



Onondaga County Planning Board

December 23, 2019

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

I. ATTENDANCE

MEMBERS PRESENT

Daniel Cupoli
James Corbett
David Skeval
Jim Stelter
Marty Voss

STAFF PRESENT

Megan Costa
Allison Bodine
Dan Kwasnowski

GUESTS PRESENT

II. CALL TO ORDER

The meeting was called to order at 9:00 AM on December 23, 2019.

III. MINUTES & OTHER BUSINESS

Minutes from December 11, 2019 were submitted for approval. Marty Voss made a motion to accept the minutes. James Corbett seconded the motion. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.

Staff noted to the Board that SOCPA was recently awarded funding from NYS Empire State Development to assist in the preparation of a new county land use plan, and from the NYS Department of State for a waterfront plan for Baldwinsville and Lysander.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-19-101	TLysPB	No Position With Comment	S-19-102	CSyrPB	No Position With Comment
S-19-103	TCicPB	No Position With Comment	S-19-104	TClaPB	No Position With Comment
Z-19-380	CSyrZA	No Position With Comment	Z-19-381	TClaPB	No Position With Comment
Z-19-382	TClaZBA	No Position With Comment	Z-19-383	TDewPB	Modification
Z-19-384	TSaITB	No Position	Z-19-385	CSyrPB	No Position
Z-19-386	TClaPB	No Position With Comment	Z-19-387	CSyrPB	No Position With Comment
Z-19-388	CSyrPB	No Position	Z-19-389	TSkaPB	Modification
Z-19-390	TSkaZBA	No Position With Comment	Z-19-391	TSkaPB	Modification
Z-19-392	CSyrPB	No Position With Comment	Z-19-393	VSkaPB	No Position
Z-19-394	VSkaVB	No Position	Z-19-395	VSkaPB	No Position With Comment
Z-19-396	TClaZBA	No Position With Comment			



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 23, 2019

OCPB Case # S-19-101

- 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 Lysander Planning Board at the request of Andrew and Kerrie Fusco for the property located at 3467 Patchett 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 a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 9.95-acre parcel into two new lots, 1.02 acres and 8.93 acres, in an Agricultural Residential (AR-40) zoning district; and
- WHEREAS, the site is located in a rural area with surrounding residential land uses and tracts of wooded and agricultural lands; a 40+ acre parcel south of the site across Patchett Road, and lands east of the site, are enrolled in NYS Agricultural District 3 and appear to contain active farmland; and
- WHEREAS, the submitted subdivision plan dated November 26, 2019 shows the site has frontage on Patchett Road, a local road, and contains an existing house, detached garage, and driveway; aerial imagery shows the front of the site, where the structures are located, is maintained lawn and the rear of the site, more than 7.5 acres, is wooded; and
- WHEREAS, the subdivision plan shows the structures and garage will be contained on one of the proposed lots (1.02 acres) and the remaining lands (8.93 acres) will include primarily the wooded area; both lots appear to meet the lot requirements of the Town's AR-40 zoning district; and
- WHEREAS, per the submitted Agricultural Data Statement, the intentions are to build on the remaining property; and
- WHEREAS, the site is served by public drinking water and an individual septic system; a new connection to public drinking water infrastructure is proposed, as well as a new individual septic system; and
- WHEREAS, GIS mapping shows two potential federal wetland areas, one associated with a pond at the rear of the site and the other with a drainage channel that crosses the southeast corner of the parcel; and
- WHEREAS, the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); and
- WHEREAS, the site may contain the Indiana bat or Northern long-eared bat, or their associated habitats, which have been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

The Board encourages the Town to consider the potential long-term effects of land fragmentation and large-lot, strip subdivisions along road frontages on the economic viability of agricultural lands, particularly within areas containing New York State Agricultural District properties and in farm/agricultural zoning districts. Potential conflicts with agricultural operations, changes to the rural character, increased public service demands and costs, reduction of open space and farmland, and impacts to road safety and mobility may cumulatively occur as a result of such subdivisions.

The motion was made by David Skeval and seconded by James Corbett. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 23, 2019

OCPB Case # S-19-102

- 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 NEHDA, Inc. / GSPDC for the property located at 117 & 119 McAllister Avenue; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Interstate Route 81; and
- WHEREAS, the applicant is proposing to combine two residential parcels into New Lot Seven A (14,283.7 sf) in a Residential, Class AA zoning district; and
- WHEREAS, the site is located in a residential area in the City's Southside neighborhood; aerial imagery and the submitted resubdivision plan dated September 22, 2019 show the site has frontage and existing sidewalks on McAllister Avenue, a city street, and contains two existing houses, one on each parcel; and
- WHEREAS, per the resubdivision plan, the two lots will be combined to create New Lot Seven A (14,283.7 sf); the existing house and garage on the westerly parcel, which is owned by the Greater Syracuse Property Development Corporation (the Land Bank), will be demolished and the driveway on that parcel will be removed; and
- WHEREAS, a letter to the Office of Zoning Administration, dated December 9, 2019, indicates that, rather than leave the westerly parcel vacant, the Land Bank will sell the lot to the owners of the easterly parcel; per the local application, the additional space is intended for greenspace, improved landscaping and to install a fence and a shed; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed;
ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects; the applicant must contact Plumbing Control to ensure appropriate permits are obtained; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse Zoning Map dated December 2019, the proposed zoning for the lots is Residential (R-2), which would act to "provide for neighborhoods made up of single-family detached and two-family homes" where "complimentary uses such as parks,

open space, schools, places of assembly, minor utilities, and accessory structures may also be allowed”; and

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

WHEREAS, the site may contain the Northern long-eared bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the plans it appears that no trees will be removed as part of the proposed project; 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 is encouraged by the Land Bank’s efforts to return properties to productive use and encourages the organization to consider long-term strategies, in consultation with the City, for achieving land use, density, and community character goals, particularly in neighborhoods and blocks that have multiple vacant lots.

The motion was made by David Skeval and seconded by James Corbett. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 23, 2019

OCPB Case # S-19-103

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY & FINAL SUBDIVISION from the Town of Cicero Planning Board at the request of David Jenks for the property located at 5531 Louis Avenue; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of the municipal boundary between the Town of Cicero and the Town of Clay; and
- WHEREAS, the applicant is proposing to subdivide a 44.275-acre parcel into two new lots, Lot 1 (~41.6 acres) and Lot 2 (~2.7 acres), in Residential (R-20) and General Commercial (GC) zoning districts; and
- WHEREAS, the site is located just west of Brewerton Road (US Route 11) and I-81; surrounding land uses are low-density commercial and industrial, including the Cicero Commons complex to the south, and large tracts of undeveloped and wooded land; the site abuts a small residential neighborhood of single-family dwellings to the east and an automobile storage facility to the south; and
- WHEREAS, the submitted subdivision plan dated December 2, 2019 shows the site has frontage on Nancy Street, a local road, and contains an existing house, shed, and gravel driveway, all of which occur at the front of the site; aerial imagery shows the rear of the site is undeveloped and a mix of woods and overgrown vegetation, except for an enclosed concrete pad with an existing telecommunications tower; the site has a second, gravel driveway onto Nancy Street that serves the telecommunications area; and
- WHEREAS, per the subdivision plan, proposed Lot 1 will have 60' of frontage on Nancy Road and contain more than 40 acres of the rear undeveloped lands, including the telecommunications tower; proposed Lot 2 appears to be roughly 2.7 acres in size and include the existing house, shed, and surrounding lawn area; both driveways are shown to occur on Lot 2; there is a proposed access easement for the driveway that serves the telecommunications tower; and
- WHEREAS, from a draft Town zoning map dated February 2017, it appears the existing R-20 zoning district on the site applies roughly to proposed Lot 2 and the remainder of the site is zoned GC; no development plans were indicated in the referral materials; and
- WHEREAS, the site is served by public drinking water and an individual septic system; no changes to the existing infrastructure are proposed; and
- WHEREAS, the subdivision plan shows a state wetland area at the rear of the site; GIS mapping shows the site may contain a federal riverine wetland, which appears to run roughly east-west through the site and may be a tributary to Youngs Creek to the west;

ADVISORY NOTE: the applicant is advised to contact the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation to confirm the presence of federal and/or state wetlands and/or the 100-foot state wetland buffer on the site; and

WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); and

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

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

The Board notes that the current General Commercial zoning and future use of the site for commercial uses may be problematic as the sole means of both current and proposed lots requires access through a residential neighborhood. As such, the Town is encouraged to consider options to modify zoning to reflect site limitations, or alternatively, identify an alternate permanent means of legal access via adjacent parcels. The Board encourages these issues to be addressed concurrent to, and as a condition of, subdivision approval.

