



Onondaga County Planning Board

December 23, 2015

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

I. ATTENDANCE

MEMBERS PRESENT

Douglas Morris
Daniel Cupoli
Robert Jokl
Robert Antonacci
James Corbett
Chester Dudzinski, Jr.
Brian Donnelly

STAFF PRESENT

Don Jordan, Jr
Megan Costa
Gilly Cantor
Robin Coon

GUESTS PRESENT

Bill Fisher
Michael Byrne
Steven Calocerinos
Tom Blair

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on December 23, 2015.

III. MINUTES

Minutes from December 2, 2015 were submitted for approval. Daniel Cupoli made a motion to accept the minutes. James Corbett seconded the motion. The votes were recorded as follows: Douglas Morris - yes; Daniel Cupoli - yes; Robert Jokl - yes; Robert Antonacci - yes; James Corbett - yes; Chester Dudzinski - yes; Brian Donnelly - yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-15-91	TOnoPB	<i>Modification</i>	S-15-92	TDewPB	<i>No Position With Comment</i>
S-15-93	TFabPB	<i>No Position With Comment</i>	S-15-95	CSyrPB	<i>No Position With Comment</i>
S-15-96	VCamVB	<i>Modification</i>	Z-15-419	TEIbZBA	<i>Modification</i>
Z-15-434	VMarVB	<i>No Position With Comment</i>	Z-15-435	CSyrZBA	<i>No Position With Comment</i>
Z-15-436	CSyrPB	<i>No Position</i>	Z-15-437	VLivVB	<i>No Position With Comment</i>
Z-15-438	CSyrPB	<i>Approval</i>	Z-15-439	CSyrZA	<i>No Position With Comment</i>
Z-15-440	CSyrPB	<i>No Position With Comment</i>	Z-15-441	TOnoZBA	<i>No Position With Comment</i>
Z-15-442	VLivPB	<i>Modification</i>	Z-15-443	CSyrPB	<i>No Position</i>
Z-15-444	VSkaVB	<i>No Position</i>	Z-15-445	VFayPB	<i>Modification</i>
Z-15-446	TVanPB	<i>Modification</i>	Z-15-447	TDewPB	<i>No Position With Comment</i>
Z-15-448	TEIbTB	<i>No Position</i>	Z-15-449	TEIbTB	<i>No Position</i>
Z-15-450	VCamVB	<i>No Position With Comment</i>	Z-15-451	VCamVB	<i>Modification</i>
Z-15-452	TSpaZBA	<i>Modification</i>			



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 23, 2015

OCPB Case # S-15-91

- 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 Town of Onondaga Planning Board at the request of Anthony J. Jones for the property located at 4120 Sentinel Heights Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Sentinel Heights Road, a county road; and
- WHEREAS, the applicant is proposing to convert three parcels totaling 8.6 acres into two new lots in a Residential and Country (R-C) zoning district; and
- WHEREAS, the Preliminary Plan revised November 23, 2015 shows vacant proposed New Lot 1 (3.012 acres) and proposed New Lot 2 (4.741 acres) to contain an existing two-story frame house with concrete block garage and an existing concrete block building with a collapsed roof which is currently located on its own non-conforming lot; and
- WHEREAS, the plan shows both lots with frontage on Sentinel Heights Road; an existing gravel driveway is shown on proposed New Lot 1 which meets Sentinel Heights Road at the intersection with Dave Tilden Road, a local road; and
- WHEREAS, the plan shows proposed New Lot 2 with two existing driveways on Sentinel Heights Road, one serving the house and one serving the concrete block building; any existing or proposed access to Sentinel Heights Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the plan shows a 30' wide permanent easement to National Grid at the rear of the site (primarily on proposed New Lot 1) which connects the adjacent National Grid substation to an adjacent parcel containing overhead wires; a reputed gas line is shown on the easement with a 200' buffer, noting "any new residential foundation constructed within 200' of a gas main should be constructed as a poured concrete foundation"; and
- WHEREAS, the approximate location of a creek is shown crossing the eastern corner of proposed New Lot 1; National Wetland Inventory Maps indicate the potential presence of federal wetlands on the adjacent substation parcel; the New York State Department of Environmental Conservation Environmental Assessment Form (EAF) Mapper indicates the stream is a high water-quality tributary of Rush Creek which supplies drinking water sources; and
- WHEREAS, the EAF Mapper indicates that the site is in an archeological sensitive area and may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; and
- WHEREAS, the EAF indicates the Town of Onondaga Planning Board, acting as Lead Agency pursuant to SEQR, has determined that the proposed action will not result in any significant adverse environmental impacts; and

WHEREAS, the plan shows a 66' wide Onondaga County Water Authority Easement along the rear of both proposed lots; and

WHEREAS, the EAF dated November 23, 2015 notes the existing home is served by private water and septic, and the vacant parcel will be served by public water and private septic; the site is located outside the Onondaga County Sanitary District; and

WHEREAS, the plan shows a well and the approximate location of an existing septic system on proposed New Lot 2; per the Onondaga County Health Department, a septic system has been approved for proposed New Lot 1; and

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

Per the Onondaga County Department of Transportation, the gravel access at the southwest corner of proposed New Lot 1 must be removed. The Town and applicant must contact the Department at (315) 435-3205 to coordinate any existing or proposed access to Sentinel Heights Road, and the plan must be modified to reflect all driveway requirements.

The Board also offers the following comments:

1. Per the Onondaga County Department of Transportation, the Town and applicant are advised that no permanent structures are allowed in the Sentinel Heights Road right-of-way, and no additional access to proposed New Lot 2 will be permitted unless one of the two existing accesses are removed.
2. The site plan for proposed New Lot 1 should take into consideration the location of any existing constraints on site when selecting a location for the proposed residence, including gas lines, nearby high water-quality streams, and endangered species and/or associated habitats.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 23, 2015

OCPB Case # S-15-92

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of DeWitt Planning Board at the request of Andrews Farm Subdivision for the property located at 265 & 300 Andrews Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Route 481, a state highway; and
- WHEREAS, the applicant is proposing to subdivide a 42.58-acre parcel in a Residential (R-1) zoning district into three new lots, one containing existing radio towers, one containing an existing residence, and one for a proposed soccer field for Manlius Pebble Hill School; and
- WHEREAS, the Board previously offered no position on a subdivision referral (S-06-130) and recommended modification of accompanying site plan and special permit referrals (Z-06-361 and 362) to create a 13.7-acre lot for athletic fields, requiring wetlands and buffers to be shown on the plan, a lighting plan to ensure no spillover or glare, and consultation with the New York State Canal Corporation regarding the potential use of buses or heavy equipment on the Andrews Road bridge that crosses the feeder to Butternut Creek; and
- WHEREAS, the Preliminary Plan revised November 16, 2015 shows four existing radio towers and a 21' x 17' building on proposed Lot 1 (14.73 acres); a two-story frame house, detached garage, barn, silo, and pool area on proposed Lot 2 (14.77 acres); and vacant land on proposed Lot 3 (12.68 acres); an easement is shown on proposed Lot 2 which covers the distance of the ground antenna wires from one of the radio towers on proposed Lot 1; and
- WHEREAS, the plan shows all three proposed lots with frontage at the dead end of Andrews Road, a local road, and proposed Lot 2 with rear frontage on Interstate Route 481; a tarvia driveway on Andrews Road serves proposed Lot 1 and a drive on Andrews Road leads across a bridge over Butternut Creek back to the residence on proposed Lot 2; Butternut Creek runs north/south through proposed Lots 1 and 2; and
- WHEREAS, the plan shows the location of 100 year flood zones occupying the majority of proposed Lots 1 and 3 and the undeveloped portion of proposed Lot 2; and
- WHEREAS, the plan further shows the location of state wetlands on proposed Lot 1 and a sliver along the southern boundary of proposed Lot 3; and
- WHEREAS, per the plan and aerial photography, proposed Lot 3 is located behind a Niagara Mohawk Power Corporation substation and contains cleared land; no further information regarding the proposed soccer field was submitted at this time; and

WHEREAS, the site is served by public water and the Environmental Assessment Form notes the existing residence is served by private septic; the site is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; and

WHEREAS, the plan shows the approximate location of a forced sewer main and accompanying easement leading along Andrews Road and back through proposed Lot 2 and further east under Interstate Route 481; 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:

Given 100-year flood plain on proposed Lot 3 and the proximity to Butternut Creek, the Board strongly encourages site planning which minimizes the addition of pavement, incorporates green infrastructure and landscaping where possible, and ensures the adjacent residential parcel and state right-of-way are well-buffered from potential noise, light, and other potential impacts.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 23, 2015

OCPB Case # S-15-93

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of Fabius Planning Board at the request of Paul Sheneman for the property located at 5799 & 5815 New York State Route 80; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of New York State Route 80 and New York State Route 91, both state highways, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing a lot line adjustment between two existing parcels totaling 35.54 acres in an Agricultural (A-1) zoning district; and
- WHEREAS, the Subdivision Map shows proposed revised tax parcel 103.-01-29.0 (32.41 acres) to contain an existing building and driveway on New York State Route 80 near the intersection of New York State Route 91; 60' of frontage on Route 80 is shown; and
- WHEREAS, the map shows proposed revised tax parcel 103.-01-10.0 (3.13 acres) to contain an existing building, shed, and driveway on Route 80; 125' of frontage on Route 80 is shown; and
- WHEREAS, per aerial photography, the proposed parcels otherwise contain vacant wooded land and are surrounded by wooded land, active farmland, and residences; and
- WHEREAS, the Onondaga County Agricultural Districts map shows the site and surrounding parcels are located in New York State Agricultural District 4; and
- WHEREAS, the site is served by private water and septic is located outside the Onondaga County Sanitary District; and

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

1. The Town and applicant are advised to contact the New York State Department of Transportation if any improvements to the existing driveways on Route 80 are proposed, and that any work within the State right-of-way requires a highway work permit.
2. The Town is advised to ensure legal permissions are in place if the existing driveway apron on tax parcel 103.-01-29.0 encroaches on the adjacent parcel to the west.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 23, 2015

