



Onondaga County Planning Board

January 05, 2015

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

| <u>I. ATTENDANCE</u> | <u>STAFF PRESENT</u> | <u>GUESTS PRESENT</u> |
|----------------------|----------------------|-----------------------|
| <u>MEMBERS</u> | | |
| Robert Jokl | Megan Costa | Bill Fisher |
| Douglas Morris | Andrew Maxwell | Joe Gerardi |
| Daniel Cupoli | Gilly Cantor | |
| Robert Antonacci | | |
| Brian Donnelly | | |

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on January 05, 2015

III. MINUTES

Minutes from December 10, 2014 were submitted for approval. Daniel Cupoli made a motion to accept the minutes. Brian Donnelly seconded the motion. The votes were recorded as follows: Douglas Morris - yes, Robert Antonacci - yes, Daniel Cupoli - yes; Brian Donnelly - yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

| | | |
|-----------------------------------|-----------------------------------|-----------------------------------|
| S-14-100 Modification | S-14-98 Modification | S-14-99 Modification |
| Z-14-435 Approval | Z-14-436 No Position | Z-14-437 No Position With Comment |
| Z-14-438 No Position With Comment | Z-14-439 Modification | Z-14-440 Modification |
| Z-14-441 Modification | Z-14-442 No Position | Z-14-443 Modification |
| Z-14-444 No Position | Z-14-445 Modification | Z-14-446 Modification |
| Z-14-447 No Position With Comment | Z-14-448 No Position With Comment | Z-14-449 Modification |
| Z-14-450 Disapproval | Z-14-451 No Position With Comment | Z-14-452 Approval |
| Z-14-453 Approval | Z-14-454 Modification | Z-14-455 No Position With Comment |
| Z-14-456 Modification | | |



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 05, 2015

OCPB Case # S-14-98

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Manlius Planning Board at the request of Christine P. Hebert for the property located on the southeasterly corner at the intersection of North Manlius Road and Schepps Corners 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 North Manlius Road and Schepps Corners Road, both county roads, and Collamer Road, a state highway; and
- WHEREAS, the applicant is proposing to subdivide a vacant 54.844-acre parcel into three new lots, Lot 1 (48.85 acres), Lot 2 (3.354 acres), and Lot 3 (2.64 acres), in a Residential-Agricultural (R-A) zoning district; and
- WHEREAS, the Subdivision Plan dated November 14, 2014 shows proposed Lots 2 and 3 with frontage on North Manlius Road, and surrounding proposed Lot 1 with frontage on North Manlius Road and Schepps Corners Road; per aerial photography, the site contains vacant farmland and wooded land; and
- WHEREAS, the plan shows proposed Lot 2 with one gravel drive on North Manlius Road which appears to be a farm road, per aerial photography; aerial photography further shows a farm road off Schepps Corners Road; any existing or proposed access to both roads must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the plan shows a 100 year flood zone on proposed Lot 1; the current FEMA Flood Insurance Rate Maps (FIRM) indicate that a majority of proposed Lot 1 is in a Special Flood Hazard Area (SFHA); preliminary updated FIRM data released in June 2008 shows that this land may no longer be within a SFHA once maps are finalized; and
- WHEREAS, the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and
- WHEREAS, the plan shows state wetlands (SYE 5) on proposed Lot 1; the New York State Department of Environmental Conservation Environmental Assessment Form Mapper further indicates that the site contains waterbodies listed as water-quality impaired (Limestone Creek and tributaries) and federal wetlands; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; and
- WHEREAS, the applicant must obtain appropriate permits from the New York State

Department of Environmental Conservation and/or the U.S. Army Corps of Engineers for any proposed development or drainage in state and/or federal wetlands, respectively, and/or state wetland buffers on site; and

WHEREAS, the Environmental Assessment Form dated November 17, 2014 notes the site is located in an archeological sensitive area; and

WHEREAS, per the referral notice and the plan, the site is located outside the Onondaga County Sanitary District, has access to public water, and will be served by private septic; the applicant must have an approved septic plan for each proposed lot that is less than five acres prior to Onondaga County Health Department endorsement of the plan; and

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

1. Per the Onondaga County Department of Transportation, access to North Manlius Road for proposed Lots 2 and 3 will be determined by the availability of sight distance, and the applicant is required to obtain a permit for any proposed driveways and prior to any proposed work within a county road right-of-way.
2. The Onondaga County Health Department must formally approve any existing or proposed septic system for all lots less than five acres prior to Department endorsement of this subdivision plan.

The Board also offers the following comments:

The applicant is advised to contact the U.S. Army Corps of Engineers and/or the New York State Department of Environmental Conservation to confirm the presence of federal and/or state wetlands, respectively, and/or the 100-foot state wetland buffer on this site, and obtain all necessary permits for any confirmed wetlands and buffers and show them on the plans for the site.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 05, 2015

OCPB Case # S-14-99

- 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 SMSA/Verizon for the property located at 8456 Smokey Hollow 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 Smokey Hollow Road and Hencle Boulevard, both county roads, the Three Rivers State Wildlife Management Area, and the municipal boundary between the Town of Lysander and the Village of Baldwinsville; and
- WHEREAS, the applicant is proposing to lease a 1.15-acre parcel of a 10.53-acre lot in order to construct a cell tower at an existing radio facility in an Agricultural Residential (AR-40) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Controlled Site Use referral (Z-14-439) and an Area Variance referral (Z-14-440) for this project; an area variance is required for the lease parcel which does not meet minimum lot size requirements (50,225 square feet proposed where 80,000 square feet are required); and
- WHEREAS, the site is situated between the Three Rivers State Wildlife Management Area to the east, Lysander Town Park to the west, a small-lot residential subdivision to the south, and large-lot residential and vacant land to the north; and
- WHEREAS, the Environmental Assessment Form dated November 24, 2014 states the project includes the construction of a 190' self-support tower with 4' lightning rod with 12 wireless panel antennas installed at a height of 186', a 12' x 30' equipment shelter within a 70' x 70' equipment compound, and access and underground utilities; the Overall Site Plan revised October 28, 2014 shows the proposed 245' x 205' lease parcel with the proposed equipment compound with shelter and tower, as well as two existing guyed towers on site; and
- WHEREAS, the plan further shows frontage on Hencle Boulevard and a proposed 12' wide gravel access drive within a 30' wide utility and access easement on Smokey Hollow Road, which must meet the requirements of the Onondaga County Department of Transportation; the easement is indicated to be part of the lease parcel but is located on a separate tax parcel (055.-02-05.2) owned by the same property owner as the subject parcel; and
- WHEREAS, the EAF notes 0.44 acres will be physically disturbed by the project and that the site is located over or immediately adjoining a principal aquifer; the New York State Department of Environmental Conservation Environmental Assessment Form Mapper further indicates the site is located over or immediately adjoining a primary aquifer; and
- WHEREAS, the EAF Mapper also indicates the site contains federal wetlands and a tributary of the Seneca River; per the U.S. Army Corps of Engineers, National

Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; the applicant must obtain appropriate permits from the U.S. Army Corps of Engineers for any proposed development or drainage in federal wetlands on site; and

WHEREAS, the EAF notes the project will not connect to water or wastewater utilities; the site is located in the Baldwinsville-Seneca Knolls Wastewater Treatment Plant service area in a location with no access to sewers; and

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

Per the Onondaga County Department of Transportation access to Hencle Boulevard is prohibited and the applicant is required to obtain a permit from the Department for any proposed driveways on Smokey Hollow Road and prior to any proposed work within a county road right-of-way.