The motion was made by David Skeval and seconded by James Corbett. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 23, 2019

OCPB Case # S-19-104

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Clay Planning Board at the request of Lands of Brown for the property located at NYS Route 31 & Burnet 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 NYS Route 31, a state highway; and
- WHEREAS, the applicant is proposing to subdivide a 7.8-acre parcel into 2 new lots, Lot 1A-1 (2.3 acres) and Lot 1A-2 (5.5 acres) in a Residential (RA-100) zoning district; and
- WHEREAS, in 2017, the Board offered no position with comment for a preliminary subdivision referral (S-17-81) to subdivide a 18.79-acre parcel into 3 lots, which created the subject parcel; the Board previously recommended no position with comment of a preliminary & final subdivision (S-12-92) referral proposing to subdivide a 5-acre building lot from a 24-acre parcel, with the remaining lands ultimately becoming the 18.79-acre parcel from the 2017 subdivision; and
- WHEREAS, the site is a vacant, forested lot located at the intersection of NYS Route 31 and Burnet Road, a local road, in the Town of Clay; surrounding land uses are mixed, consisting of single-family residential lots, including one at the southeastern corner of the site, several commercial properties, a church, a Town park, and agricultural fields; the site is also less than a mile from the parcels intended for White Pines Commerce Park, which will be an intensive commercial/industrial development; and
- WHEREAS, the submitted subdivision plan shows proposed Lot 1A-1 (2.30 acres) located at the northeast corner of the site and proposed Lot 1A-2 (5.50 acres) to include the remaining lands; the submitted New Development Fire-Flow Form indicates a new residential two-story building (3,000 sf) will be constructed on the site, presumably on Lot 1A-1; no development plans are indicated for Lot 1A-2; and
- WHEREAS, the site is located in the Onondaga County Sanitary District, but does not appear to be served by public sewerage; the site does have access to public drinking water; per the referral notice, a new connection to the existing drinking water infrastructure is proposed and a new individual septic system is proposed for proposed Lot 1A-1; the subdivision plan states "[Lot 1A-2] is not a residential building lot under Onondaga County Health Department subdivision regulations and is therefor not approved by the Department for residential use. Individual sewage disposal plans must be approved by the Health Department prior to conversion to a residential building lot and issuance of a building permit";

ADVISORY NOTE: the Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service proposed Lot 1A-1 prior to Department endorsement of the subdivision; and

WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that the entirety of the site is wooded; 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 New York State Department of Transportation, all access to proposed Lot 1A-1 and 1A-2 must come from Burnet Road.

The motion was made by David Skeval and seconded by James Corbett. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 23, 2019

OCPB Case # Z-19-380

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the City of Syracuse Zoning Administration at the request of Jiang Qiu for the property located at 919 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of SUNY Upstate and Hutchings Psychiatric Center, both state-owned facilities; and
- WHEREAS, the applicant is requesting a special permit in order to establish a restaurant (Tai Chi Bubble Tea) in an existing mixed-use building in a Business, Class A zoning district; and
- WHEREAS, in 2016, the Board offered no position with comment for concurrent area variance (Z-16-368) and project site review (Z-16-369) referrals to demolish three existing buildings and construct a 244-unit, mixed-use apartment building, Theory Syracuse, on the subject site, which has since been constructed; prior to that, the Board offered no position with comment for a final subdivision referral (S-16-71) that combined seven lots into the subject parcel; and
- WHEREAS, the site is located on a city block in the University Hill neighborhood, with frontage on the Connective Corridor (E. Genesee Street), as well as Irving Avenue, East Fayette Street, and South Crouse Avenue, all city streets and part of a traditional block pattern; surrounding land uses are relatively dense and urban, and include retail, office, medical office, institutional and residential; and
- WHEREAS, plans included with the 2016 referrals (Z-16-368, 369) indicate the site contains an existing mixed-use building that covers almost the entirety of the site; there are concrete sidewalks along all frontages and driveways on Irving Avenue, East Fayette Street, and South Crouse Avenue, which provide either loading access or access to the building's underground parking level; and
- WHEREAS, per the local application, the requested special permit is intended to allow for a new Asian fusion restaurant, Tai Chi Bubble Tea, on the first floor of the building, at the East Genesee Street/South Crouse Avenue intersection; and
- WHEREAS, a letter from the applicant, dated October 28, 2019, notes that while the restaurant will not have on-site parking, there is on-street parking available in the surrounding area and Theory Syracuse provides a regular shuttle bus between Syracuse University and the apartment building for student transportation; and
- WHEREAS, the submitted sign plans show proposed signage to include a 28" x 284" illuminated channel letter sign mounted on the south side of the building, facing East Genesee Street, and a 48" x 48" logo sign mounted on the west

side of building, facing South Crouse Avenue; and

WHEREAS, per the local application, proposed hours of operation will be Monday to Thursday and Sunday from 11am to 10pm and Friday and Saturday from 11am to 11pm; there will be a maximum of 12 employees on-site at one time; and

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

ADVISORY NOTE: the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; and

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

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

WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse Proposed Zoning Map dated December 2019, the proposed zoning for this lot is Mixed Use Urban Core (MX-4), which would act to “provide for pedestrian-friendly, transit-supportive areas of higher-density residential development and a well-integrated mix of nonresidential uses”; and

WHEREAS, per the City of Syracuse zoning ordinance, restaurants are permitted in the BA district, but require a special permit where the restaurant or its off-street parking spaces are within 500’ of a district where restaurants are not permitted as a principal use; the site is near parcels zoned Residential, Class B (RB) and Residential, Class C (RC), in which restaurants are not permitted; per the ReZone Syracuse Zoning Ordinance Update dated December 2019, restaurants greater than 1,000 sf are a permitted use in the proposed MX-4 district, and similar buffer restrictions requiring a special permit do not seem to be included; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: V00502, B00003, C734111) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

While the Board has no comments related specifically to the requested special permit, the Board offers the following comments to the City related to development in the University Hill area as a whole:

1. Given the volume and density of recently proposed projects in the University Hill area, the Onondaga County Department of Water Environment Protection (WEP) recommends that the City assess sewage capacity on a

project level basis. A sewer flow study, to be completed by the applicant or City staff, in consultation with WEP's Flow Control office, would assess anticipated flow and capacity impacts from the tie-in location of new projects to the Metropolitan Wastewater Treatment Plant.

2. The Board supports the multi-modal urban development activity within the University Hill area. To ensure continued mobility and access where parking is limited, the Board would like to see the universities, hospitals, developers, the City of Syracuse, and other partners work toward a comprehensive, updated Transportation Demand Management plan to coordinate a shared network of transportation options for University Hill workers, students and visitors.