OCPB Case # S-15-95

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SUBDIVISION from the City of Syracuse Planning Commission at the request of Lamacchia Realty, LLC for the property located at 932, 936, 944, 962 & 966 West Genesee Street & 516-518, 520-522 & 524 North Geddes Street; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Interstate Route 690, a state highway; and
- WHEREAS, the applicant is proposing to combine five parcels containing an existing auto dealership (Lamacchia Honda) into a new 2.3-acre lot in a Commercial Class A (CA) zoning district; and
- WHEREAS, the Resubdivision Map dated September 21, 2015 shows an existing one-story masonry building and a one and two-story masonry building on proposed New Lot 'B-1' at the corner of North Geddes Street and West Genesee Street, both city streets; the map further indicates the applicant owns a number of additional parcels along West Belden Avenue which are not part of the proposed subdivision; and
- WHEREAS, per the city application, one building is the old sales and service center which is now used only for service, and the other building is the new sales and service center; and
- WHEREAS, per aerial photography, the overall site has three curb cuts on West Genesee Street and two on North Geddes Street, all of which are blocked by display vehicles except the central driveway on West Genesee Street; and
- WHEREAS, aerial photography shows minimal landscaping on site, wide sidewalks and some street trees along the West Genesee Street frontage, and inconsistent sidewalks along the North Geddes Street frontage; and
- WHEREAS, per the Syracuse Land Use & Development Plan 2040, the site is located in a Suburban Commercial character area which is defined as a major transportation corridor; this character area allows for parking in the setback and encourages design regulations which ensure large parking lots include pedestrian circulation routes connected to sidewalks, adequate landscaping, space for public transit stops, and aesthetically pleasing buildings; and
- WHEREAS, the site is served by public water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; and

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

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

E-mail Address: countyplanning@ongov.net

The City and applicant are encouraged to work together to meet the encouraged design standards for this area, including improving the condition of sidewalks along North Geddes Street and incorporating additional landscaping on site.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 23, 2015

OCPB Case # S-15-96

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Village of Camillus Village Board at the request of Camillus Mills, LLC for the property located at 52-54 West Genesee 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 Newport Road, a county road; and
- WHEREAS, the applicant is proposing to convert three parcels totaling 4.43 acres into two new lots as part of a project to redevelop the former Camillus Cutlery site for commercial, retail, and residential use in a proposed Planned Development District (PDD); and
- WHEREAS, the Board is concurrently reviewing a zone change referral from Commercial to the proposed PDD for the site (Z-15-450) and a special permit request for the project (Z-15-451); and
- WHEREAS, per the Master Plan and proposed PDD application, the PDD will encompass two proposed lots, a West Parcel which contains the existing 42,000 square foot former Camillus Cutlery headquarters building, and an East Parcel which contains the remaining lands along Nine Mile Creek; per the application and plan, the PDD will allow a productive economic reuse of the Camillus Cutlery building to include approximately 29 apartments, 7,000 square feet of retail, office, and related commercial space for approximately 20 to 30 employees, a proposed pavilion and rear entry walk, and 80 parking spaces; and
- WHEREAS, plans indicate eventual objectives are to develop the East Parcel for mixed-use in a scale and architectural style compatible with the West Parcel, with the timing and feasibility of a second phase not yet determined; the master plan shows a possible future development area and a potential future creekwalk along Nine Mile Creek; and
- WHEREAS, per the Master plan and aerial photography, the site is located in the historic mixed-use village center adjacent to a residential neighborhood along North Street with rear yards overlooking the site; plans show two frontages on North Street: a narrow band which contains an existing concrete path/stairway leading into the site between an existing multi-family residence and the Solvay Bank parking lot, and 75' of frontage between the multi-family residence and a single-family residence which is proposed to be buffered with dense plantings and a post and chain fence; and
- WHEREAS, per aerial photography and the Master Plan, the site would utilize existing access to West Genesee Street, a local road in this location, and narrow and delineate the existing access on Newport Road; any existing or proposed access to Newport Road must meet the requirements of the Onondaga County Department of Transportation; the PDD application notes that traffic will

increase over existing amounts, however will remain under the historic levels which existed during peak operation of Camillus Cutlery; and

WHEREAS, the Environmental Assessment Form dated December 11, 2015 indicates the redevelopment will be supported under the New York State Historic Preservation Office (NYSHPO) historic tax credit program and will include environmental remediation as part of New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program; and

WHEREAS, the EAF notes 2.05 acres will be physically disturbed by the project; the PDD application states the existing site is largely paved and impervious, and that existing drainage patterns which convey stormwater run-off from the western and southwestern portions of the property to the east will be maintained and mitigated with stormwater management facilities per NYSDEC regulations; NYSDEC data indicates that land along Nine Mile Creek within the Town of Camillus (but outside the Village) is in a Critical Environmental Area in order to provide groundwater protection; and

WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that the land along Nine Mile Creek is in a Special Flood Hazard Area (SFHA); preliminary updated FIRM data released in June 2008 shows that the majority of lands on the East Parcel are anticipated to be added to the SFHA once maps are finalized; and

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

WHEREAS, the PDD application notes the site has existing public water and sewer service; a survey indicates the presence of existing and proposed Village sewer easements on site, and an Onondaga County Water Authority easements on the Solvay Bank site; and

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

WHEREAS, the PDD application indicates approximately 3.4 acres of public open space to be maintained by the developer; the Master Plan shows proposed tree-lined connections from existing Village sidewalks back to the building and parking lots on the Western Parcel; 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 discuss a limited traffic study to be completed for the proposed project and any resulting mitigation measures required. The scope of the study must include a gap analysis at the northern access on Newport Road and turning movements at the Newport Road and Main Street intersection in order to determine level of service at the traffic signal and make timing adjustments if necessary.
2. The municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department.

The Board also offers the following comments:

1. Per the Onondaga County Department of Transportation, the Village and applicant are advised that any future development of the East Parcel will require a full buildout Traffic Impact Study.
2. The Village and applicant are advised that a permit will be required from the Onondaga County Department of Transportation for any proposed driveways and prior to any proposed work within a county road right-of-way.
3. The Board strongly advises the Village and applicant to consider the safety of left turn movements onto West Genesee Street and the potential for stacking onto West Genesee Street due to the small throat of the driveway and south parking area.
4. The Board recommends onsite lighting that is sensitively designed which limits harsh glare and does not spill over onto neighboring parcels.
5. The Village and applicant are encouraged to consider dedicating an easement or right-of-way on the East Parcel as part of the PDD creation for future Creekwalk development and/or parkland along Nine Mile Creek. The Board further advises requiring the incorporation of landscape screening on the East Parcel until future development occurs, in order to buffer and protect the creek and improve community appearance in the village.
6. The municipality is encouraged to minimize exposure to damage from natural hazards and uphold local flood ordinance requirements, as required for good standing in the National Flood Insurance Program, by ensuring that any proposed development would not negatively affect drainage patterns in or near the floodplain.
7. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
8. The Onondaga County Water Authority (OCWA) recommends that the

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E-mail Address: countyplanning@ongov.net

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 23, 2015

OCPB Case # Z-15-419

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Elbridge Zoning Board of Appeals at the request of Joseph Bisignano for the property located at 631 Cooper Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Stevens Road and Cooper Road, both county roads, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is requesting an area variance to construct an accessory building in front a proposed house on a 22.77-acre lot in an Agricultural (A) zoning district; and
- WHEREAS, the Board previously recommended modification of a final subdivision referral to create this lot and two additional lots, requiring coordination with the Onondaga County Department of Transportation regarding existing and proposed driveway access, and encouraging the identification of potential environmental features on site prior to future development of the proposed lots; and
- WHEREAS, per aerial photography, the eastern portion of the site contains an existing barn with farm access to Cooper Road; and
- WHEREAS, per aerial imagery submitted with the referral, a house and garage are proposed on the western portion of the site set back a considerable distance from the Cooper Road frontage; no further plans were submitted with the referral; and
- WHEREAS, a proposed driveway is hand drawn leading from the proposed structures to the existing farm entry on Cooper Road; any existing or proposed access to Cooper Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that a tributary of Cross Lake bisects the northern portion of the site, and the site may contain federal wetlands; and
- WHEREAS, per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; the applicant must obtain appropriate permits from the U.S. Army Corps of Engineers for any proposed development or drainage in federal wetlands on site; and
- WHEREAS, the EAF Mapper states that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered, and the site is located in an archaeological sensitive area; and

WHEREAS, the site is located outside the Onondaga County Sanitary District; per the Onondaga County Health Department, a septic system has been approved to service this property; and

WHEREAS, aerial photography and the Onondaga County Agricultural Districts map show the site is located near farmed properties, some of which are located in New York State Agricultural District 3; and

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

The Town and applicant must contact the Onondaga County Department of Transportation at (315) 435-3205 regarding existing and proposed access to Cooper Road, and the plan must be modified to reflect all driveway requirements.