The Board also offers the following comment:

The applicant is advised to contact the U.S. Army Corps of Engineers and/or the New York State Department of Environmental Conservation to confirm the presence of federal and/or state wetlands, respectively, and/or the 100-foot state wetland buffer on this site, and obtain all necessary permits for any confirmed wetlands and buffers and show them on the plans for the site.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 05, 2015

OCPB Case # S-14-100

- 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 Pompey Planning Board at the request of Gerald & Linda Devine for the property located at 2135 Pompey Center 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 Pompey Center Road and Number 5 Road, both county roads, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing to subdivide a 65.8-acre parcel into two new lots, one containing an existing residence and one containing farmland, in a Farm (F) zoning district; and
- WHEREAS, the Preliminary Plan dated December 9, 2014 shows proposed Lot 4A (2 acres) to contain an existing house, and proposed Lot 4B (63.82 acres) to contain several small buildings near the location of the existing house but otherwise indicated not to have been surveyed; and
- WHEREAS, the plan shows proposed Lot 4A with frontage and one existing driveway on Pompey Center Road, and proposed Lot 4B with frontage on Pompey Center Road and No. 5 Road East and one existing farm driveway on Pompey Center Road; per aerial photography, there appears to be other farm access roads on Pompey Center Road and No. 5 Road East; any existing or proposed access to either road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the site contains federal wetlands or other regulated waterbodies; and
- WHEREAS, the EAF Mapper further indicates that the site is located over or immediately adjoining a sole source aquifer (Cortland-Homer Preble) and is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and
- WHEREAS, the Environmental Assessment Form dated November 18, 2014 states the site is served by private well and septic, and the plan shows a well behind the existing house on proposed Lot 4A; the Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service proposed Lot 4A prior to Department endorsement of this subdivision plan; and
- WHEREAS, the Onondaga County Agricultural District map shows the site is located in New York State Agricultural District 4; aerial photography shows the site is adjacent to farmed properties and the EAF notes the farm on site will be kept intact; 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 any access to Pompey Center Road or No. 5 Road East for will be determined by the availability of sight distance. The applicant is required to obtain a permit from the Department for any proposed driveways and prior to any proposed work within a county road right-of-way.
2. The Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service proposed Lot 4A prior to Department endorsement of this subdivision plan.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 05, 2015

OCPB Case # Z-14-435

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a TEXT AMENDMENT from the Village of Manlius Village Board at the request of Village of Manlius Board of Trustees for the property located Villagewide; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing to amend the Village Zoning Code to permit residential dwellings in commercial districts; and
- WHEREAS, per the local law filing, §99-12 would be amended to allow one-family, two-family, or multiple dwellings in commercial districts, as long as those dwellings are located within a commercial building; and
- WHEREAS, per the local law filing, §99-15 would be amended such that uses allowed only by special permit in residential districts would also require a special permit in commercial districts, including multiple dwellings located within a commercial building; and
- WHEREAS, an Environmental Assessment Form dated December 1, 2014 was included with the referral, as well as a resolution which notes that the Village Board issued a Negative Declaration as Lead Agency pursuant to SEQR, having determined that "the Action will not have significant adverse impact on the environment"; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 05, 2015

OCPB Case # Z-14-436

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a OTHER AUTHORIZATION from the City of Syracuse Zoning Administration at the request of Destiny USA Holdings for the property located at 1 Destiny USA Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law the site is located within 500 feet of Interstate Route 81, a state highway; and
- WHEREAS, the applicant is requesting a Sign Waiver to install one business identification wall sign (Michael's) at an existing mall (Destiny USA) on a 44.41-acre lot in an Industrial Class A (IA) zoning district; and
- WHEREAS, the Board previously offered No Position on four Sign Waiver referrals (Z-10-51, Z-10-281, Z-13-364, Z-13-365) for this site; and
- WHEREAS, per the referral notice, the proposed signage exceeds the allowable area and number; and
- WHEREAS, a Site Plan dated December 29, 2009 shows the existing mall and the location of the proposed sign at the end of the mall closest to Hiawatha Boulevard, a city street; and
- WHEREAS, per the signage details submitted with the referral, the proposed sign will be 10' x 19' with LED internally illuminated channel letters; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 05, 2015

OCPB Case # Z-14-437

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Clay Town Board at the request of COR Verplank Road Company, LLC for the property located at Ver Planck Road and Dell Center Drive; 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 Ver Planck Road, a county road; and
- WHEREAS, the applicant is proposing a zone change from One-Family Residential (R-15) to Apartment (R-APT) on 58.32 acres of two parcels totaling 90.032 acres, in order to construct a 296-unit apartment complex to be built as a cluster subdivision in one phase (3-4 years) and to include a clubhouse, garages, and 749 parking spaces; and
- WHEREAS, the Board previously reviewed several related referrals and Coordinated Review meetings were also held with the Town in 2010 and 2011, recommending: 1) Disapproval of a Zone Change referral (Z-06-171) and a Subdivision referral (S-06-70) for a proposed apartment complex; 2) Disapproval of a Zone Change referral (Z-10-372) and a Subdivision referral (S-10-84) for an apartment complex and single-family home development, and a Site Plan referral (Z-10-373) for the apartment complex; 3) No Position With Comment on a Zone Change referral (Z-11-220) for the single-family home development; 4) No Position With Comment on a Subdivision referral (S-11-63) and a Site Plan referral (Z-11-281) for the apartment complex; 5) Modification of a Site Plan Referral (Z-11-251) for a proposed Super Walmart; and 6) No Position With Comment on a Subdivision referral (S-12-44) for a cluster subdivision version of the single-family home development with 30% open space; in its various recommendations, the Board noted concerns relative to buildout of the site, including inconsistencies with local and regional transportation and land use plans for the area, congestion on Route 31 with limited mitigation solutions, limitations of Ver Planck Road to accommodate heavier vehicles and suburban traffic levels, bicycle, pedestrian and transit accommodations, local wastewater transmission capacity, and the potential transition in character of this area with the introduction of higher intensity development, infrastructure, and service demands; and
- WHEREAS, the Zone Change Plan dated October 27, 2014 shows the affected zone change area to consist of the remaining open space lands of an overall site which had been envisioned for a mix of residential uses and open spaces in prior years; other nearby land uses include active farmland enrolled in New York State Agricultural District 3, open land, scattered residential properties, and big box commercial development on a heavily traveled commuter corridor; and
- WHEREAS, the proposed project would represent a net increase of 230 units at full

buildout (296 apartments, 41 single-family, and 416 apartments to the south) over prior buildout projections (416 apartments, 107 single family); affected parcels include approximately 1,500 feet of frontage onto Ver Plank Road, a county road, however the first 15.56 feet of frontage depth is not subject to the proposed zone change per the submitted plan; and

WHEREAS, the plan shows the proposed single-family lots (not the subject of this referral) have been reduced from 107 to 41 lots, and conserved open space per the use of cluster subdivision regulations has been reduced from 30% to 20% (7.11 acres) and has been relocated to the area between the housing lots and the New York Power Corporation power line right-of-way directly to the south; and

WHEREAS, the plan shows a modified internal loop road and cul-de-sac for the single-family homes accessing Dell Center Drive, a local road, and a limited access point onto Ver Planck Road, labeled "Road pavement and connection to Ver Planck Road not to occur until future improvements to Ver Planck Road are completed and Onondaga County D.O.T. approval is granted"; per the Town, the proposed apartments would not be seeking full access onto Ver Planck Road nor connect to the single-family housing, but would propose road connections in two locations to the apartments to the south, across the Power Authority right-of-way; the Onondaga County Department of Transportation has previously noted, and maintains, that "town approval of subject zone changes shall not represent the potential for roadway access directly to Ver Planck Road, nor from Dell Center Drive onto Ver Plank Road, nor shall construction vehicle permits be granted from Ver Planck Road, due to existing roadway condition, capacity constraints, and funding constraints to support reconstruction of the roadway"; and

WHEREAS, per the Town, the proposed apartments would rely on two connections through the existing apartment site to the south to access Dell Center Road, and ultimately, New York State Route 31 for all vehicular trips; a traffic study was completed in November 2014 which states there will be minimal impact to the intersection of New York State Route 31 and Dell Center Road; previous traffic studies completed for the initial COR projects and subsequent Super Walmart project indicated that the intersection is already at capacity with no apparent mitigation options; and

WHEREAS, a Centro bus route currently runs to the Great Northern Mall, and Oswego to Syracuse routes run along the NYS Route 31 corridor, but no additional service is planned; the Board previously recommended the inclusion of sidewalk and bicycle accommodations and access points to connect with nearby commercial and civic destinations, including a sidewalk along Dell Center Drive; and

WHEREAS, the EAF notes the project would connect to public water and sewer (anticipated water demand/wastewater generation of 102,000 gallons per day); the site is located in the Oak Orchard Wastewater Treatment Plant service area in a pump station service area currently being diverted to the Wetzell Road Wastewater Treatment Plant; the Onondaga County Department of Water Environment Protection has expressed concerns regarding local sewer capacity in the town-owned system and recommended a sewer capacity assurance assessment (including the economic development locations proposed within the draft Northern Clay Land Use Plan) as part of the development review process; per the Town Engineer, there may not be sufficient conveyance capacity to where the applicant initially proposes to discharge to, and the town is currently working with the applicant to come up with an acceptable

alternative; and

WHEREAS, the EAF and plan note that 40.4 acres will be physically disturbed by the project and stormwater is anticipated to be managed on site, and that 4.15 acres of federal wetlands and threatened or endangered species (Indiana Bat) may be contained on site; each of these items requires verification and/or permits from New York State as part of the development review process; the Board has encouraged the application of clustering under Section 278 of New York State Town Law to buffer between developed and undeveloped lands; and