The motion was made by David Skeval and seconded by James Corbett. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 23, 2019

OCPB Case # Z-19-381

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of Hagan Architects PC / Dazzling Smiles for the property located at 8195 Oswego Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Oswego Road (Route 91/ Old Route 57), a county highway; and
- WHEREAS, the applicant is proposing a 797 sf addition to an existing office building, a new shed and a parking lot expansion on a 0.919-acre parcel in a Highway Commercial (HC-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing an area variance referral (Z-19-382) as part of the proposed project; in 2014, the Board offered no position with comment for a site plan referral (Z-14-69) to convert an existing commercial building from a restaurant to a dental office, which has since occurred; and
- WHEREAS, the site is located along Oswego Road, a county road, with surrounding land uses being mostly commercial on this corridor; residential neighborhoods occur east and west of the Oswego Road frontage parcels, and the site abuts Madison Village, a mobile home park, to the west; and
- WHEREAS, the submitted subdivision plan dated February 10, 2014 shows the site has additional frontage on Calder Road, a local road serving the mobile home park, and contains an existing building, a dental office (Dazzling Smiles), with parking at the front and south side of the building; and
- WHEREAS, per the subdivision plan, the site has two existing driveways, one onto Oswego Road and one onto Calder Road; the Oswego Road driveway has an access right-of-way and is shared with an adjacent parcel, which appears to contain an unused asphalt parking lot; the site also contains a 25' wide ingress & egress right-of-way that extends the length of the Calder Road driveway and through the front parking area to the adjacent parcel;
ADVISORY NOTE: per the Onondaga County Department of Transportation, the existing driveway on Oswego Road must meet Department requirements; per the Onondaga County Department of Transportation, no additional access to Oswego Road will be permitted for this site, nor is any shown in the plans; and
- WHEREAS, the submitted Proposed Site Plan dated November 27, 2019 shows the proposed 797 sf addition will be constructed on the north side of the existing building; the proposed shed is shown to occur in the rear yard and the proposed parking lot expansion will add a row of 16 new parking spaces parallel to Oswego Road; the application indicates the parking lot will also be re-stripped, as required; and

WHEREAS, the Proposed Site Plan shows the building is existing non-conforming, occurring 54'-5" from the rear lot line where 80' is required for sites abutting a residential district; the proposed building addition will be 65' from the rear lot line, requiring an area variance, though it will not exacerbate the non-conformity; additional relief from the rear yard setback requirement is necessary for the proposed shed which will be located 30' from the rear lot line; and

WHEREAS, the standards of proof, included in a letter from the applicant to the Town Zoning Board, indicates that the proposal will do little to affect nearby properties as it is a minor expansion of an existing business, and there is an existing 6' tall fence that screens adjacent properties to the south and west; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated December 2, 2019, hours of operation for the dental office are 8am to 5pm Monday through Friday; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Wetzel Road Wastewater Treatment Plant service area; per the EAF, anticipated water demand for the expanded dental operations are 200 gallons per day and liquid waste generation is also estimated at 200 gallons per day; ADVISORY NOTES: the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; the applicant is also advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), Oswego Road has public transit service; bus stops are located at the Calder Road/Oswego Road intersection on the north side of the site; and

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

WHEREAS, the site may contain the Indiana bat or Northern long-eared bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the plans it appears that no trees will be removed as part of the proposed project; 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. To improve walkability and access to public transit in this area, the Town and applicant are encouraged to install a sidewalk along the Oswego Road frontage that includes a crosswalk across Calder Road to the nearby bus stop, provides a planting strip between the sidewalk and the road, and includes an extension to the front entrance of the building.

2. The applicant is encouraged to add landscaping, such as low shrubs or hedges, at the front of the site to screen front yard parking.

The motion was made by David Skeval and seconded by James Corbett. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 23, 2019

OCPB Case # Z-19-382

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of Hagan Architects PC / Dazzling Smiles for the property located at 8195 Oswego 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 Oswego Road (Route 91/ Old Route 57), a county highway; and
- WHEREAS, the applicant is requesting area variances to reduce the rear yard setback from 80 feet to 65 feet in order to construct a 797 sf addition on an existing office building and reduce the rear yard setback from 80 feet to 30 feet for a new shed on a 0.919-acre parcel in a Highway Commercial (HC-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-19-381) as part of the proposed project; in 2014, the Board offered no position with comment for a site plan referral (Z-14-69) to convert an existing commercial building from a restaurant to a dental office, which has since occurred; and
- WHEREAS, the site is located along Oswego Road, a county road, with surrounding land uses being mostly commercial on this corridor; residential neighborhoods occur east and west of the Oswego Road frontage parcels, and the site abuts Madison Village, a mobile home park, to the west; and
- WHEREAS, the submitted subdivision plan dated February 10, 2014 shows the site has additional frontage on Calder Road, a local road serving the mobile home park, and contains an existing building, a dental office (Dazzling Smiles), with parking at the front and south side of the building; and
- WHEREAS, per the subdivision plan, the site has two existing driveways, one onto Oswego Road and one onto Calder Road; the Oswego Road driveway has an access right-of-way and is shared with an adjacent parcel, which appears to contain an unused asphalt parking lot; the site also contains a 25' wide ingress & egress right-of-way that extends the length of the Calder Road driveway and through the front parking area to the adjacent parcel;
ADVISORY NOTE: per the Onondaga County Department of Transportation, the existing driveway on Oswego Road must meet Department requirements; per the Onondaga County Department of Transportation, no additional access to Oswego Road will be permitted for this site, nor is any shown in the plans; and
- WHEREAS, the submitted Proposed Site Plan dated November 27, 2019 shows the proposed 797 sf addition will be constructed on the north side of the existing building; the proposed shed is shown to occur in the rear yard and the proposed parking lot expansion will add a row of 16 new parking spaces parallel to Oswego Road; the application indicates the parking lot will also be

re-stripped, as required; and

WHEREAS, the Proposed Site Plan shows the building is existing non-conforming, occurring 54'-5" from the rear lot line where 80' is required for sites abutting a residential district; the proposed building addition will be 65' from the rear lot line, requiring an area variance, though it will not exacerbate the non-conformity; additional relief from the rear yard setback requirement is necessary for the proposed shed which will be located 30' from the rear lot line; and

WHEREAS, the standards of proof, included in a letter from the applicant to the Town Zoning Board, indicates that the proposal will do little to affect nearby properties as it is a minor expansion of an existing business, and there is an existing 6' tall fence that screens adjacent properties to the south and west; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated December 2, 2019, hours of operation for the dental office are 8am to 5pm Monday through Friday; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Wetzel Road Wastewater Treatment Plant service area; per the EAF, anticipated water demand for the expanded dental operations are 200 gallons per day and liquid waste generation is also estimated at 200 gallons per day; ADVISORY NOTES: the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; the applicant is also advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), Oswego Road has public transit service; bus stops are located at the Calder Road/Oswego Road intersection on the north side of the site; and

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

WHEREAS, the site may contain the Indiana bat or Northern long-eared bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the plans it appears that no trees will be removed as part of the proposed project; 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. To improve walkability and access to public transit in this area, the Town and applicant are encouraged to install a sidewalk along the Oswego Road frontage that includes a crosswalk across Calder Road to the nearby bus stop, provides a planting strip between the sidewalk and the road, and includes an extension to the front entrance of the building.

2. The applicant is encouraged to add landscaping, such as low shrubs or

hedges, at the front of the site to screen front yard parking.

The motion was made by David Skeval and seconded by James Corbett. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 23, 2019

OCPB Case # Z-19-383

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Scott Freeman for the property located at 6798 Fly 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 Fly Road (Route 77), a county highway; and
- WHEREAS, the applicant is proposing construction of a 10,500 sf medical office building, to include parking, landscaping and stormwater management areas, on a 3.97-acre parcel in a Hi Tech zoning district; and
- WHEREAS, the site is located just west of I-481 and at the southwest corner of the Brittonfield Office Park; aerial imagery shows single family residential land uses west of the site and undeveloped and wooded lands to the south; and
- WHEREAS, the submitted survey map dated December 2, 2019 shows the site has frontage on Fly Road, a county road, and Brittonfield Parkway, a local road that serves the office park; the site contains an existing two-story house, a detached garage, and a barn building and has an existing dirt/stone driveway on Fly Road, all to be removed;
ADVISORY NOTE: any work within the county right-of-way is subject to a work permit from the Onondaga County Department of Transportation; and
- WHEREAS, the survey map shows the site also contains a pond and a number of trees and wooded areas; per GIS mapping, the pond appears to be under US Army Corps of Engineers jurisdiction (USACE); the submitted Site Preparation Plan shows all existing trees, shrubs and/or vegetation on-site will be removed as part of the proposed project; the submitted Environmental Assessment Form (EAF) dated December 2, 2019 notes that the project is anticipated to include relocating the existing wet area, which will be conditioned on finalization of USACE review; and
- WHEREAS, the submitted Layout and Planting Plan dated December 2, 2019 shows the proposed building will be constructed near the center of the site, encroaching into the existing pond area; a future building expansion is shown on the west side of the building and there will be parking along the Fly Road and Brittonfield Parkway frontages and on the east side of the building; per the plan, parking required by the Town for the project, including the future expansion, is 104 spaces and 150 will be provided; and
- WHEREAS, per the Layout and Planting Plan, there are two proposed driveways, one each on Fly Road and Brittonfield Parkway, and each occurring as far away from the intersection as possible; a drop-off loop is shown at the front of the building with sidewalk access from the parking areas to the building entrances; and