The Board also offers the following comments:

1. The Town and applicant are advised that access location will be determined by the availability of sight distance, and a permit will be required 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 site plan should take into consideration the location of any potential streams, wetlands, endangered species, and/or associated habitats on site when selecting a location for the proposed residence and garage. The applicant is also advised to contact the U.S. Army Corps of Engineers and/or the New York State Department of Environmental Conservation to obtain appropriate permits as necessary.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 23, 2015

OCPB Case # Z-15-434

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Village of Marcellus Village Board at the request of Village of Marcellus for the property located at 27 Maple Street; 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 the site is located within 500 feet of the municipal boundary between the Village of Marcellus and the Town of Marcellus; and
- WHEREAS, the applicant is proposing to amend the Village Zoning Code to allow libraries and associated parking as a permitted use in the Residential Class C (RC) zoning district, and to change the zoning district from Residential Class A (RA) to RC on a 0.67-acre parcel adjacent to an existing library, in order to allow a proposed parking lot; and
- WHEREAS, per the local law, the RC district will be amended to allow “libraries operated by certified not-for-profit entities” as a permitted use and “off-street parking for libraries as required to reasonably accommodate the number of expected patrons” as a permitted accessory use; and
- WHEREAS, per village code, accessory uses must be located on the same lot as the principal use they serve; per a message from the Village Attorney on December 14, 2015, the Village intends to combine the library parcel and subject parcel; and
- WHEREAS, per the Village Zoning Map, there are several areas zoned RC in the Village which are generally located along or near Nine Mile Creek and include existing or proposed housing sites; and
- WHEREAS, the local law further notes the Village Zoning Map will be amended to change the zoning on the subject parcel from RA to RC; and
- WHEREAS, per aerial photography, the subject parcel is located across a private right-of-way from the existing public library along Nine Mile Creek and has wooded rear frontage at the dead end of Chrisler Street, a local road; surrounding parcels include single-family residential, apartments, and senior housing; and
- WHEREAS, preliminary FEMA Flood Insurance Rate Maps (FIRM) data released in June 2008 shows that a portion of this parcel will be within a Special Flood Hazard Area (SFHA) once maps are finalized; and
- WHEREAS, the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and
- WHEREAS, the Environmental Assessment Form (EAF) indicates the Village of Marcellus,

acting as Lead Agency pursuant to SEQR, has determined that the proposed action will not result in any significant adverse environmental impacts; and

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

1. Given FEMA Flood Insurance Rate Maps (FIRM) data indicating that a portion of the subject parcel will soon be added to the 100-year flood plain, the Board strongly encourages the Village and applicant to work to minimize the addition of pavement and to incorporate green infrastructure and landscaping where possible, in order to minimize stormwater runoff in a floodplain.
2. The Board further advises the Village to consider extending Chrisler Street to connect to the proposed parking lot parcel in order to improve interconnectivity and safety in this location.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 23, 2015

OCPB Case # Z-15-435

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a USE VARIANCE from the City of Syracuse Board of Zoning Appeals at the request of JC Landfund, LLC for the property located at 530 South Clinton Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of the Clinton Wastewater Storage Facility, a county-owned facility; and
- WHEREAS, the applicant is requesting a use variance to construct a one-story dog daycare facility on a portion of a 1.3-acre lot in a Central Business-General Service A (CBD-GSA) zoning district; and
- WHEREAS, per city code, animal kennels are not included as a permitted use in this district; and
- WHEREAS, per the referral materials and aerial photography, the project site is located at the southern end of an irregularly-shaped parcel along the railroad tracks which contains parking and the old train station which currently contains offices; surrounding uses are apartment buildings, offices, and associated parking; recent referrals indicate renovations are planned for an adjacent 23-story apartment building (Z-15-385) and the nearby mixed-use redevelopment of the former Sibley's building (Z-15-324); and
- WHEREAS, the Site Plan dated November 18, 2015 shows a proposed 4,006 square foot building with 3,500 square feet of adjacent green space on the above-grade parking lot along the tracks; new guard rails and a new stairway are shown along/leading down to the adjacent existing parking lot below at grade with South Clinton Street; three new shade trees are also shown along South Clinton Street behind existing concrete walks; and
- WHEREAS, the Elevations dated November 18, 2015 show a large glass entryway, vertical red metal siding, and horizontal metal siding along the top and underneath window openings; and
- WHEREAS, a letter to the City dated November 20, 2015, the business will operate from 7am to 7pm on weekdays, with no weekend or overnight boarding; the letter further notes there will be approximately 3-5 employees on site and the building will be acoustically treated; and
- WHEREAS, the plan shows an existing curb cut from the parking area onto South Clinton Street, a city street; the letter notes customers will access the site via the proposed staircase or an existing vehicle ramp north of the building site from South Clinton Street; it is unclear if vehicles using the ramp will be able to utilize the existing parking in that area; and
- WHEREAS, the site has access to public water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; and

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

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

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

The City is advised to ensure permanent access and parking agreements are in place for the proposed business, given the proposed multiple primary uses of the parcel.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 23, 2015

OCPB Case # Z-15-436

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a THREE-MILE LIMIT from the City of Syracuse Planning Commission at the request of JDDCLF Properties, LLC for the property located at 6739 Myers Road; and
- WHEREAS, the site is located within three miles of the City of Syracuse and subject to the extra-territorial jurisdiction of the City of Syracuse under the three-mile limit rule and the site is located within 500 feet of Interstate Route 481 and the New York State Thruway (Interstate Route 90), both state highways, and Fly Road, a county road; and
- WHEREAS, the applicant is proposing to subdivide a 3.2-acre parcel into two new lots, Lot 1 (1.342 acres) and Lot 2 (1.861 acres), in a High Tech (H-T) zoning district as part of a project to construct a law office building on proposed Lot 2; and
- WHEREAS, the Board previously recommended modification of a site plan referral (Z-15-180) and a subsequent subdivision referral (S-15-52) for the project, with requirements regarding drainage, lighting, and headlight screening, and offering comments on signage near the Thruway, water, wastewater, and endangered species; and
- WHEREAS, the Preliminary/Final Plan dated March 12, 2005 shows the proposed vacant lots which currently contain trees and brush located at the edge of the New York State Thruway and Interstate Route 481; per aerial photography, the site is located in a primarily commercial area, however several remaining houses are located directly across from the site set back from the road; and
- WHEREAS, the previously submitted Site Layout Plan dated May 4, 2015 (Z-15-180) showed the proposed office building, two proposed parking lots for a total of 47 spaces, and 6' concrete sidewalks around the building leading to the front entrance and a rear entrance and 20' x 30' brick paver patio; and
- WHEREAS, the site plans showed the site with a proposed 24' driveway on Myers Road, a local road which dead ends at Interstate Route 481; the subdivision plan shows a 30' x 30' Town of DeWitt Easement at the southeastern corner of the site, which contains a pump station and gravel drive onto Myers Road; and
- WHEREAS, the Environmental Assessment Form dated December 4, 2015 indicates 1.5 acres will be physically disturbed by the project and that stormwater discharges will be managed on site with a proposed stormwater basin along Myers Road; and
- WHEREAS, the proposed project may disturb one acre or more of land and must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the DEC Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System

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(MS4) municipality, and the applicant must consult with the municipal engineer to ensure conformance of construction plans with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the New York State Department of Environmental Conservation Bureau of Water Permits; the proposed project is located within the Onondaga Lake watershed and the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual as specified in the SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001); and

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

WHEREAS, the site has access to public water and sewer and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; and

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

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

WHEREAS, prior referral materials indicated that the project would require an area variance to install more highway-facing signage than is permitted by code, with brand wall signage proposed on the eastern and southern facades, and further indicated plantings and lawn would be installed around the proposed building and trees would be installed along the proposed driveway; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 23, 2015

OCPB Case # Z-15-437

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Village of Liverpool Village Board at the request of Village of Liverpool Board of Trustees / Village of Liverpool Planning Board for the property located at 1225 Tulip Street and the adjacent parcel; 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 the site is located within 500 feet of Tulip Street, a county road, and Interstate Route 90 (New York State Thruway), a state highway; and
- WHEREAS, the applicant is proposing a local law to change the zoning district from Single-Family Residential (R-1) to Multiple-Family Residential (R-3) on a 0.845-acre lot, as part of a project to construct an a 135-unit apartment complex on the subject lot and an adjacent 6.18-acre parcel which is currently zoned R-3; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-15-442) for the apartment complex construction; and
- WHEREAS, per aerial photography, the parcels currently contain vacant wooded land just north of the New York State Thruway; 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, per village code, one-, two- and multi-family housing uses are permitted by right in the R-3 district, and the following are allowed by special permit only: schools, religious uses, utility structures, day-cares, family and other care homes, bed-and-breakfasts, and home occupations (in one- or two-family dwellings); and
- WHEREAS, the referral included two conceptual layouts for the proposed apartment complex; both show 3 three-story proposed buildings with 45 units each on the larger parcel, a proposed rental office & laundry building (35' x 40') on the smaller parcel, and approximately 190 parking spaces across several surface parking lots on both parcels; one proposed layout includes two buildings parallel to and abutting the rear yards of the adjacent neighborhood to the north and one building along the Thruway frontage; the other proposed layout includes one building perpendicular to the adjacent neighborhood and two buildings closer to the Thruway frontage; floor plans indicate 15 units per floor of each building: 1 studio, 9 one-bedrooms, 4 two-bedrooms, and 1 three-bedroom; and
- WHEREAS, plans show the smaller parcel located along Tulip Street, and the larger parcel located essentially landlocked behind it; all access would occur from a

proposed driveway on Tulip Street, the location for which has been approved by the Onondaga County Department of Transportation; Donald Place, a local street serving the adjacent subdivision to the north in the Town of Salina, is shown to dead end at an existing tree line separating the neighboring lots from the site; the referral materials indicate a secondary gated emergency-only access would be provided via Donald Place; and

WHEREAS, the referral materials indicate the developer has engaged the services of a consultant to conduct a traffic impact study, in coordination with the Onondaga County Department of Transportation; per the Central New York Regional Transportation Authority (CENTRO) route maps, it appears the nearest transit line is 500 to 1,000 feet to the east along Tulip Street at the intersection with Commerce Boulevard; and

WHEREAS, per aerial photography, sidewalks are present on both sides of Tulip Street within the Village and end prior to the Commerce Boulevard intersection; plans show sidewalks leading from Tulip Street into the proposed complex and around the parking lot and buildings; one of the proposed layouts includes an interior sidewalk network around three potential stormwater management ponds; proposed trees, evergreen screening, and shrub and ornamental landscaping are shown around the site to buffer the adjacent residential lots; and