WHEREAS, the 2013 Northern Clay Land Use Study identifies as its prime recommendation “to retain the current rural open land character of the North Country,” including restricting sewers and intensive development north of Ver Planck Road except in identified economic development areas, limiting added tax burdens from upgrading roads, and minimizing long term maintenance, capital expenses, and service needs from additional local infrastructure; and

WHEREAS, the Onondaga County 2010 Development Guide and subsequent Sustainable Development Plan recommend creating new urban areas only with growth in regional employment and population, minimizing new infrastructure demands and impacts to natural resources, and encouraging good urban design that fosters mixed-use, density and diversity, architectural character and walkability; and

WHEREAS, the Clay-Cicero Route 31 Transportation Study, conducted in 2010 by the Syracuse Metropolitan Transportation Council, forecasted a 40% increase over 20 years in vehicles miles traveled (VMT) along the NYS Route 31 corridor, assuming buildout projections and planned road networks provided by the Towns, and determined that land use changes (both in spatial distribution and in magnitude of total growth) have a much more significant impact on total traffic in the Town of Clay than any of the transportation networks that were modeled; the Limited Growth scenario achieved the most study goals including minimizing community VMT increases through the orderly development of nodal, mixed use communities with bicycle and pedestrian access and a density that can support enhanced transit; the Onondaga County Settlement Plan was completed in 2001 to demonstrate how communities can implement Smart Growth principles that preserve open space, generate walkable neighborhoods, and provide a diversity of building types, uses, and density; 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 offers the following comments relative to the proposed zone change action:

1. As expressed in prior referrals, the Onondaga County Department of Transportation does not intend to approve future connections to Ver Planck Road that would compel an upgrade to the road beyond current maintenance needs at this time.
2. The Board also reiterates its prior concerns relative to buildout of this site and transitioning the character of this area, which will increase service demands and place further stress on existing infrastructure, including

currently at-capacity roads and sewer conveyances.

3. The Board endorses the maintenance of the existing rural character north of Ver Planck Road encourages the Town to pursue zoning changes to decrease rather than intensify density, in keeping with the recommendations of the draft Northern Clay Land Use Plan.

Should the Town approve the zone change, the Board also offers the following comments for consideration during subdivision and/or site plan review:

1. Town approval of this zone change shall not represent the potential for roadway access directly to Ver Planck Road, nor from Dell Center Drive onto Ver Planck Road, nor shall construction vehicle permits be granted from Ver Planck Road, due to existing road condition, capacity constraints, and funding constraints to support reconstruction of the roadway. Any proposed emergency access point onto Ver Planck Road must remain unpaved and have a fire department-approved crash gate to accommodate emergency vehicles only.

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

3. The Board recommends the inclusion of sidewalk and bicycle amenities and access points, connecting this development to nearby commercial and civic destinations and transit stops, including a sidewalk along Dell Center Drive.

4. The Board strongly encourages the clustering of lots and development in general, in order to provide a significant undeveloped buffer along Ver Planck Road, in accordance with the recommendations of the Route 31 Transportation Study. The Board recommends that the dedicated open space include opportunities for value added public access and recreation, or perhaps be utilized for farming, but generally serve as a community asset. Site plans must also show future access, ownership and maintenance of preserved open space.

5. The Board recommends the inclusion of progressive stormwater management techniques, such as green infrastructure, and low flow fixtures in accordance with federal EPA Water Sense criteria.

A motion was made by Daniel Cupoli to recommend disapproval of the referral. The motion was not seconded. Another motion was made recommending No Position With Comment on the referral by Robert Jokl and seconded by Robert Antonacci. The votes were recorded as follows: Douglas Morris - yes; Daniel Cupoli - yes, Brian Donnelly - yes; Robert Jokl - yes; Robert Antonacci - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 05, 2015

OCPB Case # Z-14-438

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Zoning Administration at the request of Amerco Real Estate Co. for the property located at 956 & 1016 Canal Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law and the site is located within 500 feet of Interstate Route 690, a state highway; and
- WHEREAS, the applicant is proposing a Project Site Review to construct two new buildings (storage and warehouse) at an existing U-Haul facility on two parcels totaling 4.19 acres in an Industrial Class A (IA) zoning district; and
- WHEREAS, the Board previously offered No Position With Comment on a Sign Waiver referral (Z-14-228) and a Project Site Review (Z-14-186) for a new canopy and new signage at the U-Haul building across Canal Street, encouraging the city and applicant to incorporate additional screening and reduce signage; and
- WHEREAS, the Site Layout Plan dated October 31, 2014 shows an existing building "A" (one-story/10,087 square feet per an existing conditions plan), a proposed three-story storage building "B" (24,096 square feet), a proposed one-story warehouse building "C" (4,994 square feet) with loading dock, and 18 display parking spaces and 8 parking/loading spaces; and
- WHEREAS, the plan shows the site has frontage on Canal Street and Teall Avenue, both city streets; a proposed driveway is shown on Canal Street, and aerial photography shows additional existing access on Canal Street from the existing building on the site; and
- WHEREAS, the Environmental Assessment Form dated November 12, 2014 notes 2.73 acres will be physically disturbed and an improved drainage system will connect to the existing drainage system on Canal Street; the proposed project may disturb one acre or more of land and must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the DEC Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality, and the applicant must consult with the municipal engineer to ensure conformance of construction plans with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the New York State Department of Environmental Conservation Bureau of Water Permits; the proposed project is located within the Onondaga Lake watershed and the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management

Design Manual as specified in the SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001); and

WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the project is within 2,000 feet of sites in the New York State Department of Environmental Conservation Environmental Site Remediation database (734047, C734090, B00075, and B00146) and is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and

WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; the EAF notes this project will connect to existing water and wastewater utilities; and

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

WHEREAS, the city application dated November 13, 2014 notes signage information is still to be determined; elevations submitted with the referral show potential signage on the north façade; and

WHEREAS, aerial photography shows sidewalks along Teall Avenue; the Syracuse Metropolitan Transportation Council (SMTC) is in the process of finalizing a sustainable streets guide, which includes the identification of priority sidewalk zones where the installation or maintenance of sidewalks would be most beneficial; this site is located within the maintenance priority zone identified within the City of Syracuse; and

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

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
3. Given the location of this site within a sidewalk priority zone as identified by SMTC, and in order to promote walkability and pedestrian safety, the Board encourages the City and applicant to consider widening and improving the sidewalks along the Teall Avenue frontage.
4. Every municipal review provides the opportunity to improve community appearance, and the City and applicant are encouraged to consider incorporating additional landscaping and screening on site.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 05, 2015

OCPB Case # Z-14-439

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a CONTROLLED SITE APPROVAL from the Town of Lysander Planning Board at the request of SMSA/Verizon for the property located at 8456 Smokey Hollow Road; 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 Smokey Hollow Road and Hencle Boulevard, both county roads, the Three Rivers State Wildlife Management Area, and the municipal boundary between the Town of Lysander and the Village of Baldwinsville; and
- WHEREAS, the applicant is proposing a Controlled Site Use to construct a cell tower at an existing radio facility on a 1.15-acre lease parcel on a 10.53-acre lot in an Agricultural Residential (AR-40) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Final Subdivision referral (S-14-99) and an Area Variance referral (Z-14-440) for this project; an area variance is required for the lease parcel which does not meet minimum lot size requirements (50,225 square feet proposed where 80,000 square feet are required); and
- WHEREAS, the site is situated between the Three Rivers State Wildlife Management Area to the east, Lysander Town Park to the west, a small-lot residential subdivision to the south, and large-lot residential and vacant land to the north; and
- WHEREAS, the Environmental Assessment Form dated November 24, 2014 states the project includes the construction of a 190' self-support tower with 4' lightning rod with 12 wireless panel antennas installed at a height of 186', a 12' x 30' equipment shelter within a 70' x 70' equipment compound, and access and underground utilities; the Overall Site Plan revised October 28, 2014 shows the proposed 245' x 205' lease parcel with the proposed equipment compound with shelter and tower, as well as two existing guyed towers on site; and
- WHEREAS, the plan further shows frontage on Hencle Boulevard and a proposed 12' wide gravel access drive within a 30' wide utility and access easement on Smokey Hollow Road, which must meet the requirements of the Onondaga County Department of Transportation; the easement is indicated to be part of the lease parcel but is located on a separate tax parcel (055.-02-05.2) owned by the same property owner as the subject parcel; and
- WHEREAS, the EAF notes 0.44 acres will be physically disturbed by the project and that the site is located over or immediately adjoining a principal aquifer; the New York State Department of Environmental Conservation Environmental Assessment Form Mapper further indicates the site is located over or immediately adjoining a primary aquifer; and

WHEREAS, the EAF Mapper also indicates the site contains federal wetlands and a tributary of the Seneca River; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; the applicant must obtain appropriate permits from the U.S. Army Corps of Engineers for any proposed development or drainage in federal wetlands on site; and

WHEREAS, the EAF notes the project will not connect to water or wastewater utilities; the site is located in the Baldwinsville-Seneca Knolls Wastewater Treatment Plant service area in a location with no access to sewers; and

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

Per the Onondaga County Department of Transportation access to Hencle Boulevard is prohibited and the applicant is required to obtain a permit from the Department for any proposed driveways on Smokey Hollow Road and prior to any proposed work within a county road right-of-way.