- WHEREAS, per the EAF, 3.96 acres of the site will be disturbed by the proposed project and stormwater will be conveyed to storm structures and a stormwater basin, shown in the plans to occur at the rear of the building;
ADVISORY NOTES: per the Onondaga County Department of Transportation, additional stormwater runoff into the county's drainage system is prohibited; any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and
- WHEREAS, the site has access to public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; per the Onondaga County Department of Water Environment Protection, there is an existing force main along both road frontages and a Town sewer line that serves the Brittonfield Office Park;
ADVISORY NOTES: per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects, and the applicant must contact Plumbing Control to ensure appropriate permits are obtained; the Onondaga County Department of Water Environment Protection asks that the applicant also contact the Department's Flow Control office to determine sewer availability and capacity; the applicant is also advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/right-of-ways, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO);
ADVISORY NOTE: per the Onondaga County Department of Water Environment Protection, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and
- WHEREAS, the site is located in an Onondaga County Drainage District for Bear Trap and Ley Creek, which are maintained by the Department of Water Environment Protection in this area; and
- WHEREAS, the site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper); and
- WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the Site Preparation Plan it appears that some significant wooded areas on site will be removed;
ADVISORY NOTE: per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and

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

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

1. Per the Onondaga County Department of Transportation, no access to Fly Road will be permitted. The site plan must be modified to eliminate the proposed driveway. To further meet Department requirements, the applicant must contact the Department regarding traffic data requirements and submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and a lighting plan for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
2. The Town and applicant are advised to review and compare options for wastewater services in consultation with the Onondaga County Health Department and Department of Water Environment Protection (WEP), which may include connecting directly to an existing force main or extending a sewer line to this site. Any extension of the public wastewater infrastructure must be approved by the Health Department and WEP prior to municipal approval of the site plan.
3. Projects within an Onondaga County Drainage District that require a Stormwater Pollution Prevention Plan (SWPPP) must submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on project plans prior to, or as a condition of, municipal approval.
4. The Town must ensure all necessary permits and approvals are obtained from the U.S. Army Corps of Engineers (USACE) and/or NYS Department of Environmental Conservation (DEC) for any work within a regulated waterbody prior to, or as a condition of, municipal approval.

The Board also offers the following comments:

1. The applicant is encouraged to consider a revised site plan that better integrates the proposed layout of buildings and infrastructure with the Brittonfield Office Park, which may include reducing the amount of on-site parking to allow for realignment of the project to face the Brittonfield Parkway frontage and eastern half of the site.
2. The Board discourages development within a federally regulated waterbody. Alternatively, the applicant is encouraged to 1) reduce parking and densify the site layout to minimize impervious surface coverage and avoid impacts to the pond, 2) maintain the existing landscape buffering around the pond, and 3) utilize green infrastructure (roof gardens, rain gardens, etc.)

wherever possible to reduce stormwater on the site and protect stormwater quality. For more information on stormwater management and opportunities to incorporate green infrastructure elements into project plans, contact the Onondaga County Save the Rain program at 315-435-2260 or visit <http://savetherain.us>.

3. The Board advises the applicant to maintain as much existing tree cover along the Fly Road frontage and southern lot line as possible to screen the proposed use from nearby properties, and help maintain the residential character along Fly Road.

The motion was made by Marty Voss and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 23, 2019

OCPB Case # Z-19-384

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Salina Town Board at the request of Town of Salina for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of Brewerton Road (Route 11), a state highway, and LeMoyne Avenue (Route 219), a county highway; and
- WHEREAS, the applicant is proposing a zone change from One-Family Residential (R-1A) to One- and Two-Family Residential (R-2) in order to bring a 0.15-acre parcel into conformance; and
- WHEREAS, the Town is also proposing a local law to amend the Town Zoning Map to reflect the change of zoning districts; and
- WHEREAS, per the Town Zoning Code, the existing R-1A district is intended to “provide areas which permit one-family dwellings on existing smaller-sized lots and at a greater density than permitted in other one-family districts, while still protecting the amenities and characteristics associated with low-density residential development”; permitted uses in the R-1A district include one-family dwellings and family day-care homes; schools, churches, parish houses and convents, utility service facilities, and transitional parking are permitted upon issuance of a special permit; and
- WHEREAS, per the Town Zoning Code, the proposed R-2 district is intended to “provide areas where the living environment associated with one- and two-family residential development is encouraged and preserved”; permitted uses in the R-2 district include one- and two-family dwellings, family day-care homes, and group family day-care homes; schools, churches, parish houses and convents, utility service facilities, cemeteries, and transitional parking are permitted upon issuance of a special permit; and
- WHEREAS, aerial imagery shows the site is located at the intersection of Brewerton Road (U.S. Route 11) and Garden City Drive, a local road, with surrounding residential uses to the west and commercial uses along Route 11; Route 11 is paralleled by Old Brewerton Road in this location, which appears to be a one-way road separated from Route 11 by a concrete sidewalk; and
- WHEREAS, aerial imagery shows the site contains an existing building, formerly an office building, and has an existing parking area at the front of the building with unrestricted access to Garden City Drive; per the referral notice, the zone change is a corrective action requested by the property owner to allow for use of the building as a two-family dwelling; and
- WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service

areas; no changes to the existing infrastructure are proposed; and

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

WHEREAS, the site is located in an Onondaga County Drainage District for Bear Trap and Ley Creek, which are maintained by the Department of Water Environment Protection in this area; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: 734123, V00264, 734074, 734036, 734067) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

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

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

The motion was made by Marty Voss and seconded by James Corbett. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 23, 2019

OCPB Case # Z-19-385

- 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 Brenda Greenfield (Abby Lane Housing Corp) for the property located 142 Oakland 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 SUNY ESF and NYS Route 81, a state highway; and
- WHEREAS, the applicant is proposing to convert a portion of the basement level dorm rooms in the existing Centennial Hall Dormitory into office space and install a new storefront entry to the building on a 2.18-acre parcel in a Planned Institutional (PID) zoning district; and
- WHEREAS, in 2013, the Board offered no position and no position with comment for concurrent District Plan Amendment (Z-13-111) and project site review (Z-13-112) referrals, respectively; the proposed project resulted in a 34,000 sf addition to the SUNY College of Environmental Science and Forestry (ESF) Centennial Hall Dormitory; and
- WHEREAS, the site is located in the City's University Hill neighborhood and is part of the SUNY ESF campus; aerial imagery shows the site occurs on the western side of the college campus, abutting a short line rail line to the west, which parallels I-81; the site abuts Oakwood Cemetery, which is listed on the National Register of Historic Places, to the south and is across the street from surface parking lots owned by Syracuse University (SU); and
- WHEREAS, the submitted survey map dated January 8, 2015 shows the site has frontage and concrete sidewalks on Oakland Street, a city street, and contains a long narrow building (38,869 sf), Centennial Hall Dormitory; the site has a small asphalt parking lot with 6 parking spaces on the western side of the building and there are 4 accessible parking spaces in a pull-off area parallel to Oakland Street; and
- WHEREAS, per the local application, the proposed project will convert 3 student apartments to office space; the submitted floor plans show the renovations will occur on the basement floor of the recent dormitory addition (Z-13-111, Z-13-112); a new community kitchen will be provided; per the submitted Site Plan, exterior improvements include a new aluminum storefront entry door and a sidewalk extension to the new entry; and
- WHEREAS, a letter from the applicant to a representative for the applicant, dated December 4, 2019, indicates that the planned renovation is intended for 10 staff members affiliated with the ESF College Foundation; the renovation will have no impact on parking on the Centennial Hall site, or parking demand within the PID district, as the staff members are being relocated to the new