WHEREAS, the Environmental Assessment Form completed for the project on June 11, 2015 indicates 6 acres will be physically disturbed by the project and that a NYSDEC SPDES Stormwater Permit will be required; plans show at least two proposed potential stormwater management areas, which the EAF indicates will be approximately an acre in surface area with runoff conveyance west to Sawmill Creek; per the New York State Thruway Authority, standing water has been an issue on the parcel and the west end of the site contains a major Thruway drainage easement carrying water from the Thruway north to the Liverpool Bypass; and

WHEREAS, the EAF and local application note the presence of a federal wetland on site, the location of which is also noted in the Village of Liverpool Comprehensive Plan; National Wetlands Inventory information classifies the 3.13-acre wetland as having seasonal flooding for extended periods and near-saturated substrate soils for much of the growing season; NYSDEC data further indicates the presence of state and a potential additional federal wetland on the opposite side of the Thruway, with a state wetland check zone extending into the project site; and

WHEREAS, the EAF also notes the site is located in an archaeological sensitive area; the NYSDEC EAF Mapper further indicates the site may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the NYS DEC if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and

WHEREAS, per a conversation with the Village Attorney on December 10, 2015, the site has access to public water and there are two potential options for wastewater management: 1) to extend sewer lines down Donald Place, which would flow to the Wetzell Road Wastewater Treatment Plant service area and would require an acceptance of flow from the Town of Salina, or 2) to connect to Village of Liverpool sewers, which may have lines nearby; per the Onondaga County Department of Water Environment Protection, the project shall comply with

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

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

Should the Village approve the zone change, the plan for the next stage of development should include the following and the Village is encouraged to resubmit a site plan referral for the project as plans are revised and finalized:

1. The Village and applicant must contact the New York State Thruway Authority to provide a drainage study and plans to mitigate run-off from this development, and this study may need to include the Thruway drainage south and west of this site.
2. A site lighting plan must be provided to the New York State Thruway Authority for review, and site lighting must be designed so as not to affect Thruway patrons.
3. The Village and applicant are advised that the Thruway Authority will not install any noise abatement for developments built after the Thruway was constructed, so consideration should be made by the developer to mitigate Thruway noise for the proposed development.
4. The Village and applicant are advised that any plans for signage for this development may require and Ad Device Permit from the New York State Thruway Authority.
5. The Village and applicant must continue to coordinate with the Onondaga County Department of Transportation regarding the scope of the traffic study, proposed access to Tulip Street, and any permits for driveways and/or work in the County right-of-way. The applicant must complete any appropriate mitigation as may be determined by the Department, and the plan must be modified to reflect all Department requirements.
6. The municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department.
7. The applicant must submit a lighting plan to be approved by the Onondaga County Department of Transportation to ensure there is no glare or spillover onto the County right-of-way.
8. The Village is strongly advised to require a viable wastewater disposal plan for this site prior to approving any site plans, and the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine

sewer availability and capacity.

9. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.

10. The Board recommends that the applicant contact the U.S. Army Corps of Engineers and the New York State Department of Environmental Conservation to determine the location of wetlands, endangered species and/or associated habitats on site in order to ensure that the proposed project avoid negative environmental impacts to the extent possible, and/or to obtain appropriate permits as necessary, prior to the Village approving any plans for this project.

11. The Board strongly advises the Village to consider a full cross-connection between the proposed apartment complex and Donald Place, in order to improve mobility and increase interconnectivity between residential developments.

12. The Board further encourages site planning which takes into consideration bicycle and pedestrian connectivity to nearby transit, landscape buffering for adjacent residential parcels and along the Thruway to minimize noise and visual impacts, green infrastructure to minimize impervious surfaces, and the incorporation of usable open space for residents.

13. The Village and applicant are encouraged to continue coordinating with the Town of Salina during the site planning process and to provide notice of the public hearing as required by General Municipal Law.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 23, 2015

OCPB Case # Z-15-438

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a OTHER AUTHORIZATION from the City of Syracuse Planning Commission at the request of Autorow Realty, LLC for the property located at 666-668 West Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law and the site is located within 500 feet of Interstate Route 690, a state highway; and
- WHEREAS, the applicant is proposing to implement a Save the Rain project mitigate combined sewer overflow on an abandoned 30' x 188' portion of land along Leavenworth Avenue in a Commercial Class A (CA) zoning district; and
- WHEREAS, per a Land Survey dated October 15, 2015, the proposed area to be abandoned is located at the corner of West Genesee Street and Leavenworth Avenue, both city streets, and would be an extension of an existing abandoned portion of Leavenworth Avenue on adjacent portion of the block north of West Genesee Street; and
- WHEREAS, a Site Plan & Details dated October 25, 2015 shows the parcel, including the proposed abandoned portion, contains an existing parking lot to be converted to a new porous asphalt lot; and
- WHEREAS, aerial photography shows the parcel is located along the commercial West Genesee Street corridor next to another surface parking lot housing car sales inventory and an HVAC business and service yard; and
- WHEREAS, plans indicate the site has one curb cut each on Leavenworth Avenue and West Genesee Street, concrete sidewalks, and one curbed landscape bed with three trees; and
- WHEREAS, the site is located in the Metropolitan Wastewater Treatment Plant service area, in an area tributary to active combined sewer overflows; and

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

The Board encourages the City and applicant to consider incorporating additional landscaping on site as part of this project.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 23, 2015

OCPB Case # Z-15-439

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Zoning Administration at the request of Duane Sauro for the property located at 412-414 Pearl Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law and the site is located within 500 feet of Interstate Route 81 and Interstate Route 690, both state highways; and
- WHEREAS, the applicant is requesting a Project Site Review to make exterior alterations to an existing mixed use building on a 0.09-acre lot in a Central Business-General Services (CBD-GS) zoning district, as part of a project to subdivide the first floor of the building to accommodate two tenants; and
- WHEREAS, the Proposed First Floor Plan revised November 28, 2015 shows an existing 3,956 square foot building fronting the sidewalk along Pearl Street, a city street; the building is shown to occupy the entire parcel; and
- WHEREAS, the plan and accompanying elevations indicate two proposed retail tenants with the exterior façade to be renovated for a second retail storefront with new windows and an entrance; the referral materials note no changes to the second floor are proposed; and
- WHEREAS, the elevations show an existing projecting sign, a proposed 4' x 3' projecting sign, and a new 19' x 2' wall sign to be located above the proposed new windows; the referral materials note signage text will be determined when the tenant is known; and
- WHEREAS, the site is served by public water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); unless it can be demonstrated that anticipated flows will not exceed previous flows, the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment

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Protection documenting the offset plan; and

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

The Board encourages the City and applicant to consider reducing the scale of the proposed wall signage to be more in keeping with a pedestrian urban environment.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 23, 2015

OCPB Case # Z-15-440

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of Trillium Wellness Center, LLC for the property located at 2815 Erie Boulevard East; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Erie Boulevard East, a state highway; and
- WHEREAS, the applicant is requesting a special permit to operate a physical fitness center including licensed massage and chiropractic services in an existing vacant building on a 2.14-acre lot in an Industrial Class A (IA) zoning district; and
- WHEREAS, the Site Plan (undated) shows an existing building with 18 parking spaces in the front and 65 parking spaces in the back; the plan shows an undeveloped portion of the parcel extending east behind the adjacent parcel (formerly Koto Japanese Steakhouse); and
- WHEREAS, per a Justification of Waiver document from the applicant, 83 total parking spaces are proposed where 86 may be required; the applicant notes that at its current location, the business does not exceed use of 50 spaces at any one time; and
- WHEREAS, the plan shows an existing driveway on Erie Boulevard East, which must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, per the city application, hours of operation would be 5:30am - 9:00pm Monday through Friday and 8:00am - 4:00pm on weekends; and
- WHEREAS, the plan shows a 10' wide and a 15' wide easement along part of the rear boundary of the site; and
- WHEREAS, wetland maps indicate the potential presence of state wetlands and/or the 100-foot state wetland buffer on the adjacent property; and
- WHEREAS, the site is served by public water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any

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

WHEREAS, elevations show a proposed 3' x 10' wall sign; no further details regarding illumination or materials were submitted; and

WHEREAS, aerial photography shows some green and landscaping beds at the front of the site and existing sidewalks with no separation from the road; and

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

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

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
3. The City is encouraged to consider dedicating land at the rear of the parcel for future right-of-way access.
4. Every municipal review provides the opportunity to improve community appearance, and the City and applicant are encouraged to work together to improve the sidewalks and landscaping on site.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 23, 2015

OCPB Case # Z-15-441

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a USE VARIANCE from the Town of Onondaga Zoning Board of Appeals at the request of William C. Brissette for the property located at 3165 Amber Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Amber Road, a county road; and
- WHEREAS, the applicant is requesting a use variance to convert a church into a single-family residence on a 1.12-acre non-conforming lot which contains an additional residence in a Residential and Country (RC) zoning district; and
- WHEREAS, the Board previously recommended modification of two area variance referrals (Z-15-173 and Z-13-345) which were requested to allow the property owner subdivide the existing structures onto separate parcels; approvals were required regarding driveway access and individual drinking water and wastewater systems for each proposed lot; and
- WHEREAS, the local application notes attempts to subdivide the parcel have been denied by the Town and the applicant is unable to find a client willing to continue using the property as a church, so a use variance is required for two residences on one parcel; and
- WHEREAS, a Variance Map dated September 25, 2015 shows an existing frame building, frame house, and detached frame garage on an L-shaped parcel with frontage on Amber Road; the application notes the applicant plans to fix and maintain the existing dwellings consistent with the current neighboring parcels; and
- WHEREAS, the map shows two existing driveways on Amber Road which form a loop around the church building; an extension from the back of the loop is shown heading north onto the adjacent parcel; and
- WHEREAS, the site is served by private water and septic and is located outside the Onondaga County Sanitary District; per the Onondaga County Health Department, a new septic system has been approved to serve a three-bedroom residence in the church; and
- WHEREAS, the Onondaga County Agricultural Districts map shows the site is located in New York State Agricultural District 1; aerial photography shows the site is adjacent to farmed properties; and