The Board also offers the following comment:

The applicant is advised to contact the U.S. Army Corps of Engineers and/or the New York State Department of Environmental Conservation to confirm the presence of federal and/or state wetlands, respectively, and/or the 100-foot state wetland buffer on this site, and obtain all necessary permits for any confirmed wetlands and buffers and show them on the plans for the site.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 05, 2015

OCPB Case # Z-14-440

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Lysander Zoning Board of Appeals at the request of SMSA/Verizon for the property located at 8456 Smokey Hollow 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 Smokey Hollow Road and Hencle Boulevard, both county roads, the Three Rivers State Wildlife Management Area, and the municipal boundary between the Town of Lysander and the Village of Baldwinsville; and
- WHEREAS, the applicant is requesting an area variance in order to construct a cell tower at an existing radio facility on a 1.15-acre lease parcel on a 10.53-acre lot in an Agricultural Residential (AR-40) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Final Subdivision referral (S-14-99) and a Controlled Site Use referral (Z-14-439) for this project; and
- WHEREAS, an area variance is required for the lease parcel which does not meet minimum lot size requirements (50,225 square feet proposed where 80,000 square feet are required); and
- WHEREAS, the site is situated between the Three Rivers State Wildlife Management Area to the east, Lysander Town Park to the west, a small-lot residential subdivision to the south, and large-lot residential and vacant land to the north; and
- WHEREAS, the Environmental Assessment Form dated November 24, 2014 states the project includes the construction of a 190' self-support tower with 4' lightning rod with 12 wireless panel antennas installed at a height of 186', a 12' x 30' equipment shelter within a 70' x 70' equipment compound, and access and underground utilities; the Overall Site Plan revised October 28, 2014 shows the proposed 245' x 205' lease parcel with the proposed equipment compound with shelter and tower, as well as two existing guyed towers on site; and
- WHEREAS, the plan further shows frontage on Hencle Boulevard and a proposed 12' wide gravel access drive within a 30' wide utility and access easement on Smokey Hollow Road, which must meet the requirements of the Onondaga County Department of Transportation; the easement is indicated to be part of the lease parcel but is located on a separate tax parcel (055.-02-05.2) owned by the same property owner as the subject parcel; and
- WHEREAS, the EAF notes 0.44 acres will be physically disturbed by the project and that the site is located over or immediately adjoining a principal aquifer; the New York State Department of Environmental Conservation Environmental Assessment Form Mapper further indicates the site is located over or immediately adjoining a primary aquifer; and
- WHEREAS, the EAF Mapper also indicates the site contains federal wetlands and a tributary of the Seneca River; per the U.S. Army Corps of Engineers, National

Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; the applicant must obtain appropriate permits from the U.S. Army Corps of Engineers for any proposed development or drainage in federal wetlands on site; and

WHEREAS, the EAF notes the project will not connect to water or wastewater utilities; the site is located in the Baldwinsville-Seneca Knolls Wastewater Treatment Plant service area in a location with no access to sewers; and

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

Per the Onondaga County Department of Transportation access to Hencle Boulevard is prohibited and the applicant is required to obtain a permit from the Department for any proposed driveways on Smokey Hollow Road and prior to any proposed work within a county road right-of-way.

The Board also offers the following comment:

The applicant is advised to contact the U.S. Army Corps of Engineers and/or the New York State Department of Environmental Conservation to confirm the presence of federal and/or state wetlands, respectively, and/or the 100-foot state wetland buffer on this site, and obtain all necessary permits for any confirmed wetlands and buffers and show them on the plans for the site.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 05, 2015

OCPB Case # Z-14-441

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of David B. Scibior for the property located on Whiting 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 Whiting Road and South Bay Road, both county roads; and
- WHEREAS, the applicant is proposing to construct a pole barn building to be used for storage and garage space on a vacant 0.67-acre lot in an Agricultural (AG) zoning district; and
- WHEREAS, the Board previously offered No Position With Comment on an Area Variance referral (Z-11-143) for a similar proposal from a different applicant, noting that there appeared to be adequate room on the parcel to accommodate the proposed building without the need for a variance, and that the applicant was required to contact the Onondaga County Department of Transportation for any proposed driveway changes; and
- WHEREAS, the Tract Map recertified on March 17, 2014 shows a proposed 32' x 46' pole barn on a lot with frontage on South Bay Road and Whiting Road; the referral notice states area variances were previously granted on July 6, 2011 for side yard setbacks and minimum lot area; and
- WHEREAS, an additional Tract map recertified on September 24, 2014 shows a gravel drive on Whiting Road leading to a gravel pad area; per aerial photography, there does not appear to be any existing driveway or gravel area; any existing or proposed access meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the Environmental Assessment Form dated August 7, 2014 notes storm water discharges will be managed with drain tiles through the center of the property; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that land adjoining the site contains wetlands or other regulated waterbodies, and the site is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and
- WHEREAS, the EAF notes the proposed action will not connect to water and wastewater utilities; the site is located in the Brewerton Wastewater Treatment Plant service area in a location with no access to sewers; and

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

recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

Per the Onondaga County Department of Transportation, access to South Bay Road is prohibited and one access will be allowed on Whiting Road. The applicant is required to obtain a permit from the Department for any proposed driveway and prior to any proposed work within a county road right-of-way.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 05, 2015

OCPB Case # Z-14-442

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Cicero Zoning Board of Appeals at the request of William Verity for the property located at 5429 Guy Young 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 Brewerton Road (U.S. Route 11), a state highway; and
- WHEREAS, the applicant is requesting an area variance to construct a second-story addition to an existing non-conforming residence on a 0.18-acre lot in an Industrial (IN) zoning district; and
- WHEREAS, per the Town application dated November 25, 2014, the existing front yard setback is 17.9' where 75' is required and the existing side yard setbacks are 17' and 0.6' where 30' are required; a variance is required to expand the non-conforming structure; and
- WHEREAS, the Location Survey dated October 10, 2013 shows an existing 1.5-story frame house, shed, and deck at the corner of Guy Young Road and Walnut Street, both local streets; per a letter dated November 18, 2014, the second story addition would be approximately 33' x 25' and would not affect the existing footprint; and
- WHEREAS, per aerial photography, the site has one existing driveway on Guy Young Road; and
- WHEREAS, an Environmental Assessment Form dated November 25, 2014 was submitted with the referral; and
- WHEREAS, the site is served by public water and sewer and is located in the Brewerton Wastewater Treatment Plant service area; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 05, 2015

OCPB Case # Z-14-443

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Tassone Farms, Inc. for the property located at 8455 Whiting 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 Whiting Road and South Bay Road, both county roads, and New York State Route 31, a state highway, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing to construct a 54' x 100' pole barn for cold storage at an existing farm and produce store (William's Farm) on a 66.55-acre parcel in an Agricultural (AG) zoning district; and
- WHEREAS, the Site Plan dated December 5, 2014 shows the southeastern corner of the parcel, which contains an existing farm stand (6,653 square feet) with two attached storage buildings (1,906 square feet and 6,806 square feet) and an attached greenhouse (2,707 square feet), as well as the proposed detached pole barn (5,400 square feet), front yard parking for 19 vehicles, and an additional side yard gravel parking area; and
- WHEREAS, the plan shows this portion of the site has frontage and two existing driveways on Whiting Road and one driveway New York State Route 31, which must meet the requirements of the Onondaga County and New York State Departments of Transportation, respectively; and
- WHEREAS, per aerial photography, the site also has frontage on South Bay Road, and the remainder of the property contains active farmland, several farm structures and a pond away from the road frontages, and a two-story house along Whiting Road; and
- WHEREAS, the Environmental Assessment Form dated December 8, 2014 notes 0.14 acres will be physically disturbed and existing drainage swales and patterns will be maintained; and
- WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that a portion of this parcel north of the proposed pole barn location is in a Special Flood Hazard Area (SFHA); and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates the site contains federal wetlands or other regulated waterbodies; per aerial photography, there appears to be a stream or creek running east/west in the northern portion of the parcel; and
- WHEREAS, the EAF Mapper notes the site is substantially contiguous to a building which is listed on the National Register of Historic Places (Stone Arabia School No. 6); and
- WHEREAS, the EAF Mapper indicates 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