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office space and will continue their current use of the SU Standart parking lot across Oakland Street from the site; and

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

ADVISORY NOTE: the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; and

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

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

WHEREAS, the project is within 2,000 feet of a site (ID: E734086) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

The motion was made by Marty Voss and seconded by James Corbett. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 23, 2019

OCPB Case # Z-19-386

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of Ennis Developments, Inc. dba Store Your Stuff Storage Facility for the property located 8530 Henry Clay Boulevard; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Henry Clay Boulevard, a county road, and New York State Route 31, a state highway; and
- WHEREAS, the applicant is proposing the addition of 4 new storage buildings and associated stormwater facilities to an existing storage facility, Store Your Stuff, on a 6.55-acre parcel in a Regional Commercial (RC-1) zoning district; and
- WHEREAS, in 2018, the Board offered no position for a special permit referral (Z-18-155) to maintain the location/configuration of two utility poles with a Utica rack on the subject parcel; previously, the Board recommended modification of a site plan referral (Z-16-180) to construct the self-storage facility on the subject parcel, requiring coordination with the Onondaga County Department of Transportation on traffic and drainage data; in 2017, the Board offered no position with comment for a special permit referral (Z-17-347) to install a freestanding LED sign as part of the self-storage facility; and
- WHEREAS, the site is located along Henry Clay Boulevard, a county road, in the Town of Clay and contains a self-storage facility, Store Your Stuff; the adjacent lot to the north of the site contains a gas station and convenience store, Circle K, and adjacent lots to the south and east contain single-family dwellings; west of the site, across Henry Clay Boulevard, appears to be agricultural fields and forested lands; and
- WHEREAS, the submitted survey map dated December 7, 2017 shows the site contains 9 existing storage buildings (31,200 sf total), all surrounded by asphalt and enclosed by a black galvanized fence; there is a small, 9-space asphalt parking lot at the front of the site, outside the fence enclosure, with an existing driveway onto Henry Clay Boulevard;
- ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Henry Clay Boulevard must meet Department requirements; and
- WHEREAS, the submitted Phase II Site Plan dated December 4, 2019 shows 4 proposed storage buildings (13,200 sf total) will be constructed at the rear of the site and within the existing fence enclosure; the buildings will be surrounded by asphalt drive aisles, connecting in two places to the existing portion of the storage facility; new catch basins and drainage pipes are shown to connect the new asphalt areas to the existing stormwater infrastructure; the site plan included in the original review (Z-16-180) of the storage facility construction

showed a Phase 2 (future) that included 7 additional buildings; and

WHEREAS, aerial imagery shows recently planted trees at the front of the site, parallel to Henry Clay Boulevard; the storage facility also has an existing pylon sign at the front of the site, adjacent to the parking area; and

WHEREAS, per the Phase II Site Plan, there is an Onondaga County Water District permanent right-of-way along the southern side of the site; all existing and proposed development appears to be located outside of the right-of-way except for a portion of the existing fence; and

WHEREAS, per the submitted Environmental Assessment Form (EAF) dated December 5, 2019, 1.4 acres of the site will be disturbed by the proposed project and stormwater runoff will be collected and treated by on-site stormwater management practices, shown in the Phase II Site Plan to include various catch basins, drainage pipes, and two dry swales, that discharge to an existing off-site infiltration basin; per the EAF, the off-site infiltration basin, located on an adjacent gas station parcel to the north, was designed and constructed as part of a master stormwater management plan created in 2009;

ADVISORY NOTES: per the Onondaga County Department of Transportation, additional stormwater runoff into the county's drainage system is prohibited; any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit, and the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Oak Orchard Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; per the Phase II Site Plan, there is an existing sanitary sewer line and easement at the rear of the site, which appears to be owned by the Town; portions of the existing fence appear to fall in the easement area; and

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

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

The Onondaga County Department of Transportation requests a copy of the Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies showing that the original stormwater management plans can accommodate the Phase II addition.

The motion was made by David Skeval and seconded by James Corbett. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 23, 2019

OCPB Case # Z-19-387

- 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 Esau Torres Lopes for the property located at 1700-1702 & 1706-1708 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 (Route 5), a state highway; and
- WHEREAS, the applicant is requesting a special permit to establish a restaurant in a vacant commercial building on a 0.3-acre parcel in an Industrial, Class A zoning district; and
- WHEREAS, the site is located along a state-owned portion of Erie Boulevard East, a highly commercialized corridor with a mix of roadside commercial and large retail establishments; the submitted survey map shows the site has additional frontage on Columbus Avenue, a city street, and contains an existing one-story building; aerial imagery shows the west half of the site is occupied by an asphalt parking lot with two existing curb cuts, one each on Erie Boulevard and Columbus Avenue; there is an existing concrete sidewalk along Columbus Avenue, which appears to have been installed recently; and
- WHEREAS, a letter to the City Planning Commission from a representative for the applicant, dated November 25, 2019, indicates the proposed restaurant will be a food service deli and include space for food preparation, a walk-in cooler and freezer, a dining area without fixed seats, a new entrance vestibule, and an interior area for display and sales of Hispanic artisans' craft items; per the elevation drawings, exterior improvements to the building will include updating the storefront window and entry on the front of the building, updating the front and west façade, and installing a new entry on the west side of the building; and
- WHEREAS, the submitted Proposed Site Plan shows site improvements to include sealing and striping the parking area for 19 spaces, restoring the 6' wide planting strip between the sidewalk and Columbus Avenue to lawn, installing an 8' wide pervious stone bed between the Columbus Avenue sidewalk and the parking lot, and adding new gates to the rear trash enclosure; and
- WHEREAS, per the local application, proposed hours of operation are 7am to 11pm, 7 days a week; there will be a maximum of 4 employees on site at one time; proposed signage includes a wall-mounted sign (2'-6" x 8'-0"), to be mounted on the west wall of the building facing Columbus Avenue; the submitted sign plan shows the sign will have an aluminum frame, translucent white plastic face, and black lettering and be internally illuminated; and
- WHEREAS, per the submitted Environmental Assessment Form (EAF) dated November 25, 2019, storm water discharges on-site will be directed to a buried pipe system;

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no additional information regarding stormwater management was provided; ADVISORY NOTE: per the NYS Department of Transportation, additional stormwater runoff into the state's drainage system is prohibited; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO);

ADVISORY NOTES: the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department's Flow Control office to determine sewer availability and capacity; per the Onondaga County Department of Water Environment Protection, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; and

WHEREAS, the site is located along a stretch of Erie Boulevard which will undergo a large New York State Department of Transportation (NYSDOT) project to install bicycle, pedestrian, and roadway enhancements to accommodate the Empire State Trail; designs for the project are currently being finalized and all applicants and municipalities are advised to coordinate with NYSDOT on site planning within the right-of-way along this portion of Erie Boulevard; and

WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse Proposed Zoning Map dated December 2019, the proposed zoning for these lots is Mixed Use Office (MX-3), which would act to "provide for pedestrian-friendly, transit-supportive areas of higher-density residential development and compatible nonresidential uses, such as offices and supporting commercial uses"; and

WHEREAS, per the City of Syracuse zoning ordinance, restaurants are permitted in the IA district, but require a special permit where the restaurant or its off-street parking spaces are within 500' of a district where restaurants are not permitted as a principal use; the site is near parcels zoned Residential, Class A-1 (RA-1) and Residential, Class B (RB), in which restaurants are not permitted; per the ReZone Syracuse Zoning Ordinance Update dated December 2019, restaurants are a permitted use in the proposed MX-3 district, and similar buffer restrictions requiring a special permit do not seem to be included; and

WHEREAS, per the EAF, there was previously a gas station on the vacant portion of the site; remediation for its removal has been completed; the project is also within 2,000 feet of multiple sites (IDs: B00075, B00146, 734047, C734090) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

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

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office

archaeological site inventory (per EAF Mapper); and

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

To further facilitate walkability in this area, the applicant is encouraged to install a sidewalk from the Columbus Avenue sidewalk to the building and provide robust landscaping along Columbus Avenue to screen parking and improve aesthetics of this corner parcel.