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

Per the Onondaga County Department of Transportation, no additional access to Amber Road will be permitted.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 23, 2015

OCPB Case # Z-15-442

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Liverpool Planning Board at the request of Village of Liverpool Board of Trustees / Village of Liverpool Planning Board for the property located at 1225 Tulip Street and the adjacent parcel; 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 Tulip Street, a county road, and Interstate Route 90 (New York State Thruway), a state highway; and
- WHEREAS, the applicant is proposing to construct a 135-unit apartment complex on a 0.845-acre lot with proposed Multi-Family Residential (R-3) zoning and an adjacent 6.18-acre parcel currently zoned R-3; and
- WHEREAS, the Board is concurrently reviewing a local law referral (Z-15-437) to change the zoning on the 0.845-acre parcel from Single-Family Residential (R-1) to R-3; and
- WHEREAS, per aerial photography, the parcels currently contain vacant wooded land just north of the New York State Thruway; 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, per village code, one-, two- and multi-family housing uses are permitted by right in the R-3 district, and the following are allowed by special permit only: schools, religious uses, utility structures, day-cares, family and other care homes, bed-and-breakfasts, and home occupations (in one- or two-family dwellings); and
- WHEREAS, the referral included two conceptual layouts for the proposed apartment complex; both show 3 three-story proposed buildings with 45 units each on the larger parcel, a proposed rental office & laundry building (35' x 40') on the smaller parcel, and approximately 190 parking spaces across several surface parking lots on both parcels; one proposed layout includes two buildings parallel to and abutting the rear yards of the adjacent neighborhood to the north and one building along the Thruway frontage; the other proposed layout includes one building perpendicular to the adjacent neighborhood and two buildings closer to the Thruway frontage; floor plans indicate 15 units per floor of each building: 1 studio, 9 one-bedrooms, 4 two-bedrooms, and 1 three-bedroom; and
- WHEREAS, plans show the smaller parcel located along Tulip Street, and the larger parcel located essentially landlocked behind it; all access would occur from a single

proposed driveway on Tulip Street, the location for which has been approved by the Onondaga County Department of Transportation; Donald Place, a local street serving the adjacent subdivision to the north in the Town of Salina, is shown to dead end at an existing tree line separating the neighboring lots from the site; the referral materials indicate a secondary gated emergency-only access would be provided via Donald Place; and

WHEREAS, the referral materials indicate the developer has engaged the services of a consultant to conduct a traffic impact study, in coordination with the Onondaga County Department of Transportation; per the Central New York Regional Transportation Authority (CENTRO) route maps, it appears the nearest transit line is 500 to 1,000 feet to the east along Tulip Street at the intersection with Commerce Boulevard; and

WHEREAS, per aerial photography, sidewalks are present on both sides of Tulip Street within the Village and end prior to the Commerce Boulevard intersection; plans show sidewalks leading from Tulip Street into the proposed complex and around the parking lot and buildings; one of the proposed layouts includes an interior sidewalk network around three potential stormwater management ponds; proposed trees, evergreen screening, and shrub and ornamental landscaping are shown around the site to buffer the adjacent residential lots; and

WHEREAS, the Environmental Assessment Form completed for the project on June 11, 2015 indicates 6 acres will be physically disturbed by the project and that a NYSDEC SPDES Stormwater Permit will be required; plans show at least two proposed potential stormwater management areas, which the EAF indicates will be approximately an acre in surface area with runoff conveyance west to Sawmill Creek; per the New York State Thruway Authority, standing water has been an issue on the parcel and the west end of the site contains a major Thruway drainage easement carrying water from the Thruway north to the Liverpool Bypass; and

WHEREAS, the EAF and local application note the presence of a federal wetland on site, the location of which is also noted in the Village of Liverpool Comprehensive Plan; National Wetlands Inventory information classifies the 3.13-acre wetland as having seasonal flooding for extended periods and near-saturated substrate soils for much of the growing season; NYSDEC data further indicates the presence of state and a potential additional federal wetland on the opposite side of the Thruway, with a state wetland check zone extending into the project site; and

WHEREAS, the EAF also notes the site is located in an archaeological sensitive area; the NYSDEC EAF Mapper further indicates the site may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the NYS DEC if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and

WHEREAS, per a conversation with the Village Attorney on December 10, 2015, the site has access to public water and there are two potential options for wastewater management: 1) to extend sewer lines down Donald Place, which would flow to the Wetzell Road Wastewater Treatment Plant service area and would require an acceptance of flow from the Town of Salina, or 2) to connect to Village of Liverpool sewers, which may have lines nearby; per the Onondaga County Department of Water Environment Protection, the project shall comply with

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

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

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

1. The Village and applicant must contact the New York State Thruway Authority to provide a drainage study and plans to mitigate run-off from this development, and this study may need to include the Thruway drainage south and west of this site.
2. A site lighting plan must be provided to the New York State Thruway Authority for review, and site lighting must be designed so as not to affect Thruway patrons.
3. The Village and applicant must continue to coordinate with the Onondaga County Department of Transportation regarding the scope of the traffic study, proposed access to Tulip Street, and any permits for driveways and/or work in the County right-of-way. The applicant must complete any appropriate mitigation as may be determined by the Department, and the plan must be modified to reflect all Department requirements.
4. The municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department.
5. The applicant must submit a lighting plan to be approved by the Onondaga County Department of Transportation to ensure there is no glare or spillover onto the County right-of-way.

The Board also offers the following comments and the Village is encouraged to resubmit a site plan referral for the project as plans are revised and finalized:

1. The Village and applicant are advised that the Thruway Authority will not install any noise abatement for developments built after the Thruway was constructed, so consideration should be made by the developer to mitigate Thruway noise for the proposed development.
2. The Village and applicant are advised that any plans for signage for this development may require and Ad Device Permit from the New York State

Thruway Authority.

3. The Village is strongly advised to require a viable wastewater disposal plan for this site prior to approving any site plans, and the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.

4. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.

5. The Board recommends that the applicant contact the U.S. Army Corps of Engineers and the New York State Department of Environmental Conservation to determine the location of wetlands, endangered species and/or associated habitats on site in order to ensure that the proposed project avoid negative environmental impacts to the extent possible, and/or to obtain appropriate permits as necessary, prior to the Village approving any plans for this project.

6. The Board strongly advises the Village to consider a full cross-connection between the proposed apartment complex and Donald Place, in order to improve mobility and increase interconnectivity between residential developments.

7. The Board further encourages site planning which takes into consideration bicycle and pedestrian connectivity to nearby transit, landscape buffering for adjacent residential parcels and along the Thruway to minimize noise and visual impacts, green infrastructure to minimize impervious surfaces, and the incorporation of usable open space for residents.

8. The Village and applicant are encouraged to continue coordinating with the Town of Salina during the site planning process and to provide notice of the public hearing as required by General Municipal Law.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 23, 2015

OCPB Case # Z-15-443

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Planning Commission at the request of Crouse Health Hospital for the property located at 722-748 Irving Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of state-owned SUNY Upstate Medical University facilities; and
- WHEREAS, the applicant is proposing to renovate the existing Emergency Services Department and relocate the existing Outpatient Urgent Care extension clinic at Crouse Hospital in a Planned Institution District; and
- WHEREAS, per the project narrative dated November 5, 2015, a key part of the project is integrating outpatient urgent care into the new emergency department, and construction will occur in four phases to be completed in late 2018; and
- WHEREAS, per the narrative and the Site Plan dated November 5, 2015, renovations will be made to the Irving Building located along Irving Avenue, a city street, and an addition will be constructed and renovations made to the Witting Building, set back from Irving Avenue along the Memorial Drive Loop (South); and
- WHEREAS, per the plan, walkways drive lanes, and temporary parking along Irving Avenue frontage will be modified; and
- WHEREAS, the referral materials indicate proposed changes and additions to existing signage will be submitted under a separate application; and
- WHEREAS, the site is served by public water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 23, 2015

OCPB Case # Z-15-444

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Village of Skaneateles Village Board at the request of Village of Skaneateles for the property located Village-wide; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing to amend the Village Code with respect regulations for short-term guest accommodations; and
- WHEREAS, per the Full Environmental Assessment Form dated December 1, 2015, the purpose of the proposal is "to address a growing concern in the community that the unregulated use of dwellings to accommodate transient guests may negatively affect the character of the community, public health, safety, the general welfare, orderly development, the value of property, the privacy of residents, and quality of life in the Village"; and
- WHEREAS, per the proposed law, a new use regulation is proposed which states: "No overnight accommodation for compensation or barter shall be permitted anywhere in the Village for less than 30 consecutive days except in a Hotel, Lodging, or a Bed-And-Breakfast Homestay"; and
- WHEREAS, additional regulations are proposed for Hotels, Lodging, and Bed-And-Breakfast Homestays, which would be the only remaining temporary accommodation uses allowed within the Village (Motels and Rooming Houses will no longer be permitted); and
- WHEREAS, per the proposed law, Bed-And-Breakfast Homestays will no longer be permitted in four Residential districts (A-1, A-3, A-4, or B), but will continue to be permitted in Commercial Mixed-Use (C) and Downtown (D) districts, as well as the Residential A-2 district which includes much of the area north of West Genesee Street; the law further notes that no more than 8 Bed-And-Breakfast Homestays will be permitted in the Village, with no more than 3 located in the A-2 district; and
- WHEREAS, per the proposed law, Bed-And-Breakfasts would have a maximum of 2 rooms in A-2 and C districts and 5 rooms in the D district (with a maximum of 10 occupants per state law), and maximum permitted stay length would increase from 3 to 7 days; and
- WHEREAS, per the proposed law, Hotels and Lodging uses would have a minimum of 6 rooms; the law further states that Hotels will no longer be permitted in the C district but will still be permitted in the D district, and Lodging will no longer be permitted in C or D districts, but will still be permitted in the A-3 district, which is located at the western end of the Village and is the site of the Mirbeau Inn & Spa; and