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E-mail Address: countyplanning@ongov.net

York State Historic Preservation Office archaeological site inventory; and
WHEREAS, the EAF states no water or wastewater connections will be required; per the referral notice, the site is served by public water and private septic; the site is located in the Brewerton Wastewater Treatment Plant service area in a location with no access to sewers; 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 New York State Department of Transportation, no additional access to New York State Route 31 will be permitted, and any work within the State right-of-way will require a highway work permit from the Department.
2. The Onondaga County Department of Transportation has determined that the municipality and applicant are required to coordinate all access to Whiting Road with the Department by contacting the Department at (315) 435-3205.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 05, 2015

OCPB Case # Z-14-444

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Syracuse SMSA Limited Partnership d/b/a Verizon Wireless for the property located at 6268 New York State Route 31; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of New York State Route 31, a state highway; and
- WHEREAS, the applicant is proposing to install antennas and an equipment shelter at an existing wireless communications tower facility on a 3.93-acre lot in a General Commercial (GC) zoning district; and
- WHEREAS, the Environmental Assessment Form dated December 2, 2014 states the project includes the installation of twelve wireless panel antennas on an existing 160' guyed tower at a height of 100', as well as the installation of a 12' x 30' equipment shelter within a proposed 22' x 38' expansion to the existing fenced compound; and
- WHEREAS, the Overall Site Plan revised December 3, 2014 shows the existing fenced compound and tower, and the proposed compound expansion and equipment shelter on a site that also contains an existing building (HMT, Inc.); the plan does not show the subject parcel boundaries; and
- WHEREAS, the plan shows the site has frontage and an existing access road on New York State Route 31 which serves both the building and the wireless facility and must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the EAF notes a portion of the site or land adjoining the site contains wetlands or other regulated waterbodies; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the site of the proposed action contains a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and
- WHEREAS, the EAF Mapper further indicates the project is within 2,000 feet of a site in the New York State Department of Environmental Conservation Environmental Site Remediation database (734112) and is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and
- WHEREAS, the EAF notes the project will not connect to existing water and wastewater utilities; the site has access to public water and sewer and is located in the

Oak Orchard Wastewater Treatment Plant service area; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 05, 2015

OCPB Case # Z-14-445

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Marcellus Zoning Board of Appeals at the request of Ronald Dumond for the property located at 3860 South Street Road (Route 174); and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of New York State Route 174, a state highway, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is requesting an area variance to construct a 25' x 25' garage at an existing residence on a 0.66-acre lot in a Residential (R-1) zoning district; and
- WHEREAS, per the referral notice, an area variance is required for the front yard setback (44' proposed where 68' is required); and
- WHEREAS, the Location Survey dated November 24, 2014 shows an existing frame house and the proposed garage location; and
- WHEREAS, the survey shows the site has frontage and an existing tarvia driveway on Route 174, which must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that land adjoining the site contains wetlands or other regulated waterbodies and the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and
- WHEREAS, the Environmental Assessment Form dated October 6, 2014 notes the project will not connect to existing water and wastewater utilities; the site is served by public water and private septic and is located outside the Onondaga County Sanitary District; and
- WHEREAS, the Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to issuance of a building permit; and
- WHEREAS, the Onondaga County Agricultural District map shows the site is located in New York State Agricultural District 2; aerial photography shows the site is located near farmed properties; 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:

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E-mail Address: countyplanning@ongov.net

The Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to issuance of a building permit.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 05, 2015

OCPB Case # Z-14-446

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Spafford Zoning Board of Appeals at the request of John O'Neill for the property located at 2856 Becker 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 East Lake Road (New York State Route 41), a state highway, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is requesting a special permit in order to operate a commercial dog kennel on 7 acres of a 139-acre lot containing farmland in a Residential-Agricultural (R-A) zoning district; and
- WHEREAS, per town code, commercial dog kennels require a special use permit in this district; the referral included a signed and notarized document dated December 5, 2014 from the landowner to the applicant granting permission to build a commercial boarding facility on the property, however no further details are specified (size, location, etc.); and
- WHEREAS, an undated tax map shows the lot has frontage on Becker Road and Willow Hill Road, both local roads, and additional minimal frontage on NYS Route 41 where it intersects with Willow Hill Road; an undated floor plan submitted with the referral shows the kennel would contain an office, restroom and kitchen, storage, a 12' x 32' play room, fourteen 5' x 6' kennels, and additional "cat condos"; and
- WHEREAS, a hand drawn sketch on the tax map indicates the proposed kennel would be located at least 500 feet from the western, eastern, and southern lot boundaries, and 40 feet from the northern boundary (Becker Road); a proposed driveway on Becker Road is also drawn on the map; and
- WHEREAS, per aerial photography, the remainder of the site contains farmland (grazing land, per the Town application) along with a house and other farm structures (barns, silos, etc.) along the Becker Road frontage to the east of the proposed kennel location; and
- WHEREAS, the Environmental Assessment Form dated November 15, 2014 notes 7 acres will be physically disturbed; the proposed project may disturb one acre or more of land and must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the DEC Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality, and the applicant must consult with the municipal engineer to ensure conformance of construction plans with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the New

York State Department of Environmental Conservation Bureau of Water Permits; and

WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that indicates the site contains federal wetlands; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; and

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

WHEREAS, the site is located outside the Onondaga County Sanitary District; the referral materials state that the site will be served by private water and septic, but no further information was submitted with the referral; and

WHEREAS, the Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this project prior to issuance of a building permit; and

WHEREAS, the Onondaga County Agricultural District map shows the site is located in New York State Agricultural District 2; aerial photography shows the site contains agricultural land and is adjacent to farmed properties; per Onondaga County Environmental Management Council data, this site is located in the Skaneateles Lake Watershed; and

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

1. The Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this project prior to issuance of a building permit.
2. The Skaneateles Watershed Rules and Regulations require that the applicant submit storm and erosion control plans to the City of Syracuse Water Department for approval prior to commencing this project.

The Board also offers the following comment:

The Board strongly recommends that the Town of Spafford require an accurate land survey or site plan for this proposal prior to granting a special permit. Plans should be to scale and show the proposed project area (area to be disturbed) including all proposed structures, activities to occur, driveways, lease boundaries if applicable, and wastewater management areas. The Board further recommends that the applicant contact the U.S. Army Corps of Engineers and the New York State Department of Environmental Conservation to determine the location of wetlands, endangered species and/or associated habitats on site in order to ensure that the proposed project avoid negative environmental impacts to the extent possible, and/or to obtain appropriate permits as necessary.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 05, 2015

OCPB Case # Z-14-447

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a USE VARIANCE from the Town of Salina Zoning Board of Appeals at the request of Sandra Kirnan for the property located at 105 East Molloy 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 East Molloy Road, a county road, and Brewerton Road (U.S. Route 11), a state highway; and
- WHEREAS, the applicant is requesting a use variance to continue a legal non-conforming use as a two-family residence on a 0.33-acre lot in a Professional Office (O-1) zoning district; and
- WHEREAS, per the referral materials, the applicant presently has an owner-occupied buyer for the property who wishes to occupy the first floor and rent the second floor to a family member and notes that his mortgage will not be approved without a use variance; the materials further note the property has been used as a two-family residence since 1981; and
- WHEREAS, per aerial photography, the site is located in a transitional area near the intersection with Route 11, with surrounding retail, vacant, and residential properties, as well as the Mattydale Fire Department; and
- WHEREAS, the Location Survey last updated in 1981 shows the existing 1.5-story frame dwelling with one-story frame addition and detached frame garage; no changes are proposed; and
- WHEREAS, the survey shows the site with frontage on East Molloy Road; aerial photography shows one existing driveway on East Molloy Road which appears to be shared with the adjacent parcel to the east; any existing or proposed access must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, per the Town Staff Report dated December 16, 2014, the Director requested that the following condition be attached, should the application be approved locally: "That the building can not be changed or expanded beyond the existing use as a 2 Family Residence except for a conversion to any permitted use within an O-1 District"; and
- WHEREAS, per the report, the applicant submitted an Environmental Assessment Form dated December 15, 2014 and "it would appear that the proposed project will have no adverse affect upon the environment and therefore could be classified as non-significant"; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the site is located over or immediately adjoining a prinicipal aquifer and is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic

Preservation Office archaeological site inventory; and

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

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

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

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. Per the Onondaga County Department of Transportation, the Town is advised to ensure appropriate access agreements are in place for any shared driveways on East Molloy Road, that there is adequate parking on site for both the owner and the tenant, and that there is no parking in the County right-of-way.
2. The Board supports the condition of the use variance requested by the Director that the building may not be changed or expanded beyond the existing two-family use except to convert it to a permitted use within the office district.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 05, 2015