The motion was made by David Skeval and seconded by James Corbett. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 23, 2019

OCPB Case # Z-19-388

- 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 D.W. Hannig LSPC for the property located at 4626 North Street; 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 Jamesville Road (North Street / Route 6), a county highway; and
- WHEREAS, the applicant is proposing to subdivide a 6.01-acre parcel into two new lots, Lot 1 (3.77 acres) and Lot 2 (2.24 acres), in a Hamlet zoning district; and
- WHEREAS, the Board has not reviewed a subdivision referral from the Town of DeWitt relating to the proposed subdivision action; and
- WHEREAS, in 2014, the Board recommended modification of a site plan referral (Z-14-368) to renovate and construct an addition to the existing restaurant and event center on the site (formerly the Glen Loch), citing traffic and access requirements; the Board previously recommended modification of a site plan referral (Z-14-220) for this project, requiring a traffic study, coordination regarding driveway access and permits, and a wetland delineation, and commenting about sewers, green infrastructure, floodplains, and parking concerns; and
- WHEREAS, the site is located in the Jamesville hamlet of DeWitt; aerial imagery and the submitted subdivision plan show the site has frontage on North Street, a county road, and contains an existing building, formerly the Glen Loch Restaurant and Catering Co., which has been partially demolished; per the plan, the site also contains a concrete pad with pavilion, though the pavilion appears to have been demolished from aerial imagery; the site has additional frontage on Solvay Road, a local road at the rear of the site; and
- WHEREAS, per the subdivision plan, there is asphalt parking at the front and sides of the building with two access points onto North Street;
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on North Street must meet Department requirements; and
- WHEREAS, Butternut Creek, a class C(T) stream and tributary of Limestone Creek, occurs on the northern half of the site at the rear of the building; aerial imagery shows the creek is generally buffered by existing trees and vegetation; the portion of the site north of the creek is entirely forested; and
- WHEREAS, the subdivision plan shows proposed Lot 1 (3.77 acres) will contain the existing development and Butternut Creek; proposed Lot 2 (2.24 acres) will contain all the lands from the top of the bank north; per the submitted Environmental Assessment Form (EAF) dated December 4, 2019, Lot 2 is

intended as parkland; lands north of the site, which abut proposed Lot 2, are owned by the Town of DeWitt and contain Fiddlers Green, an 11-acre greenspace; no plans for proposed Lot 1 were indicated; and

WHEREAS, the site is served by public drinking water and sewers and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; no changes to the existing infrastructure are proposed; per the Onondaga County Department of Water Environment Protection, the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); and

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

WHEREAS, the project is within 2,000 feet of a site (ID: 734006) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

WHEREAS, the site may contain the Indiana bat or Northern long-eared bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); the site is located near the following natural communities: Limestone Woodland (per EAF Mapper); and

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

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

The motion was made by Marty Voss and seconded by James Corbett. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 23, 2019

OCPB Case # Z-19-389

- 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 Skaneateles Planning Board at the request of Daniel Meunier for the property located at 4545 Jordan 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 Jordan Road (Route 22), a county highway; and
- WHEREAS, the applicant is proposing to rehabilitate a vacant multifamily structure to accommodate 8 one-bedroom condo units on a 0.67-acre parcel in a Hamlet zoning district; and
- WHEREAS, the Board is concurrently reviewing area variance (Z-19-390) and special permit (Z-19-391) referrals as part of the proposed project; and
- WHEREAS, the site is located in the Skaneateles Falls hamlet and along Jordan Road, a county road, with surrounding residential, industrial, and commercial uses; Skaneateles Creek crosses lands to the north of the site; and
- WHEREAS, the submitted survey map dated November 11, 2019 shows the site contains a vacant three-story apartment building; per the submitted Site Plan, building renovations will allow for 8 townhouse units in the building, each with its own rear porch, and a long connected porch at the front of the building; there will be two proposed parking lots, 8 spaces each, one at the front of the building, screened from the road by a double row of 6' tall evergreens, and one at the rear of the building; there will be additional evergreen plantings along the northern lot line and at the rear of the rear parking lot; a shed and garbage structure is shown at the rear of the building, adjacent to the parking lot; and
- WHEREAS, per the Site Plan, access to the site will come from an existing asphalt drive onto Jordan Road that occurs on an adjacent, abandoned industrial parcel; the driveway appears to serve four neighboring residential lots;
ADVISORY NOTE: per the Onondaga County Department of Transportation, the existing driveway on Jordan Road must meet Department requirements; per the Onondaga County Department of Transportation, no direct access to Jordan Road will be permitted for this site, nor is any shown in the plans; and
- WHEREAS, the submitted Special Permit Findings note that the condominiums will be market rate; and
- WHEREAS, per the Town zoning code, multifamily dwellings require a special permit; variances are sought for the proposed project to allow 8 dwelling units on a 0.67-acre parcel, where the zoning code indicates the maximum density for multifamily dwellings shall not exceed 4 dwelling units per acre; additionally, the zoning code dictates that all off-street parking must be located behind or to the side of the principal building and the proposed project will have parking at the front of the building; and

WHEREAS, per the Special Permit Findings, stormwater best management practices will use bioswales to treat stormwater from the roof and parking lots; no additional information regarding stormwater management was provided; and

WHEREAS, the site is served by public drinking water and an individual septic system that is shared with two adjacent residential lots; the Site Plan shows the existing septic system to occur on one of the residential lots; a new individual septic system is proposed, which would serve the proposed dwelling units, and be located between the front parking lot and Jordan Road; per the submitted Environmental Assessment Form (EAF) dated December 1, 2019, anticipated water usage and liquid waste generation are both estimated at 880 gallons per day; and

WHEREAS, the project is within 2,000 feet of a site (ID: 734010) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); the EAF notes that the site has been cleaned up and closed; and

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

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

Per the Onondaga County Health Department, the sharing of a wastewater disposal system by different property owners is not allowed under New York State law. The Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to municipal approval of the site plan.

The motion was made by Marty Voss and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 23, 2019

OCPB Case # Z-19-390

- 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 Skaneateles ZBA at the request of Daniel Meunier for the property located 4545 Jordan 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 Jordan Road (Route 22), a county highway; and
- WHEREAS, the applicant is requesting area variances to increase the maximum density of multifamily dwelling units and allow for front yard parking as part of a project to rehabilitate a vacant multifamily structure to accommodate 8 one-bedroom condo units on a 0.67-acre parcel in a Hamlet zoning district; and
- WHEREAS, the Board is concurrently reviewing site plan (Z-19-389) and special permit (Z-19-391) referrals as part of the proposed project; and
- WHEREAS, the site is located in the Skaneateles Falls hamlet and along Jordan Road, a county road, with surrounding residential, industrial, and commercial uses; Skaneateles Creek crosses lands to the north of the site; and
- WHEREAS, the submitted survey map dated November 11, 2019 shows the site contains a vacant three-story apartment building; per the submitted Site Plan, building renovations will allow for 8 townhouse units in the building, each with its own rear porch, and a long connected porch at the front of the building; there will be two proposed parking lots, 8 spaces each, one at the front of the building, screened from the road by a double row of 6' tall evergreens, and one at the rear of the building; there will be additional evergreen plantings along the northern lot line and at the rear of the rear parking lot; a shed and garbage structure is shown at the rear of the building, adjacent to the parking lot; and
- WHEREAS, per the Site Plan, access to the site will come from an existing asphalt drive onto Jordan Road that occurs on an adjacent, abandoned industrial parcel; the driveway appears to serve four neighboring residential lots;
ADVISORY NOTE: per the Onondaga County Department of Transportation, the existing driveway on Jordan Road must meet Department requirements; per the Onondaga County Department of Transportation, no direct access to Jordan Road will be permitted for this site, nor is any shown in the plans; and
- WHEREAS, the submitted Special Permit Findings note that the condominiums will be market rate; and
- WHEREAS, per the Town zoning code, multifamily dwellings require a special permit; variances are sought for the proposed project to allow 8 dwelling units on a 0.67-acre parcel, where the zoning code indicates the maximum density for multifamily dwellings shall not exceed 4 dwelling units per acre; additionally, the zoning code dictates that all off-street parking must be located behind or to the side of the principal building and the proposed project will have parking

at the front of the building; and

WHEREAS, per the Special Permit Findings, stormwater best management practices will use bioswales to treat stormwater from the roof and parking lots; no additional information regarding stormwater management was provided; and

