Village Board at the request of Village of Solvay Board of Trustees for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing Local Law I-2018 amending Chapter 165 of the Code of the Village of Solvay to add a new section regarding alternate members to the Zoning Board of Appeals and Planning Board; and
- WHEREAS, per the Village zoning code, the Board of Appeals consists of five members who also act as members of the Planning Commission; and
- WHEREAS, per the proposed local law, "It is sometimes difficult to maintain a quorum of the Zoning Board of Appeals/Planning Board, because members are ill, on extended vacation, have a work conflict, find they have a conflict of interest situation on a specific matter before such Board or are otherwise unable to be present and participate in the business of the Zoning Board of Appeals/Planning Board for a temporary period of time"; and
- WHEREAS, per the proposed local law, the lack of quorum or voting majority can prevent official business from being conducted or delay or impede consideration of applications before the Board; to address these concerns, the proposed local law will add a new section to the Village code to allow for alternate members; and
- WHEREAS, the proposed section, §165-20.1 Alternate Member of the ZBA/Planning Board, will allow the Mayor of the Village to appoint an "alternate" member, subject to approval by the Village Board of Trustees, for a one year term; such member, if appointed, would serve when a regular member is unable to participate due to a conflict of interest, is absent or is otherwise unable to participate on an application or matter before the Board; and
- WHEREAS, per the proposed local law, the chairperson of the Zoning Board of Appeals/Planning Board may designate an alternate member to substitute for a regular member, when such regular member is unable to participate on an application or matter before the Board; the alternate member shall possess all of the powers and responsibilities of a regular member of the Board; such designation shall be entered in the minutes of the meeting at which the substitution is made; and
- WHEREAS, per the proposed local law, all provisions of State Law and Local Law relating to Zoning Board of Appeals/Planning Board members shall apply to any alternate member; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 19, 2018

OCPB Case # Z-18-380

- 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 Skaneateles Planning Board at the request of Jack Gordon for the property located at 680 Sheldon Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of the municipal boundary between the Town of Skaneateles and Cayuga County; and
- WHEREAS, the applicant is requesting a special permit to continue to use an existing barn and surrounding yard as a wedding venue / event center on three parcels totaling 108.5 acres in a Rural Residential (RR) zoning district; and
- WHEREAS, the site is located in a rural area in the Town of Skaneateles just south of Skaneateles Park North, an industrial park including office and manufacturing space for GE, Lootens Distributing, Inc., Tessy Plastics, Digital Analysis Corp., and J&B Roofing Contractors; other surrounding land uses are low density residential and agricultural land; and
- WHEREAS, aerial imagery shows the site has frontage on Sheldon Road and County Line Road, both local roads, and contains an existing stone house and barn, both of which contribute to the Carriage Barn at Frog Pond, an operating bed and breakfast and event space; the stone house (Frog Pond) was originally called Community Place and is listed on the National Register of Historic Places; there are three existing driveways on Sheldon Road, two asphalt and one gravel, with the gravel driveway serving an undelineated parking area in a field on the site; the remainder of the site (over 50 acres) is undeveloped, agricultural and forest land; and
- WHEREAS, a statement from the applicant indicates that the Carriage Barn at Frog Pond has been hosting wedding receptions for over ten years, operating seasonally between June and October on Saturdays with 11-15 receptions per year; receptions typically occur between 4pm and 11pm; there is an area on the site for tents, which are often leased and erected for events with more than 100 people; and
- WHEREAS, per the Town zoning code, recreational businesses are subject to a special permit with the threshold for major project review being 5,000 sf of building footprint or 15,000 sf of land with or without structures; the carriage barn is 2,254 sf and the remaining area available for tents and parking appears to total more than one acre; and
- WHEREAS, the site is served by individual well and septic system; no changes to the existing infrastructure are proposed; the referral notice indicates that the existing well and septic system will not be used for the special permit use as all weddings and events use temporary restroom facilities and all food is catered; an area for a restroom trailer is shown on the map of the site; and

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

E-mail Address: countyplanning@ongov.net

WHEREAS, GIS mapping shows the site may contain three small federal wetlands which appear to be associated with the ponds on the site; the existing structures and tent and parking areas all appear to be located outside of the wetland areas; and

WHEREAS, the site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper); and

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

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 19, 2018

OCPB Case # Z-18-381

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of Upstate NY Bottle & Can Retrieval Center, LLC for the property located at 2922-2948 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Meadow Brook, a county-owned drainage channel; and
- WHEREAS, the applicant is requesting a special permit to establish a bottle/can redemption center in an existing vacant commercial space in a Local Business A (BA) zoning district; and
- WHEREAS, in 2017, the Board offered no position with comment for a special permit referral (Z-17-467) from the same applicant to establish a bottle/can redemption center in an adjacent building, which was disapproved locally; the Board has also reviewed several referrals for the subject parcel, including an other authorization (Z-11-26) for new signage for Dollar General in 2011 and two special permits (Z-13-38, 214) in 2013 to modify the existing special permit for a pizza shop to allow for floor plan and signage modifications; and
- WHEREAS, the site is located along East Genesee Street, a city street, in the Eastside neighborhood of the City of Syracuse; surrounding land uses include mostly residential neighborhoods, Nottingham High School, and several commercial lots; and
- WHEREAS, per the City of Syracuse zoning ordinance, indoor recycling centers are permitted special uses in the Business, Class A zoning district; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse draft zoning map dated March 2018, the proposed zoning for this lot is Commercial (CM), which would act to "provide appropriate areas on or near major roadways that would permit the development and continued use of land for compatible commercial and service uses where access requires good vehicular circulation"; indoor recycling centers would be a special permit use in the proposed CM district with the adoption of the ReZone; and
- WHEREAS, the submitted Site Plan dated December 3, 2018 shows the site contains a large existing multi-tenant building, with Dollar General (11,014 sf) occupying one tenant space and a vacant 1,861 sf space (formerly a pizza shop) intended for the proposed East Genesee St. Bottle & Can Retrieval Center; there is a large asphalt parking lot (73 spaces) on the west side of the building, a portion of which appears to fall in the right-of-way, with two existing curb cuts onto East Genesee Street; and
- WHEREAS, the submitted survey dated March 21, 2011 shows an existing 3' wide