OCPB Case # Z-14-448

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Onondaga Zoning Board of Appeals at the request of Howard Chapman for the property located at 3112 Lords Hill 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 Lords Hill Road (New York State Route 80), a state highway, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is requesting an area variance to build a 24' x 26' garage in the front yard of an existing residence on a 2.7-acre lot in a Residential and Country (R-C) zoning district; and
- WHEREAS, per the referral notice, the proposed garage would be 60' from the center line instead of the required 140'; per the town application, other locations would not be suitable due to a ravine on site; and
- WHEREAS, an undated survey shows the existing 1.5-story house, small rear screen house, and the proposed garage in the front yard between two stone retaining walls along the existing driveway; per aerial photography and images submitted with the referral, the proposed garage location is cleared and the remainder of the land is wooded, including along the road frontage; and
- WHEREAS, the survey and aerial photography show the site includes land on both sides of Ironside Road, a local street, and has frontage and one existing tarvia driveway on New York State Route 80 (Lords Hill Road), which must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, per the survey, Bridge Creek runs through the rear of the site, which is tributary to the West Branch of Onondaga Creek, per the New York State Department of Environmental Conservation Environmental Assessment Form Mapper; the EAF Mapper also notes the site contains federal wetlands; and
- WHEREAS, per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; the applicant must obtain appropriate permits from the U.S. Army Corps of Engineers for any proposed development or drainage in federal wetlands on site; and
- WHEREAS, the EAF Mapper indicates that the site of the proposed action contains a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and
- WHEREAS, the EAF Mapper further indicates that the site is located over or immediately joining a principal aquifer and is located in or adjacent to an area designated

as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and

WHEREAS, the site is served by public water and private septic and is located outside the Onondaga County Sanitary District; the survey shows an existing pump house and an additional pump house foundation, and a watermain right-of-way along the western side of Ironside Road; and

WHEREAS, the Onondaga County Agricultural District map shows the site is located near farmed properties in New York State Agricultural District 1; and

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 05, 2015

OCPB Case # Z-14-449

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Onondaga Zoning Board of Appeals at the request of Robert Moran for the property located at 4091 Split Rock 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 Split Rock Road, a county road; and
- WHEREAS, the applicant is requesting an area variance to expand and repair an existing garage at an existing residence on a 0.78-acre lot in a One-Family Residential (R-1) zoning district; and
- WHEREAS, per the referral notice, the expanded garage would be 7' from the property line instead of the required 20'; and
- WHEREAS, the Location Survey date July 4, 2007 shows an existing 2.5-story frame house and 20' x 22' existing brick garage with a proposed 20' x 22' addition hand drawn on the survey 7' from the property line to the west; per the town application, the expansion would be for storage and would also include the addition of a second story; and
- WHEREAS, the plan shows the site with frontage and an existing gravel driveway on Split Rock Road which encroaches 1.4' on the adjacent parcel to the west; the existing access does not meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the site is served by public water and private septic and is located outside the Onondaga County Sanitary District; the Environmental Assessment Form dated December 2, 2014 notes the project will not connect to existing water and wastewater utilities; and
- WHEREAS, the location of the existing septic system is not shown on the survey; the Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to issuance of a building permit; and

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

1. The applicant must contact the Onondaga County Department of Transportation at (315) 435-3205 to bring the existing gravel driveway up to county standards.
2. The Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property

prior to issuance of a building permit.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 05, 2015

OCPB Case # Z-14-450

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Rerob LLC/Expressmart for the property located at 6589 Thompson Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Thompson Road, a county highway in this location, and New York State Route 298, a state highway; and
- WHEREAS, the applicant is proposing to redevelop a commercial site containing vacant land and a vacant gas station (formerly Mobil) into a new gas station, convenience store, and fast food restaurant (Expressmart and future tenant) on four parcels totaling 9.2 acres in an Industrial zoning district; and
- WHEREAS, the Board previously offered No Position With Comment on a Site Plan referral (Z-14-19) to clear and survey the property, advising the applicant to consult with the New York State and Onondaga County Departments of Transportation (NYSDOT and OCDOT) regarding permits and stormwater runoff; the Board also recently reviewed several referrals pertaining to the redevelopment of the former Howard Johnson hotel site across Route 298, a project which is still underway (S-14-44 and Z-14-208, 209, 210, 211, and 212); and
- WHEREAS, the Landscape Plan dated November 18, 2014 shows the project site spans portions of all four tax parcels and includes a proposed store (100' x 50') with attached restaurant (39' x 88') with a drive-thru, a 7-pump gas island, a 2-vehicle diesel island, and 95 parking spaces around the site including standard, oversized, diesel, and gas pump spaces; the internal circulation network as shown does not provide sufficient turning radii for trucks; the remaining 2.47 acres of the site is slated to be seeded and mowed lawn space and is labeled "Future Development"; per a conversation with the Town on December 24, 2014, the applicant will submit a resubdivision proposal once the site plan has been approved; and
- WHEREAS, the plan shows the site is located on Carrier Circle between Route 298 and Thompson Road, and that the development would have several access points onto a single full access driveway on Thompson Road, which must meet the OCDOT requirements; per aerial photography, the site currently has three separate driveways on Thompson Road; NYSDOT has reviewed a traffic study for the project and has serious safety and operational concerns at Carrier Circle if a full-access driveway is allowed as shown; NYSDOT has requested that the proposed driveway on Thompson Road be right-in/right-out only and, if implemented, will allow a right-in/right-out only driveway on Route 298 to allow full access to the parcel; OCDOT has requested a revised traffic study to reflect this suggested change in access; the applicant is advised to obtain permits from the appropriate Department for any proposed driveways and

prior to any proposed work within the State and/or County rights-of-way; the applicant is also advised that no signage will be permitted in the State right-of-way or may obstruct sight distance within the County right-of-way; and

WHEREAS, the Environmental Assessment Form dated November 21, 2014 states 7.1 acres will be physically disturbed and that storm water discharges that are not directly absorbed in the infiltration basin will be directed to the existing culvert off the south end of the property; per the New York State and Onondaga County Departments of Transportation, additional stormwater runoff into the State and County drainage systems is prohibited; and

WHEREAS, the proposed project may disturb one acre or more of land and must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the DEC Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality, and the applicant must consult with the municipal engineer to ensure conformance of construction plans with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the New York State Department of Environmental Conservation Bureau of Water Permits; the proposed project is located within the Onondaga Lake watershed and the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual as specified in the SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001); and

WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that land adjoining the site contains wetlands or other regulated waterbodies; the site is located across Route 298 from Sanders Creek; and

WHEREAS, the EAF notes that remediation has occurred at the former gas station site (remediation sites C734113 and 734043 are within 2,000 feet, per the EAF Mapper); the EAF Mapper further indicates that the site is located over or immediately adjoining a principal aquifer; and

WHEREAS, the site has access to public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; the Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity; per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and

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

WHEREAS, the plan shows granite curbing, including landscaped curbed islands, and significant landscaping along the Route 298 frontage as well as around the sides and rear of the developed area; the referral also included plans for lighting and grading; the applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure; for more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820; and

WHEREAS, the Signage Plan dated November 18, 2014 states there are 297.2 square feet of total signage proposed, including a freestanding sign, gasoline canopy and pump signs, and building signage for the Expressmart and fast food tenant; other signage details submitted with the referral show the signs will be internally lit LED signs; and

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

The Site Plan as submitted does not reflect acceptable driveway access per the Onondaga County and New York State Departments of Transportation. The Town must ensure that the New York State Department of Transportation and Onondaga County Department of Transportation have each completed their review of a revised traffic study per Department requirements, and that all appropriate changes or mitigation as determined by the Departments is identified and reflected on a revised plan, prior to consideration of the proposed development. The Board also notes the plan does not appear to have an adequate internal circulation layout to accommodate queueing and turning movements of large trucks.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 05, 2015

OCPB Case # Z-14-451

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a OTHER AUTHORIZATION from the City of Syracuse Planning Commission at the request of Lang Media Properties, Inc. for the property located at 2937 Erie Boulevard East Rear; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law and the site is located within 500 feet of Interstate Route 690, a state highway; and
- WHEREAS, the applicant is proposing to modify an existing sign permit to convert one side of an existing off-premise advertising billboard from static to digital display on a vacant 2.46-acre lot in an Industrial Class A (IA) zoning district; and
- WHEREAS, per a letter to the City on October 16, 2014, the applicant's prior application to the New York State Department of Transportation was denied, but the Department has indicated to the applicant that the criteria that formed the basis for the original denial is being eliminated; and
- WHEREAS, per the Proposed Billboard Location plan dated February 9, 2011, the site is a landlocked parcel located between land owned by New York Central Lines to the north and land owned by the Niagara Mohawk Power Corporation to the south, and the billboard is located in the northeastern corner of the site facing Interstate Route 690 which is just north of the NY Central Lines land; and
- WHEREAS, per the referral materials, the billboard is 11' x 40' and the eastern-facing side would be LED-illuminated; and
- WHEREAS, per aerial photography, there appears to be a dirt access road leading from the rear of the parking lot for Tully's to the subject parcel; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates the site contains state wetlands (SYE-19), is within 2,000 feet of sites in the New York State Department of Environmental Conservation Environmental Site Remediation database (C734103 and C734138), and is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and
- WHEREAS, the Environmental Assessment Form dated October 17, 2014 notes the project will not connect to existing water and wastewater utilities; the site is located in the Metropolitan Wastewater Treatment Plant service area; and