WHEREAS, the site is served by public drinking water and an individual septic system that is shared with two adjacent residential lots; the Site Plan shows the existing septic system to occur on one of the residential lots; a new individual septic system is proposed, which would serve the proposed dwelling units, and be located between the front parking lot and Jordan Road; per the submitted Environmental Assessment Form (EAF) dated December 1, 2019, anticipated water usage and liquid waste generation are both estimated at 880 gallons per day; and

WHEREAS, the project is within 2,000 feet of a site (ID: 734010) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); the EAF notes that the site has been cleaned up and closed; and

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

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

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

While the Board offers no position with regards to the requested variances, the following comment is intended for the project as a whole:

Per the Onondaga County Health Department, the sharing of a wastewater disposal system by different property owners is not allowed under New York State law. The Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to municipal approval of the site plan.

The motion was made by David Skeval and seconded by James Corbett. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 23, 2019

OCPB Case # Z-19-391

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Skaneateles Planning Board at the request of Daniel Meunier for the property located at 4545 Jordan Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Jordan Road (Route 22), a county highway; and
- WHEREAS, the applicant is requesting a special permit in order to rehabilitate a vacant multifamily structure to accommodate 8 one-bedroom condo units on a 0.67-acre parcel in a Hamlet zoning district; and
- WHEREAS, the Board is concurrently reviewing site plan (Z-19-389) and area variance (Z-19-390) referrals as part of the proposed project; and
- WHEREAS, the site is located in the Skaneateles Falls hamlet and along Jordan Road, a county road, with surrounding residential, industrial, and commercial uses; Skaneateles Creek crosses lands to the north of the site; and
- WHEREAS, the submitted survey map dated November 11, 2019 shows the site contains a vacant three-story apartment building; per the submitted Site Plan, building renovations will allow for 8 townhouse units in the building, each with its own rear porch, and a long connected porch at the front of the building; there will be two proposed parking lots, 8 spaces each, one at the front of the building, screened from the road by a double row of 6' tall evergreens, and one at the rear of the building; there will be additional evergreen plantings along the northern lot line and at the rear of the rear parking lot; a shed and garbage structure is shown at the rear of the building, adjacent to the parking lot; and
- WHEREAS, per the Site Plan, access to the site will come from an existing asphalt drive onto Jordan Road that occurs on an adjacent, abandoned industrial parcel; the driveway appears to serve four neighboring residential lots;
ADVISORY NOTE: per the Onondaga County Department of Transportation, the existing driveway on Jordan Road must meet Department requirements; per the Onondaga County Department of Transportation, no direct access to Jordan Road will be permitted for this site, nor is any shown in the plans; and
- WHEREAS, the submitted Special Permit Findings note that the condominiums will be market rate; and
- WHEREAS, per the Town zoning code, multifamily dwellings require a special permit; variances are sought for the proposed project to allow 8 dwelling units on a 0.67-acre parcel, where the zoning code indicates the maximum density for multifamily dwellings shall not exceed 4 dwelling units per acre; additionally, the zoning code dictates that all off-street parking must be located behind or to the side of the principal building and the proposed project will have parking at the front of the building; and

WHEREAS, per the Special Permit Findings, stormwater best management practices will use bioswales to treat stormwater from the roof and parking lots; no additional information regarding stormwater management was provided; and

WHEREAS, the site is served by public drinking water and an individual septic system that is shared with two adjacent residential lots; the Site Plan shows the existing septic system to occur on one of the residential lots; a new individual septic system is proposed, which would serve the proposed dwelling units, and be located between the front parking lot and Jordan Road; per the submitted Environmental Assessment Form (EAF) dated December 1, 2019, anticipated water usage and liquid waste generation are both estimated at 880 gallons per day; and

WHEREAS, the project is within 2,000 feet of a site (ID: 734010) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); the EAF notes that the site has been cleaned up and closed; and

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

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

Per the Onondaga County Health Department, the sharing of a wastewater disposal system by different property owners is not allowed under New York State law. The Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to municipal approval of the site plan.

The motion was made by Marty Voss and seconded by David Skeval. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 23, 2019

OCPB Case # Z-19-392

- 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 Dean DeRoberts for the property located at 3107 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Meadow Brook, a county-owned drainage channel; and
- WHEREAS, the applicant is proposing interior renovations and new signage at an existing medical facility on a 2.5-acre parcel in a Residential, Class C (RC) zoning district; and
- WHEREAS, in 2014, the Board offered no position with comment for a special permit referral (Z-14-242) to modify an existing special permit and increase parking for an existing medical office on the subject parcel; and
- WHEREAS, the site is located along East Genesee Street, a city street, in the City's Meadowbrook neighborhood with surrounding residential, office, commercial, and institutional land uses, including Nottingham High School; the site is north across East Genesee Street from a channelized portion of Meadow Brook; and
- WHEREAS, the submitted survey map shows the site contains an existing two-story building, a medical office building, with a parking lot providing 54 spaces at the rear of the building and a small parking area on the east side of the building; there is an existing driveway onto East Genesee Street that branches into two drive aisles at the front of the building, one branch serving the rear parking lot and the other serving the side parking; aerial imagery shows a wooded area at the rear of the site; and
- WHEREAS, per the local application, the lower level of the building will be remodeled for a new outpatient surgery center, Syracuse Plastic Surgery; the submitted elevation drawings show exterior improvements to include infilling a garage door on the east side of the building and adding new doors; and
- WHEREAS, proposed hours of operation are 8am to 4pm, 5 days a week; proposed signage includes a wall-mounted, LED-illuminated sign (8'-6" x 8'-6") on the front of the building and a wall-mounted, non-illuminated sign (40' x 40') on the rear of the building; there is an existing ground sign (48" x 60") in front of the building, to remain and be updated for the new medical office; and
- WHEREAS, the City of Syracuse is currently undertaking a comprehensive project to revise and modernize zoning in the City; per the ReZone Syracuse Zoning Map dated December 2019, the proposed zoning for this lot is Mixed Use Urban Core (MX-4), which would act to "provide for pedestrian-friendly, transit-supportive areas of higher-density residential development and a well-

integrated mix of nonresidential uses”; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), East Genesee Street has public transit service and bus stops are located just east of the site; and

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

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

WHEREAS, the site is located in an Onondaga County Drainage District for Meadow Brook, which is maintained by the Department of Water Environment Protection in this area; and

WHEREAS, the site may contain the Northern long-eared bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and no wooded area will be removed as part of the project; 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:

To improve walkability and access to public transit in this area, the City and applicant are encouraged to install sidewalks along East Genesee Street, including a planting strip between the sidewalk and the road and an extension to the front entrance of the building.