WHEREAS, the proposed law also reduces off-street parking requirements for all accommodation businesses from 1.25 spaces per room to 1 space per room, with additional requirements for owners, employees, visitors, etc. subject to review by the Zoning Board of Appeals; and

WHEREAS, the proposed law includes a new section requiring annual licensing of all accommodation businesses in the Village, which requires evidence of business liability insurance and compliance with applicable federal, state, and local regulations and taxes; and

WHEREAS, the proposed law further requires all accommodation businesses to have on-site supervisory management, or a contract with a professional hotel or lodging management company if the business was in existence prior to the end of 2015; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 23, 2015

OCPB Case # Z-15-445

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Fayetteville Planning Board at the request of Goodfellow Construction Management for the property located on North Burdick Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of North Burdick Street, a county road, and the municipal boundary between the Village of Fayetteville and the Town of Manlius; and
- WHEREAS, the applicant is proposing to construct two retail buildings on a vacant 5.58-acre lot in a Planned Unit Development (PUD) zoning district; and
- WHEREAS, the Board previously recommended no position with comment on a zone change referral (Z-14-412) to create a Planned Unit Development (PUD) for the project and modification of project site review referral for a preliminary plan (Z-14-413); requirements for development included a traffic study and drainage study for the Onondaga County Department of Transportation, and the Board commented on water and wastewater service, floodplain protection, parking in reserve, and bicycle accommodations; and
- WHEREAS, the site is located at the edge of the Village of Fayetteville, adjacent to undeveloped open land to the north, Limestone Creek to the east, a residential neighborhood to the south, and Fayetteville Towne Center across North Burdick Street to the west; the site is currently vacant and largely wooded; and
- WHEREAS, the Site Layout Plan revised November 2, 2015 shows two single-story retail buildings in the front portion of the parcel; a northern building labeled Retail #3 (1,900 square feet) is shown with a side yard patio, rear parking, and access configured to allow for a drive-thru; a southern building is shown labeled Retail #2 (3,200 square feet) and Retail #1 (2,600 square feet) with rear parking; per the referral materials, a coffee/donut shop with drive-thru is proposed for the Retail #3 building, and no further retail tenant information is specified; and
- WHEREAS, the plan shows a single access driveway onto North Burdick Street to include a new signalized intersection (aligned with one of the entrances to Fayetteville Town Center) and a median-separated entry with a single ingress lane and two egress lanes; the driveway is shown to lead to the rear of the developed portion of the site, accessing both the north and south parking lots behind the buildings; the Onondaga County Department of Transportation is awaiting additional traffic information from the applicant and the adjacent property owner, and any existing or proposed access must meet Department requirements; and
- WHEREAS, the plan shows the north lot will have 20 parking spaces and the south lot will

have 30 parking spaces (50 parking spaces are required for the proposed uses); pedestrian and bicycle accommodations shown on the plan include a proposed crosswalk across North Burdick Street (subject to Onondaga County Department of Transportation approval), a proposed bike rack near the Retail #3 building, sidewalks and trees along the road frontage, and concrete path connections to the proposed buildings and to the rear of the site; prior plans indicated a "Welcome to Fayetteville" monument sign to be constructed utilizing limestone and featuring up-lighting and landscaping at the northwest corner of the site within an Onondaga County road right-of-way taking area; signs within the right-of-way are subject to review and approval by the Onondaga County Department of Transportation; and

WHEREAS, plans show the rear half of the site to include a small "Future Veterans Park" adjacent to the rear parking lots, as well as a proposed connector walk through the rear forested area on the site to an existing trail network along Limestone Creek (the trail occurs on and off the subject parcel); Fietta Park and the Old Erie Canal Park are both located nearby, across Limestone Creek; a Planting Plan shows proposed front yard trees, landscaping around the buildings and in several other locations, and evergreen trees to be planted to buffer the adjacent parcel to the south; and

WHEREAS, the Environmental Assessment Form dated October 15, 2015 notes a stormwater permit will be required from the New York State Department of Environmental Conservation (NYSDEC), and a copy of a Stormwater Pollution Prevention Plan (SWPPP) was submitted with the referral; an infiltration basin is shown on the plan south of the southern parking lot; and

WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that the site is entirely located within a FEMA floodplain; per plans submitted with the referral, it appears some of the proposed northern parking lot and infiltration basin would be located within the floodway; a letter dated May 12, 2014 from the NYSDEC to the applicant's engineer states the NYSDEC agrees that the proposed project meets the no-rise requirements for development within the floodplain, and notes a local floodplain development permit is required for any development in the floodplain, including excavation; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

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

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

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

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

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

The Village and applicant must continue to coordinate with the Onondaga County Department of Transportation regarding traffic data and perform any necessary mitigation as determined by the Department.

The Board also offers the following comments:

1. Per the Onondaga County Department of Transportation, the Village and applicant are further advised that signage may not obstruct sight distance, and a permit must be obtained for any work or sign installation within the county right-of-way.
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
3. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County ""Save the Rain Program"" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
4. The municipality is encouraged to minimize exposure to damage from natural hazards and uphold local flood ordinance requirements, as required for good standing in the National Flood Insurance Program, by ensuring that any proposed development would not negatively affect drainage patterns in or near the floodplain.
5. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention

requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.

6. The Village and applicant are encouraged to consider opportunities for multi-story mixed-use buildings on the parcel, in order to maximize the use and density of the developable portion of the site,

7. The Board further encourages the Village and applicant to ensure the site plan allows for future interconnectivity with adjacent parcels.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 23, 2015

OCPB Case # Z-15-446

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Van Buren Planning Board at the request of DCH Property Holdings, Inc. for the property located at 2511 Warners Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of the Interstate Route 90 (New York State Thruway), a state highway, and Warners Road, Canton Street, and Brickyard Road, all county roads; and
- WHEREAS, the applicant is proposing to construct six additional storage buildings at an existing self-storage facility on an 11.95-acre lot in a Rural and Hamlet (RH) zoning district; and
- WHEREAS, the Board previously recommended modification of concurrent site plan and special permit referrals in 2010 (Z-15-445 and 449) to construct a total of seven self-storage buildings, requiring trip generation figures, a drainage study, and permits from the Onondaga County Department of Transportation, and consultation with the New York State Thruway Authority regarding drainage, lighting, signage, and any encumbrances on site due to a permanent Thruway easement in this location; and
- WHEREAS, per aerial photography, the site is located between the New York State Thruway to the north and a narrow pipeline parcel to the south which runs along a strip of vacant land owned by the Onondaga County Department of Transportation; the site is located across Warners Road from the Sysco facility and is otherwise primarily surrounded by residences and a cemetery which appear to be well buffered by wooded areas; and
- WHEREAS, the Existing Site Plan revised August 9, 2015 shows an existing office and six storage buildings west of an existing infiltration basin, and a second infiltration basin further east on the parcel; and
- WHEREAS, the Proposed Site Plan shows six additional storage buildings proposed between the two existing infiltration basins, ranging from 20' to 40' in width and 160' to 195' in length; and
- WHEREAS, plans show the existing and proposed buildings surrounded by gravel drive lanes, all served by a single existing driveway on the site's approximately 100' of frontage on Warners Road, which must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the proposed plan shows an expansion of the eastern infiltration basin and the addition of vegetated swales north and south of the proposed expansion area; a project narrative notes the stormwater runoff path from the Thruway property to the basin will remain intact; a Stormwater & Erosion Control Plan was included with the referral; and

- WHEREAS, the proposed project may disturb one acre or more of land and must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the DEC Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality, and the applicant must consult with the municipal engineer to ensure conformance of construction plans with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the New York State Department of Environmental Conservation Bureau of Water Permits; the proposed project is located within the Onondaga Lake watershed and the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual as specified in the SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001); and
- WHEREAS, the EAF Mapper indicates the site may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; the portion of the site to be developed appears to contain mostly cleared land; and
- WHEREAS, the site is served by public water and private septic, and is located outside the Onondaga County Sanitary District; per the Onondaga County Health Department, a septic system was approved for this property in 2010; and
- WHEREAS, a Lighting Plan shows one new area light along the gravel roadway, and wall-mounted lights on the proposed buildings, with no spillover projected onto adjacent parcels; and
- WHEREAS, per the New York State Thruway Authority, the parcel is encumbered by a permanent easement that restricts advertising devices, billboards, and commercial signage; aerial photography shows chain link fence along the Warners Road frontage and a panel sign on two wood posts at the entrance; 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 applicant must provide the Department with updated ITE Trip Generation traffic figures and complete any appropriate mitigation as may be determined by the Department.
2. The Onondaga County Department of Transportation has determined that the applicant must complete or submit an updated drainage study or Stormwater Pollution Prevention Plan (SWPPP) and complete any appropriate mitigation as may be determined by the Department.
3. The applicant must submit a lighting plan to be approved by the Onondaga County Department of Transportation to ensure there is no glare or spillover onto the county right-of-way.
4. The applicant must submit drainage, lighting, and signage details to the New York State Thruway Authority for review and complete any mitigation as

required by the Thruway Authority.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 23, 2015

OCPB Case # Z-15-447

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Arlie Properties, LLC for the property located on Collamer Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Interstate Route 481 and Collamer Road (New York State Route 298), both state highways; and
- WHEREAS, the applicant is proposing to perform site clearing operations within the limits of a proposed development area for a future medical office complex on a vacant 5.86-acre lot in a High-Tech (H-T) zoning district; and
- WHEREAS, per aerial photography, the wooded site is located at the northwest corner of Collamer Road and the Interstate Route 481 off-ramp; surrounding uses include office buildings, retail, light industrial, and a few remaining residences; and
- WHEREAS, the Site Plan revised on September 16, 2013 shows a proposed two-story office building (47,910 square feet) with 231 proposed parking spaces and an additional 98 space of parking in reserve; and
- WHEREAS, the plan shows a proposed driveway on Route 298 located at the westernmost side of the parcel; any existing or proposed access to Route 298 must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the Environmental Assessment Form dated December 8, 2015 states 4.34 acres will be physically disturbed by the site clearing project, noting the final proposed development includes the installation of storm drainage conveyance and treatment systems on site; a proposed stormwater management area is shown at rear of the site; and
- WHEREAS, the proposed project may disturb one acre or more of land and must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the DEC Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality, and the applicant must consult with the municipal engineer to ensure conformance of construction plans with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the New York State Department of Environmental Conservation Bureau of Water Permits; the proposed project is located within the Onondaga Lake watershed and the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual as specified in the SPDES General Permit for

Stormwater Discharges from Construction Activity (GP-0-10-001); and

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

WHEREAS, the site has access to public water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; and

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

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

WHEREAS, the plan shows a proposed pond at the front of the site, concrete sidewalks around the building and extending into the front and rear parking areas, and proposed landscaping and trees around the building, in curbed islands within the parking areas, around the parking areas, along the driveway, around the stormwater management area, and between the developed area and the highway off-ramp; 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 Town and applicant are advised to continue coordinating with the New York State Department of Transportation regarding access to Route 298 and to obtain a highway work permit for any work within the State right-of-way.
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
3. Per the New York State Department of Environmental Conservation (NYS DEC), if a proposed project is in an area containing threatened or endangered species and/or associated habitats, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional NYS DEC Division of Environmental Permits office.