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

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

Per the New York State Department of Transportation, the City and applicant are advised to contact the Department for approval for the proposed sign.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 05, 2015

OCPB Case # Z-14-452

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Skaneateles Town Board at the request of Town of Skaneateles for the property located Townwide; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing to amend Chapter 118 of the Town Code with regard to refuse disposal regulations; and
- WHEREAS, per the proposed local law, revisions to the definition section within the refuse disposal chapter include: new definitions for businesses and tree or lawn service companies, the deletion of the definition of private hauler, minor language edits to the definitions for commercial haulers and residents, and the removal of tires from the definition of rubbish; and
- WHEREAS, per the proposed law, restrictions were added such that only residential permit holders can deposit tires (limit of 12 per year) and small amounts of construction and demolition refuse; tires and large deposits of construction and demolition refuse will otherwise be prohibited; and
- WHEREAS, per the proposed law, a provision is proposed such that the refuse officer or delegate may make the determination to deny access based on these rules and regulations; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 05, 2015

OCPB Case # Z-14-453

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of DeWitt Town Board at the request of Town of DeWitt Town Board for the property located Townwide; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing to amend various sections of the Town Code in order to clean up language and provisions implemented with the comprehensive updates in 2008; and
- WHEREAS, per the local law draft changes submitted with the referral, clarifications and additional provisions address solar collection systems, outdoor LED lighting, dumpsters and refuse collection areas, wayfinding signs, gross floor area, vehicle sales, off-street parking, and lots located in two districts; and
- WHEREAS, per a conversation with the Town on December 23, 2014, the Town Board is considering an additional provision (not included in this proposal) to exempt roof-mounted commercial and industrial solar collection systems from site plan review and instead permit administrative review under the specific installation guidelines currently in place; and
- WHEREAS, per the Town, the current lighting provisions are restrictive regarding dark sky compliance and trespass, and the proposed regulations would support the restrictions by requiring LED lighting for parking lots as the Town has found that LED lighting provides more uniform coverage with fewer lights and decreased trespass; additional regulations are also being added for ATM illumination; and
- WHEREAS, per the draft changes, the signs section of the zoning code will have more specific regulations for directional and parking signage, off-street parking calculations, and more oversight regarding the placement of donation boxes and other large refuse collection bins; and
- WHEREAS, per the draft changes, a new definition for Gross Floor Area is being added to the zoning code such that all floors "shall be included in this calculation except for areas that are used exclusively for dead storage where access is not regularly required"; and
- WHEREAS, per the draft changes, a definition is being added to the zoning code for "Vehicle Sales Restricted" which would be defined as a "Vehicle Sales Area where the total area, including the principle building, is less than three and one half acres"; and
- WHEREAS, per the proposed code, only Vehicle Sales Restricted uses will be permitted in the Business zoning district; per the existing code, vehicle sales areas of any size are permitted in this district; and

WHEREAS, per the draft changes, the site plan review and approval section will now include a provision which states "Any use not specifically enumerated as permitted in a district is deemed to not be permitted in said district" as well as a provision which prohibits extending a use across districts on lots with split-zoning; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 05, 2015

OCPB Case # Z-14-454

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Baldwinsville Planning Board at the request of Empire Management for the property located at 18 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Genesee Street (New York State Route 31) and Oswego Street (New York State Route 48), both state highways; and
- WHEREAS, the applicant is proposing to make façade, parking lot, and entrance improvements to a currently unoccupied retail space on a 1.62-acre lot in a Business (B-2) zoning district in order to prepare the space for three new tenants, including a Dollar Tree; and
- WHEREAS, the Concept Plan revised December 10, 2014 shows an existing building with three proposed tenants, Dollar Tree (9,700 square feet), Tenant "A" (2,710 square feet) and Tenant "B" (3,660 square feet), as well as 71 parking spaces in the front and side yards; and
- WHEREAS, the plan shows the site is located between East Genesee Street and the Village of Baldwinsville Walkway/Trail Easement along the Seneca River, and shows a 25' in-only driveway and a 34' full driveway on East Genesee Street, both of which must meet the requirements of the New York State Department of Transportation; the plan also shows a cross-connection with the adjacent parcel to the west (parking lot for Key Bank); and
- WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that the rear portion of this parcel is in a Special Flood Hazard Area (SFHA); the
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the site contains federal wetlands; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; and
- WHEREAS, the Environmental Assessment Form dated November 10, 2014 states the site of the proposed action or an adjoining property has been the subject of remediation for hazardous waste (remediation sites V00053, B00105 and E734114, per the EAF Mapper); and
- WHEREAS, the EAF Mapper further indicates that the site is located over or immediately adjoining primary and principal aquifers and is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and
- WHEREAS, the site is served by public water and sewer and is located in the Baldwinsville-Seneca Knolls Wastewater Treatment Plant service area; and

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

WHEREAS, the plan and aerial photography show minimal proposed on site landscaping, several new painted crosswalks within the parking lot, and existing guide rails along the East Genesee Street frontage with no landscaping or sidewalks; the Front Elevation plan dated December 16, 2014 shows three proposed wall signs, one for each tenant; no further signage details were submitted at this time; and

WHEREAS, the site is located in a commercial area of the village that includes shopping plazas, offices, civic buildings, and restaurants and is accessible to the trail system and village core; and

WHEREAS, the Syracuse Metropolitan Transportation Council (SMTC) is in the process of finalizing a sustainable streets guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most beneficial; this site is located within a priority zone; and

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

Per the New York State Department of Transportation, one-way driveways must be narrowed to meet Department standards. The applicant must contact the Department to coordinate the width and delineation of the driveways on East Genesee Street, the right-of-way treatments along the street frontage including curbing, sidewalks, and plantings, and to obtain a highway work permit for any necessary work in the State right-of-way.

The Board also offers the following comments:

1. Every municipal review provides the opportunity to improve community appearance, and the applicant and the Village are encouraged to increase landscaping throughout the site to reduce impervious surfaces and to provide buffering of the parking lot from the street and the trail path along Seneca River. The Board also recommends pedestrian pathways that include curbed islands and sidewalks which would connect buildings, parking areas, sidewalks, and trails. Given the location of this site within a sidewalk priority zone as identified by SMTC, and in order to promote walkability in the Village, the Board further encourages the installation of sidewalks along the East Genesee Street frontage that continue through the driveways and connect with adjacent sidewalks.

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 05, 2015

OCPB Case # Z-14-455

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Camillus Town Board at the request of Town of Camillus Town Board for the property located at 109 Hunt Avenue; 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 Onondaga Road and West Genesee Street, both county roads, and New York State Route 173, a state highway; and
- WHEREAS, the applicant is requesting a zone change from Residential (R-3) to Commercial (C-3) on a 0.26-acre lot in order to allow the petitioner (Empower Federal Credit Union) to seek site plan approval to construct ATM kiosks for the existing bank on the adjacent parcel; and
- WHEREAS, the Board previously recommended Modification of a Site Plan referral (Z-10-400) to establish the bank in an existing building on the adjacent parcel (most recently a funeral home), with requirements from the New York State and Onondaga County Departments of Transportation, including a modified traffic impact study for the intersection and signal, a drainage study, and appropriate permits; and
- WHEREAS, the site is located between single-family residential properties to the northwest, apartments along Onondaga Road to the north, and a mix of commercial uses along West Genesee Street; per a New York State historic marker the James Geddes House was once located on the site of the bank; and
- WHEREAS, a partially cut-off Location Survey dated August 29, 2003 shows the site currently contains an existing two-story frame house and detached garage; per an email from the Town on December 29, 2014, the existing structures on site will be demolished and the developer intends to combine the lot with the existing bank property; and
- WHEREAS, the survey shows the site is has frontage on Onondaga Road to the east and Hunt Avenue, a local street, to the west; at this time, no concept plan or description has been submitted outlining the proposed changes to the ATM layout, access, or traffic flow patterns for the overall bank site; and
- WHEREAS, per aerial photography, the bank currently has a right-in/right-out driveway on Onondaga Road toward the rear of the site, two full driveways on Hunt Avenue, and a perpendicular parking area adjacent to the Hunt Avenue right-of-way near the intersection with West Genesee Street; and
- WHEREAS, the prior referral noted several access and traffic flow concerns: insufficient space for queuing at the proposed drive-thru and ATM, traffic back-ups on Onondaga Road at the intersection, cars backing onto Hunt Avenue from the perpendicular parking potentially creating conflicts with oncoming traffic from the neighboring business (ice cream stand) and West Genesee Street; per the