concrete sidewalk along East Genesee Street and an existing pylon sign (18.5' tall) in a curbed landscape island at the road front; per the local application, waivers are requested of the existing, non-compliant setbacks; the building does not meet the front yard (9.81' provided where 10' required) and side yard (2.42' provided where 4' required) setback requirements, and the parking lot does not meet front yard (0' provided where 10' required) setback requirements; and

WHEREAS, per the local application, the proposed use will operate Monday through Saturday from 9am to 6pm; the maximum number of employees on site will be 4; and

WHEREAS, the submitted building elevations show proposed signage to include a building-mounted sign (12' x 3') over the tenant space; a 6'-2¼" x 3'-8½" sign for the East Genesee St. Bottle & Can Retrieval Center is shown to be added to the pylon sign; no additional site improvements are proposed; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed;
ADVISORY NOTE: the applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, 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; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, 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);
ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

WHEREAS, GIS mapping shows the site is less than 200' north of a channelized portion of Meadow Brook; and

WHEREAS, the site may contain the Northern long-eared bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that there are no wooded areas on the site; and

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

Every municipal review provides the opportunity to reinforce and improve urban character. The Board recommends that the City, property owner and applicant work to incorporate applicable urban design concepts and recommendations from the City of Syracuse's Comprehensive Plan 2040 and the Onondaga County Settlement Plan. In particular reduced pavement, building orientation toward the sidewalk, signage scaled to a pedestrian

environment, and screening of parking areas would enhance both the appearance and walkability of this neighborhood.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 19, 2018

OCPB Case # Z-18-382

- 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 JPD Corp. for the property located at Portion of Court Street West; 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 and the site is located within 500 feet of Interstate 81, a state highway; and
- WHEREAS, the applicant is requesting that the City of Syracuse approve the abandonment of a 4,010-square foot portion of Court Street West right-of-way; and
- WHEREAS, the site is located in the City's Lakefront neighborhood with surrounding land uses including Destiny USA and several recent development projects, such as the Iron Pier Apartments and Aloft Hotel, around the Inner Harbor; and
- WHEREAS, the submitted survey shows 0.092 acres of City right-of-way along West Court Street, a city street, to be abandoned and conveyed to the adjacent parcel (117.-06-01.2) owned by JDP Corp.; aerial imagery shows the adjacent parcel (5.44 acres) is divided into two segments by West Court Street and contains additional frontage on Solar Street and North Clinton Street, both city streets; the adjacent parcel is vacant; and
- WHEREAS, a letter to the City Clerk dated November 27, 2018 indicates that an agreement was made in 2003 to effectuate the realignment of West Court Street to its current configuration; the agreement included the conveyance of lands on North Clinton Street from JDP Corp. to the City, which occurred in 2003, to allow for the street realignment, as well as the conveyance of some abandoned lands created as part of the realignment from the City to JDP Corp., which occurred in 2012; it appears that the 0.092-acre right-of-way was conveyed to the City in error and the requested land abandonment would correct that; and
- WHEREAS, the Inner Harbor area has been a target for new development in the City with recent infrastructure improvements including the installation of sidewalks, street lights, planting strips and street trees along West Court Street and Solar Street, as well as the surrounding area; and
- WHEREAS, the project is within 2,000 feet of multiple sites (IDs: C734088, C734088A, C734135, C734136, C734137, C734143) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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

E-mail Address: countyplanning@ongov.net

has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 19, 2018

OCPB Case # Z-18-383

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Village of Tully Zoning Board of Appeals at the request of David Dix for the property located at 58 State 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 State Street (Route 11), a state highway; and
- WHEREAS, the applicant is requesting an area variance to construct a carport with a 1-foot side yard setback where 10 feet is required on a 0.27-acre parcel in a Residential 3 zoning district; and
- WHEREAS, the site is located along State Street (US Route 11) in the Village of Tully with surrounding land uses including the Tully Junior/Senior High School and a mix of residential dwellings and commercial establishments; and
- WHEREAS, the submitted survey shows the site contains an existing one-story house with an attached garage, rear deck and screened porch, and a fenced backyard; there is an existing concrete sidewalk along State Street; aerial imagery shows the existing asphalt driveway has a hammerhead towards the front of the site; ADVISORY NOTE: per the NYS Department of Transportation, all existing or proposed driveways on State Street must meet Department requirements; and
- WHEREAS, the proposed carport (14' x 24') is shown in the survey to be attached to the north side of the garage and will encroach 9' into the side yard setback (10' required); and
- WHEREAS, the site is served by public drinking water and Village sewers; no changes to the existing infrastructure are proposed; per the survey, there is a 10' sewer right-of-way at the front of the site that crosses the driveway and hammerhead; and
- WHEREAS, the site is located over, or immediately adjoining, the Cortland-Homer-Preble sole source aquifer (SSA), supplying at least 50% of the drinking water consumed in the overlying area, and primary and principal aquifers (per EAF Mapper); and
- WHEREAS, the project is within 2,000 feet of a site (ID: B00202) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.

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