4. The Board strongly encourages the Town and applicant to work to minimize pavement and to incorporate green infrastructure where possible, in order to minimize stormwater runoff from the large proposed parking areas.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 23, 2015

OCPB Case # Z-15-448

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Elbridge Town Board at the request of William Champlin for the property located at 551 Case Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of the municipal boundary between the Town of Elbridge and the Town of Skaneateles, and the county boundary between Onondaga County and Cayuga County; and
- WHEREAS, the applicant is requesting a zone change from Residential (R-1) to Rural Residential (RR) on a 13.44-acre lot, in order to increase the allowable uses; and
- WHEREAS, the Board is concurrently reviewing a zone change referral (Z-15-449) from R-1 to RR for two adjacent parcels; and
- WHEREAS, per town code, in addition to single-family homes, the RR district allows the same agriculture uses by right as those allowed in the Agriculture district, where R-1 districts requires a special use permit for agriculture uses; and
- WHEREAS, per town code, special permit uses in the RR district include: home occupations, bed & breakfasts, private boarding of livestock, religious institutions, public services and utilities, outdoor wood boilers, commercial animal boarding, and non-commercial wind turbines; R-1 districts allow two-family homes by special permit and do not permit wood boilers, livestock or animal boarding, or wind turbines, and have stronger limitations on home occupations and bed & breakfasts; and
- WHEREAS, per a conversation with the Town Attorney on December 14, 2015, it is likely that the two applicants have non-conforming rights for farming on these parcels, but have requested the RR zoning which the Town Board does not oppose; no significant changes in use are proposed as part of the zone change request; and
- WHEREAS, per aerial photography, two of the parcels (13.44 acres and 5.81 acres) contain an existing residence and farm buildings with driveways on Case Road, a local road; the remaining land on those parcels as well as the third parcel (6.45 acres) and surrounding parcels all contain active farmland and vacant wooded land; and
- WHEREAS, aerial photography indicates Skaneateles Creek appears to form the eastern boundary of the 13.44-acre parcel; FEMA Flood Insurance Rate Maps (FIRM) indicate that the majority of the undeveloped land on this parcel and land at the northeast corner of the 5.81 acre parcel are in a Special Flood Hazard Area (SFHA); and

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

WHEREAS, National Wetland Inventory Maps also indicate the potential presence of federal wetlands on the 5.81-acre parcel in an area corresponding to an apparent pond; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; and

WHEREAS, the site is served by private water and septic and is located outside the Onondaga County Sanitary District; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 23, 2015

OCPB Case # Z-15-449

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Elbridge Town Board at the request of John Moorehead for the property located at 568 Case Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of the municipal boundary between the Town of Elbridge and the Town of Skaneateles, and the county boundary between Onondaga County and Cayuga County; and
- WHEREAS, the applicant is requesting a zone change from Residential (R-1) to Rural Residential (RR) on two parcels totaling 12.5 acres, in order to increase the allowable uses; and
- WHEREAS, the Board is concurrently reviewing a zone change referral (Z-15-448) from R-1 to RR for an adjacent parcel; and
- WHEREAS, per town code, in addition to single-family homes, the RR district allows the same agriculture uses by right as those allowed in the Agriculture district, where R-1 districts requires a special use permit for agriculture uses; and
- WHEREAS, per town code, special permit uses in the RR district include: home occupations, bed & breakfasts, private boarding of livestock, religious institutions, public services and utilities, outdoor wood boilers, commercial animal boarding, and non-commercial wind turbines; R-1 districts allow two-family homes by special permit and do not permit wood boilers, livestock or animal boarding, or wind turbines, and have stronger limitations on home occupations and bed & breakfasts; and
- WHEREAS, per a conversation with the Town Attorney on December 14, 2015, it is likely that the two applicants have non-conforming rights for farming on these parcels, but have requested the RR zoning which the Town Board does not oppose; no significant changes in use are proposed as part of the zone change request; and
- WHEREAS, per aerial photography, two of the parcels (13.44 acres and 5.81 acres) contain an existing residence and farm buildings with driveways on Case Road, a local road; the remaining land on those parcels as well as the third parcel (6.45 acres) and surrounding parcels all contain active farmland and vacant wooded land; and
- WHEREAS, aerial photography indicates Skaneateles Creek appears to form the eastern boundary of the 13.44-acre parcel; FEMA Flood Insurance Rate Maps (FIRM) indicate that the majority of the undeveloped land on this parcel and land at the northeast corner of the 5.81 acre parcel are in a Special Flood Hazard Area (SFHA); and

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

WHEREAS, National Wetland Inventory Maps also indicate the potential presence of federal wetlands on the 5.81-acre parcel in an area corresponding to an apparent pond; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; and

WHEREAS, the site is served by private water and septic and is located outside the Onondaga County Sanitary District; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 23, 2015

OCPB Case # Z-15-450

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Village of Camillus Village Board at the request of Camillus Mills, LLC for the property located at 52-54 West Genesee Street; 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 the site is located within 500 feet of Newport Road, a county road; and
- WHEREAS, the applicant is requesting a zone change from Commercial to a Planned Development District (PDD) on three parcels totaling 4.43 acres as part of a project to redevelop the former Camillus Cutlery site for commercial, retail, and residential use; and
- WHEREAS, the Board is concurrently reviewing a subdivision referral to convert the three parcels into two new lots (S-15-96) and a special permit referral (Z-15-451); and
- WHEREAS, per the Master Plan and proposed PDD application, the PDD will encompass two proposed lots, a West Parcel which contains the existing 42,000 square foot former Camillus Cutlery headquarters building, and an East Parcel which contains the remaining lands along Nine Mile Creek; per the application and plan, the PDD will allow a productive economic reuse of the Camillus Cutlery building to include approximately 29 apartments, 7,000 square feet of retail, office, and related commercial space for approximately 20 to 30 employees, a proposed pavilion and rear entry walk, and 80 parking spaces; and
- WHEREAS, plans indicate eventual objectives are to develop the East Parcel for mixed-use in a scale and architectural style compatible with the West Parcel, with the timing and feasibility of a second phase not yet determined; the master plan shows a possible future development area and a potential future creekwalk along Nine Mile Creek; and
- WHEREAS, per the Master plan and aerial photography, the site is located in the historic mixed-use village center adjacent to a residential neighborhood along North Street with rear yards overlooking the site; plans show two frontages on North Street: a narrow band which contains an existing concrete path/stairway leading into the site between an existing multi-family residence and the Solvay Bank parking lot, and 75' of frontage between the multi-family residence and a single-family residence which is proposed to be buffered with dense plantings and a post and chain fence; and
- WHEREAS, per aerial photography and the Master Plan, the site would utilize existing access to West Genesee Street, a local road in this location, and narrow and delineate the existing access on Newport Road; any existing or proposed access to Newport Road must meet the requirements of the Onondaga County Department of Transportation; the PDD application notes that traffic will increase over existing amounts, however will remain under the historic levels

- which existed during peak operation of Camillus Cutlery; and
- WHEREAS, the Environmental Assessment Form dated December 11, 2015 indicates the redevelopment will be supported under the New York State Historic Preservation Office (NYSHPO) historic tax credit program and will include environmental remediation as part of New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program; and
- WHEREAS, the EAF notes 2.05 acres will be physically disturbed by the project; the PDD application states the existing site is largely paved and impervious, and that existing drainage patterns which convey stormwater run-off from the western and southwestern portions of the property to the east will be maintained and mitigated with stormwater management facilities per NYSDEC regulations; NYSDEC data indicates that land along Nine Mile Creek within the Town of Camillus (but outside the Village) is in a Critical Environmental Area in order to provide groundwater protection; and
- WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that the land along Nine Mile Creek is in a Special Flood Hazard Area (SFHA); preliminary updated FIRM data released in June 2008 shows that the majority of lands on the East Parcel are anticipated to be added to the SFHA once maps are finalized; and
- WHEREAS, the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and
- WHEREAS, the PDD application notes the site has existing public water and sewer service; a survey indicates the presence of existing and proposed Village sewer easements on site, and an Onondaga County Water Authority easements on the Solvay Bank site; the site is located in the Metropolitan Wastewater Treatment Plant and Westside Pump Station service areas; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and
- WHEREAS, the PDD application indicates approximately 3.4 acres of public open space to be maintained by the developer; the Master Plan shows proposed tree-lined connections from existing Village sidewalks back to the building and parking lots on the Western Parcel; and

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

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

Should the Village approve the zone change, the plan for the next stage of development should include the following:

1. The applicant must contact the Onondaga County Department of Transportation to discuss a limited traffic study to be completed for the proposed project and any resulting mitigation measures required. The scope of the study must include a gap analysis at the northern access on Newport Road and turning movements at the Newport Road and Main Street intersection in order to determine level of service at the traffic signal and make timing adjustments if necessary.
2. The municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department.
3. Per the Onondaga County Department of Transportation, the Village and applicant are advised that any future development of the East Parcel will require a full buildout Traffic Impact Study.
4. The Village and applicant are advised that a permit will be required from the Onondaga County Department of Transportation for any proposed driveways and prior to any proposed work within a county road right-of-way.
5. The Board strongly advises the Village and applicant to consider the safety of left turn movements onto West Genesee Street and the potential for stacking onto West Genesee Street due to the short throat of the driveway and the south parking lot.
6. The Board recommends onsite lighting that is sensitively designed which limits harsh glare and does not spill over onto neighboring parcels.
7. The Village and applicant are encouraged to consider dedicating an easement or right-of-way on the East Parcel as part of the PDD creation for future Creekwalk development and/or parkland along Nine Mile Creek. The Board further advises requiring the incorporation of landscape screening on the East Parcel until future development occurs, in order to buffer and protect the creek and improve community appearance in the village.
8. The municipality is encouraged to minimize exposure to damage from natural hazards and uphold local flood ordinance requirements, as required for good standing in the National Flood Insurance Program, by ensuring that any proposed development would not negatively affect drainage patterns in or near the floodplain.
9. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 23, 2015

OCPB Case # Z-15-451

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Village of Camillus Village Board at the request of Camillus Mills, LLC for the property located at 52-54 West Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Newport Road, a county road; and
- WHEREAS, the applicant is requesting a special permit as part of a project to redevelop the former Camillus Cutlery site for commercial, retail, and residential use on three parcels totaling 4.43 acres in a proposed Planned Development District (PDD); and
- WHEREAS, the Board is concurrently reviewing a subdivision referral convert the three parcels into two new lots (S-15-96) and a zone change referral from Commercial to the proposed PDD (Z-15-450) for the project; and
- WHEREAS, per the Master Plan and proposed PDD application, the PDD will encompass two proposed lots, a West Parcel which contains the existing 42,000 square foot former Camillus Cutlery headquarters building, and an East Parcel which contains the remaining lands along Nine Mile Creek; per the application and plan, the PDD will allow a productive economic reuse of the Camillus Cutlery building to include approximately 29 apartments, 7,000 square feet of retail, office, and related commercial space for approximately 20 to 30 employees, a proposed pavilion and rear entry walk, and 80 parking spaces; and
- WHEREAS, plans indicate eventual objectives are to develop the East Parcel for mixed-use in a scale and architectural style compatible with the West Parcel, with the timing and feasibility of a second phase not yet determined; the master plan shows a possible future development area and a potential future creekwalk along Nine Mile Creek; and
- WHEREAS, per the Master plan and aerial photography, the site is located in the historic mixed-use village center adjacent to a residential neighborhood along North Street with rear yards overlooking the site; plans show two frontages on North Street: a narrow band which contains an existing concrete path/stairway leading into the site between an existing multi-family residence and the Solvay Bank parking lot, and 75' of frontage between the multi-family residence and a single-family residence which is proposed to be buffered with dense plantings and a post and chain fence; and
- WHEREAS, per aerial photography and the Master Plan, the site would utilize existing access to West Genesee Street, a local road in this location, and narrow and delineate the existing access on Newport Road; any existing or proposed access to Newport Road must meet the requirements of the Onondaga County Department of Transportation; the PDD application notes that traffic will

increase over existing amounts, however will remain under the historic levels which existed during peak operation of Camillus Cutlery; and

WHEREAS, the Environmental Assessment Form dated December 11, 2015 indicates the redevelopment will be supported under the New York State Historic Preservation Office (NYSHPO) historic tax credit program and will include environmental remediation as part of New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program; and

WHEREAS, the EAF notes 2.05 acres will be physically disturbed by the project; the PDD application states the existing site is largely paved and impervious, and that existing drainage patterns which convey stormwater run-off from the western and southwestern portions of the property to the east will be maintained and mitigated with stormwater management facilities per NYSDEC regulations; NYSDEC data indicates that land along Nine Mile Creek within the Town of Camillus (but outside the Village) is in a Critical Environmental Area in order to provide groundwater protection; and

WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that the land along Nine Mile Creek is in a Special Flood Hazard Area (SFHA); preliminary updated FIRM data released in June 2008 shows that the majority of lands on the East Parcel are anticipated to be added to the SFHA once maps are finalized; and

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

WHEREAS, the PDD application notes the site has existing public water and sewer service; a survey indicates the presence of existing and proposed Village sewer easements on site, and an Onondaga County Water Authority easements on the Solvay Bank site; the site is located in the Metropolitan Wastewater Treatment Plant and Westside Pump Station service areas; and

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

WHEREAS, the PDD application indicates approximately 3.4 acres of public open space to be maintained by the developer; the Master Plan shows proposed tree-lined connections from existing Village sidewalks back to the building and parking lots on the Western Parcel; 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 discuss a limited traffic study to be completed for the proposed project and any resulting mitigation measures required. The scope of the study must include a gap analysis at the northern access on Newport Road and turning movements at the Newport Road and Main Street intersection in order to determine level of service at the traffic signal and make timing adjustments if necessary.
2. The municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department.

The Board also offers the following comments:

1. Per the Onondaga County Department of Transportation, the Village and applicant are advised that any future development of the East Parcel will require a full buildout Traffic Impact Study.
2. The Village and applicant are advised that a permit will be required from the Onondaga County Department of Transportation for any proposed driveways and prior to any proposed work within a county road right-of-way.
3. The Board strongly advises the Village and applicant to consider the safety of left turn movements onto West Genesee Street and the potential for stacking onto West Genesee Street due to the small throat of the driveway and south parking area.
4. The Board recommends onsite lighting that is sensitively designed which limits harsh glare and does not spill over onto neighboring parcels.
5. The Village and applicant are encouraged to consider dedicating an easement or right-of-way on the East Parcel as part of the PDD creation for future Creekwalk development and/or parkland along Nine Mile Creek. The Board further advises requiring the incorporation of landscape screening on the East Parcel until future development occurs, in order to buffer and protect the creek and improve community appearance in the village.
6. The municipality is encouraged to minimize exposure to damage from natural hazards and uphold local flood ordinance requirements, as required for good standing in the National Flood Insurance Program, by ensuring that any proposed development would not negatively affect drainage patterns in or near the floodplain.
7. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
8. The Onondaga County Water Authority (OCWA) recommends that the

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E-mail Address: countyplanning@ongov.net

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 23, 2015

OCPB Case # Z-15-452

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Spafford Zoning Board of Appeals at the request of River Vista Center, LLC for the property located at 2437 New York State Route 174; 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 New York State Route 174, a state highway; and
- WHEREAS, the applicant is requesting an area variance to install a 3' x 12' building-mounted sign and a 5' x 3' pole sign at a proposed restaurant on a 3.89-acre lot in an Otisco Lake (OL) zoning district; and
- WHEREAS, the Board recently offered no position with comment on a special permit referral (Z-15-394) for the proposed restaurant and bar use in the existing building, encouraging driveway improvements and noting that an Agricultural Data Statement should be required, per state law; and
- WHEREAS, a narrative business plan submitted with the referral indicates the site is proposed to be a seasonal restaurant and banquet facility, with operations ranging from potential daily service in peak summer to weekend-only service in peak winter, with year-round Sunday brunch; the narrative notes the facility will further host special events (private parties, meetings, fundraisers, etc.) and offer indoor and outdoor deck musical performance subject to the Town's 9pm noise ordinance curfew; surrounding parcels along Route 174 are primarily residential; and
- WHEREAS, per a land survey recertified on April 21, 2010, the site contain an existing one, two, and three-story structure with adjacent gravel and blacktop parking along Borodino-Marietta Road facing Otisco Lake; a 30' wide right-of-way is shown running along the northern parcel boundary; per aerial photography, the rear of the site contains vacant wooded land and there is a steep grade toward Route 174; and
- WHEREAS, the narrative notes repairs have been made to the parking area on the north side of the building to accommodate staff (40 spaces will be striped) and another parking area may be added up the hill if needed; and
- WHEREAS, the survey shows two existing driveway on Route 174 which form a loop; per aerial photography, the southern driveway has a shared apron with a driveway on the adjacent parcel; the narrative states it is the applicants intention to improve the conditions of access to Route 174; any existing or proposed access to Route 174 must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the narrative notes the applicant has received a DEC permit to perform waterfront restoration in the coming weeks, which would ultimately allow for

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E-mail Address: countyplanning@ongov.net

boat docking at the restaurant; aerial photography shows the shoreline area is located across Route 174 which has a speed limit of 45 in this location and no pedestrian accommodations are indicated; and

WHEREAS, signage materials submitted with the referral indicate the proposed signs would be logo and lettering signs with no internal illumination; the proposed location of the pole sign is not indicated; and

WHEREAS, the site is served by public water and private septic is and is located outside the Onondaga County Sanitary District; a 10' wide water easement is shown along the road frontage; and

WHEREAS, the Onondaga County Agricultural Districts map shows a landlocked wooded parcel in New York State Agricultural District 2 located directly behind the restaurant parcel, with a large active farm in District 2 located behind that parcel; 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 submit a plan which shows the proposed location and dimensions (including height) of the proposed pole sign to the New York State Department of Transportation, in order to ensure it does not obstruct sight distance and is located outside the State right-of-way.
2. The Town and applicant must coordinate with the New York State Department of Transportation regarding safe pedestrian accommodations between the shoreline and the restaurant.

The Board also offers the following comments:

1. The Town and applicant are encouraged to work with the New York State Department of Transportation regarding any proposed driveway improvements and are advised to obtain a highway work permit from the New York State Department of Transportation for any proposed work within the State right-of-way.
2. The Town and applicant are encouraged to consider adding densely planted vertical landscape screening to mitigate potential noise impacts to neighboring residential parcels.

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