Onondaga County Department of Transportation, scheduled improvements are planned for Onondaga/Warners Road from West Genesee Street to Milton Avenue, and this portion of Warners Road is at or exceeds capacity at peak hours; and

WHEREAS, the Environmental Assessment form dated December 11, 2014 notes "stormwater will be designed to be directed in a similar manner as existing conditions (to Route 173)" and "will be mitigated to reduce peak flows as required by NYSDOT"; and

WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the site is located over, or immediately adjoining, primary and principal aquifers; and

WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; the EAF notes the project will not connect to existing water and wastewater utilities; and

WHEREAS, the prior referral noted a steep onsite grade change near the Onondaga Road frontage that required coordination regarding the installation of a sidewalk along Onondaga Road; per aerial photography, the site currently does not have any sidewalks and there are sidewalks on both sides of West Genesee Street along nearby parcels heading west and along both sides of Onondaga Road heading south; and

WHEREAS, the Syracuse Metropolitan Transportation Council (SMTC) is in the process of finalizing a sustainable streets guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most beneficial; this site is located within a priority zone; and

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

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

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

1. The applicant must contact the Onondaga County Department of Transportation to coordinate any access modifications that may impact the Department's scheduled improvement for Onondaga/Warners Road.
2. The Onondaga County Department of Transportation has determined that the applicant is required to submit ITE Trip Generation Figures and a gap analysis at AM/PM peak hours for full build-out relating to the proposed action to meet Department requirements and to submit it to the Department for approval; the applicant must complete any appropriate mitigation as may be determined by the Onondaga County Department of Transportation. A copy of the analysis must also be submitted to the New York State Department of Transportation for review.
3. The New York State Department of Transportation has determined that the applicant must complete a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to meet Department requirements verifying that the proposed development would not create additional stormwater runoff into the State's drainage system and is required to first contact the Department to determine the scope of the study; the applicant must submit the drainage study to the

Department for approval and complete any appropriate mitigation as may be determined by the Department. A copy of the SWPPP must also be submitted to the Onondaga County Department of Transportation for review.

4. Given the location of this site within a sidewalk priority zone as identified by SMTC, and in order to promote walkability and pedestrian safety, the Board encourages the Town and applicant to consider the installation of sidewalks along the West Genesee Street frontage, as well as the Onondaga Road frontage if feasible.

5. Every municipal review provides the opportunity to improve community appearance, and the Town and applicant are encouraged to add landscaping on site, including to reduce impervious surfaces where possible and to buffer residential properties to the north and west.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 05, 2015

OCPB Case # Z-14-456

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Hamlet Hotel/Stephen Hadley for the property located at 6528 East Seneca Turnpike; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of New York State Route 173 (East Seneca Turnpike) and New York State Route 91, both state highways, and North Street and Apulia Road, both county roads; and
- WHEREAS, the applicant is proposing to renovate an existing vacant building (formerly O'Shea's Tavern and upper level apartments) to establish a seven-room boutique hotel on a 0.17-acre lot in a Hamlet (H) zoning district; and
- WHEREAS, the Board recently recommended Modification of two Site Plan referrals (Z-14-220 and Z-14-368) for a restaurant and event facility (Triniq) in the Hamlet on North Street, which will be operated by the same applicant; the applicant also recently opened a new restaurant (Notch 8) in an existing vacant restaurant building across the street from the proposed hotel; and
- WHEREAS, per the referral materials and a conversation with the Town on December 23, 2014, there will be no on site hotel management; key cards for access will be obtained at the nearby Notch 8 or Triniq sites and the first floor will include salon and massage services as well as multi-purpose rooms for patron use; per the Town, the applicants are seeking to foster relationships between their hospitality venues and enhance the Hamlet as a destination; and
- WHEREAS, the plan shows the existing building (2,382 square feet) with a small proposed addition (302 square feet) in the place of an existing concrete path, wood stairs, and deck along the western side of the building which will house an elevator and stairwell; and
- WHEREAS, per aerial photography, the site is situated between a pocket park (Grist Mill Park) on Butternut Creek to the east, East Seneca Turnpike to the north, and an existing hair salon and residence to the west; the site also has frontage on a private drive, Gove Lane, which leads south to the railroad tracks; per the Town, the applicant does not have deeded access to the private drive; the plan shows the site has one existing driveway on East Seneca Turnpike, with a portion of an existing island in the parking lot to be removed up to the sidewalk "for handicapped space loading"; and
- WHEREAS, per the referral materials, there are six on-site parking spaces proposed within the existing tarvia parking lot on the western side of the building, and four additional parking spaces available for use in the municipal lot next to Grist Mill Park; the Town is looking into establishing municipal parking areas in two nearby locations, one across East Seneca Turnpike along the east side of Solvay Road and one just west of Apulia Road on the southern side of East

Seneca Turnpike; a network of sidewalks and crosswalks exists in this area, including on both sides of East Seneca Turnpike, the eastern sides of Solvay Road and North Street, and the western side of Apulia Road; and

WHEREAS, the referral included a tandem parking diagram showing the configuration of six additional spaces on-site, which the Town notes would be for temporary drop-offs and deliveries; this configuration would stack cars such that there would not be sufficient space to turn vehicles around in the parking lot and thus would require backing onto East Seneca Turnpike; per the New York State Department of Transportation, sight distance in this location is limited and the driveway and on-site parking plan must meet the Department's requirements for access and safe operations; and

WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that land adjoining the site contains wetlands or other regulated waterbodies, the site is located in an archeological sensitive area, and the site contains a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; the EAF Mapper further states the site is located near a building on the National Register of Historic Places (Saint Mark's Church); and

WHEREAS, the site has access to public water and the Environmental Assessment Form dated December 8, 2014 indicates the project will connect to existing water and wastewater utilities; at the time of this referral, it has not been determined if the site has access to public sewers; the Town and applicant must ensure that an adequate wastewater disposal plan is in place with all appropriate county approvals prior to any Town approvals for this project; and

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

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

WHEREAS, per the referral materials, the primary construction materials will be wood siding and painted brick, additional landscaping is proposed to screen the parking area, and three proposed signs are shown: a front wall sign painted directly on the brick (101 square feet) and two side wall signs (7 square feet and 21 square feet); the referral materials also note variances will be required for setbacks (side and rear), building coverage, lot coverage, and parking, some of which would be for proposed changes to pre-existing non-conforming characteristics; and

WHEREAS, per town code, "The Jamesville Hamlet District possesses the unique character

of a 19th Century mill town. All new building should incorporate architectural styles from this period into the building design. In addition to building character, the district encourages site design that is pedestrian friendly. Design standards are incorporated into the district regulations to establish these features."; 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 New York State Department of Transportation, the throat to the driveway does not appear to be long enough to maintain safe operations in an area with poor sight distance. The proposed on-site parking spaces may not be located in or require backing up into the State right-of-way, and may need to be reduced in number or set further back so as not to cause conflicting movements for cars entering from the State right-of-way. Contact the Department for further information.
2. The applicant must contact the New York State Department of Transportation to obtain permits for any work in the State right-of-way.
3. Prior to Town approval, the Town must ensure the applicant provides an adequate wastewater disposal plan and that the appropriate sewer or septic approvals are obtained from the Onondaga County Department of Water Environment Protection or the Onondaga County Health Department, respectively.

The Board also offers the following comments:

The Town may wish to consider developing a strategic plan for the Hamlet of Jamesville to formalize goals and standards to guide future actions, including on topics such as land use, municipal and shared parking, access management, pedestrian and bicycle accommodations, coordinated stormwater management opportunities, and wastewater disposal infrastructure.

The New York State Department of Transportation specifically notes that this project may increase pedestrian activity crossing Route 173 in an area where the storage for turns at intersections is short, which could lead to more mid-block crossing activity. Given this project and recent related development in the Hamlet, as well as the lack of on-street parking and right-of-way constraints due to environmental and topographical conditions, the Board encourages collaboration with the New York State and Onondaga County Departments of Transportation, the Jamesville Chamber of Commerce, and other agencies to identify ways to promote walkability and ensure safety within the Hamlet.

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