The motion was made by David Skeval and seconded by James Corbett. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 23, 2019

OCPB Case # Z-19-393

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Village of Skaneateles Planning Board at the request of Alexander Gelston for the property located at 6 Hawthorne Woods Court; 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 Kane Avenue (Route 41A), a state highway; and
- WHEREAS, the applicant is requesting area variances to reduce both side yard setbacks and the combined side yard setback to install air conditioning condensers on the north and south sides of a residence with pre-existing nonconforming side yard setbacks in a Residential (A-1) zoning district; and
- WHEREAS, the site is located in a residential neighborhood just west of NYS Route 41A; the submitted survey map shows the site has frontage on Hawthorne Woods Court, a local road, and contains an existing two-story house with an attached garage and an existing driveway onto Hawthorne Woods Court; aerial imagery shows the back yard is enclosed by a fence and includes an in-ground pool; and
- WHEREAS, the applicant is proposing to install a heat pump/air conditioning system, which includes 2 condensers; the survey map shows the proposed condensers to occur on the north and south sides of the property, one adjacent to the garage and one adjacent to the house; and
- WHEREAS, per the local application, the house and garage do not meet the side yard setback requirements (25' each, combined 55') of the Town's A-1 zoning district; the proposed installation will further reduce the setbacks to 17' for the left side yard, 18' for the right side yard, and 35' for the side yards combined; and
- WHEREAS, the site is served by public drinking water and sewers; no changes to the existing infrastructure are proposed; and
- WHEREAS, the site is located in the Skaneateles Lake watershed; Skaneateles Lake is the primary public water supply source for the City of Syracuse and is unfiltered, requiring strict adherence to water quality protections on land in the watershed; the property appears to meet the Town's open space requirements; and
- WHEREAS, the site is located near the Lakeview Cemetery, which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and
- WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

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

The motion was made by Marty Voss and seconded by James Corbett. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.



J.Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 23, 2019

OCPB Case # Z-19-394

- 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 ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing Local Law #1 of 2020 to amend Chapter 225 ("Zoning"), Article VII ("Supplementary Regulations"), Section 225-28 ("Gasoline Pumps and Storage Tanks; Minimum Street Frontage; Sidewalks; Animals") of the Village of Skaneateles; and
- WHEREAS, per § 225-28 of the Village Zoning Ordinance, "No building or structure shall be built on any lot in a Residential A District that does not have a frontage of at least 50 feet measured along the street line on a legally dedicated street unless approved by the Board of Trustees"; and
- WHEREAS, the Draft Local Law #1 of 2020 notes that the Board of Trustees has determined that it is necessary to modify this minimum street frontage provision; with the adoption of the local law, approval authority of minimum street frontage exceptions will be transferred from the Board of Trustees to the Village Planning Board; and
- WHEREAS, ADVISORY NOTE: per the New York State and Onondaga County Departments of Transportation, projects requiring access to a state or county road should be coordinated with the respective Department early in the planning process to ensure that minimum sight distance is available; and

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

The motion was made by Marty Voss and seconded by James Corbett. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 23, 2019

OCPB Case # Z-19-395

- 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 Skaneateles Planning Board at the request of Allen & Constance Broge for the property located at 98 West Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of West Genesee Street (Route 20), a state highway, and the municipal boundary between the Village of Skaneateles and the Town of Skaneateles; and
- WHEREAS, the applicant is requesting a special permit to operate a bed-and-breakfast homestay on a 31,231 square foot parcel in a Residential (A-2) zoning district; and
- WHEREAS, in 2017, the Board received a use variance referral (Z-17-250) to operate a hotel in the subject building, which was ultimately withdrawn; and
- WHEREAS, the site contains the James and Lydia Canning Fuller House, a historic house in the Village of Skaneateles; the site is just east of the Mirbeau Inn and Spa and west of the Village's stretch of retail shops along East Genesee Street; aerial imagery shows that the site abuts several single-family residential properties to the north and west and a school to the east; all of the property lines appear to be buffered by existing trees; and
- WHEREAS, per the submitted survey map dated February 24, 2017, the site has frontage and existing sidewalks on West Genesee Street, a state road, and there is an existing u-shaped driveway at the front of the existing house with two access points onto the road; the existing house is a two-and-a-half-story frame house with an attached one-car garage; the existing driveway also extends along the western side on the house, providing access to the garage at the rear; and
- WHEREAS, the submitted Project Narrative dated October 15, 2019 notes that the property was recently purchased; the new owners would like to operate a 2-room, bed-and-breakfast homestay, which the narrative notes was a previous use of the site; the submitted Site Plan shows three parking spaces on the west side of the site and two at the rear of the house; and
- WHEREAS, a bed-and-breakfast homestay is a conditional use in the Village's A-2 zoning district, requiring issuance of a special use permit; a bed-and-breakfast homestay is defined as the "use of a single-family dwelling, subordinate and incidental to the principal use of the property as a single-family residence of occupancy by the homeowner(s), made available for compensation to transient guests"; bed-and-breakfast homestays are restricted to no more than two sleeping rooms in the A-2 zoning district; and
- WHEREAS, the local application notes that the house is pre-existing non-conforming with a 24.54' front yard setback where 30' is required; the existing non-conformity

will not be exacerbated by the proposed use of the site; and

WHEREAS, the existing house is served by public drinking water and sewer; no changes to the existing infrastructure are proposed; and

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

WHEREAS, per the EAF Mapper, the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site registry; the EAF Mapper also notes that the James and Lydia Canning Fuller House is listed on the State and National Register of Historic Places, as is the Lakeview Cemetery located across the street from the site; and

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

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

1. The applicant is advised that properties listed on the State or National Register of Historic Places may be eligible for tax credits, and that properties utilizing tax credits may be subject to review. For more information, contact the New York State Historic Preservation Office.
2. The applicant is encouraged to coordinate with the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the SEQR process and to ensure consistency with State and National Register standards.

The motion was made by David Skeval and seconded by James Corbett. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.



J. Ryan McMahon II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 23, 2019

OCPB Case # Z-19-396

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of Vari-Tech, LLC / Frank V. Carioti for the property located at 4545 Wetzel 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 Wetzel Road (Route 252), a county highway; and
- WHEREAS, the applicant is requesting area variances for front and side yard setbacks for an existing metal building and to construct a new metal building on a 2.8-acre parcel in an Industrial (I-1) zoning district; and
- WHEREAS, the Board recently offered no position with comment for a zone change referral (Z-19-221) proposing a zone change from Industrial (I-1) to One-Family Residential (R-40) for 6 parcels totaling 4.85 acres, all of which are in the immediate vicinity of the subject parcel; the Board encouraged the Town to consider the potential conflicts between continued residential uses within an industrial and commercial business park; the Board also reviewed a recent special permit referral (Z-19-379) for expansion of a recycling facility at Barrett Paving Materials, Inc., located south across the street from the subject parcel; and
- WHEREAS, the site is located along Wetzel Road, a county road, in the Woodard Industrial Park of the Town of Clay; surrounding land uses are a mix of industrial and residential with large tracts of vacant forestland in the immediate area; the site is one of four parcels containing an existing industrial operation, Vari-Tech, which collectively includes two existing buildings and a large gravel outdoor storage area; and
- WHEREAS, the submitted Variance Map dated October 28, 2019 shows the site is the easternmost Vari-Tech parcel and contains one of the existing one-story metal buildings, a portion of the contiguous gravel storage area, and an existing, gated chain link fence at the front of the parcel, all to remain; collectively, the Vari-Tech facility has four existing driveways onto Wetzel Road, one of which occurs on the subject parcel;
- ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Wetzel Road must meet Department requirements; and
- WHEREAS, per the Variance Map, the proposed metal building (24' x 40') will be constructed in an asphalt area at the rear of the existing building, adjacent to two existing sheds; per the Town zoning code, a side yard setback of 25' is required for detached accessory structures in the I-1 zoning district; the proposed buildings appears to be 20' from the east lot line; the existing building appears to be existing non-conforming with a front yard setback of

95.8' where 200' is required and a 0.8' and 15.4' side yard setbacks where 25' is required; area variances appear to be sought for the existing and proposed non-conformities; and

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

WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and no tree clearing is proposed as part of the project; and

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

While the Board offers no position with regard to the requested variances, the applicant is advised to contact the Onondaga County Department of Transportation to coordinate access to Wetzel Road to ensure the existing driveways serving Vari-Tech meet the Department's commercial driveway standards.

The motion was made by David Skeval and seconded by James Corbett. The votes were recorded as follows: Daniel Cupoli - yes; James Corbett - yes; David Skeval - yes; Jim Stelter - yes; Marty Voss - yes.