



Onondaga County Planning Board

May 22, 2013

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

I. ATTENDANCE MEMBERS PRESENT

Douglas Morris
Brian Donnelly
Robert Antonacci
Daniel Cupoli

STAFF PRESENT

Megan Costa
Ilana Kanfer
Don Jordan, Jr
Tracey Waldron

GUESTS PRESENT

Tom Rhoads - WEP

II. CALL TO ORDER

The meeting was called to order at 2:30 PM on May 22, 2013

III. MINUTES

Minutes of the May 1, 2013 meeting were submitted for approval. Daniel Cupoli made a motion to accept the minutes. Brian Donnelly seconded the motion. The motion was put to a vote as follows: Douglas Morris - yes; Brian Donnelly - yes; Daniel Cupoli - yes and Robert Antonacci - yes.

IV. Tom Rhoads from Water Environment Protection gave a power point presentation regarding the sewer capacity issues in Onondaga County.

V. ACTIONS ON GML SECTION 239 REFERRALS

VI. ACTIONS ON GML SECTION 239 REFERRALS

Index Of Cases Covered:

S-13-28	No Position	S-13-29	No Position With Comment	S-13-30	No Position With Comment
S-13-31	No Position With Comment	S-13-32	Modification	S-13-33	No Position With Comment
S-13-34	No Position	Z-13-116	No Position	Z-13-126	No Position With Comment
Z-13-127	No Position	Z-13-128	Modification	Z-13-129	No Position With Comment
Z-13-130	No Position With Comment	Z-13-131	Modification	Z-13-132	No Position
Z-13-133	No Position	Z-13-135	No Position With Comment	Z-13-136	No Position
Z-13-137	No Position	Z-13-138	No Position	Z-13-139	No Position With Comment
Z-13-140	No Position With Comment	Z-13-141	Modification	Z-13-142	No Position With Comment
Z-13-143	Modification	Z-13-144	Modification	Z-13-145	Modification
Z-13-146	No Position	Z-13-147	No Position	Z-13-148	No Position With Comment
Z-13-149	No Position	Z-13-150	Modification	Z-13-151	Modification
Z-13-152	Modification	Z-13-153	No Position	Z-13-154	No Position
Z-13-155	Modification	Z-13-156	No Position		



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 22, 2013

OCPB Case # S-13-28

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Village of Skaneateles Planning Board at the request of Parkside Development for the property located on Orchard 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 the municipal boundary between the Village and Town of Skaneateles; and
- WHEREAS, the applicant is proposing the final 18 lots (Section 4), Lots 25 and 30-46, of the original 50 lot subdivision known as Parkside Village Subdivision in a Residential B zoning district; and
- WHEREAS, the Board recommended disapproval of a preliminary subdivision referral (S-03-106) on October 14, 2003 for reasons including nonconforming lots, wetlands and a City of Syracuse water easement; and
- WHEREAS, the schematic electrical plan and detail dated May 26, 2010 shows Sections 1-3 of the existing subdivision, with subdivision roads that access Fennell Street and West Elizabeth Street, both village streets; and
- WHEREAS, the plan shows Skaneateles Creek, associated 100-year floodplain and a creek walk running along the eastern border of the existing subdivision, two 50 foot City of Syracuse water easements running through all four sections of the subdivision, and a 100 foot Niagara Mohawk electric easement running through sections 3 and 4 of the subdivision; and
- WHEREAS, the Section 4 water layout plan dated May 26, 2010 shows that the existing subdivision roads would be extended through this section; and
- WHEREAS, the plan shows existing wetlands on rear portions of proposed Lots 40 - 43; 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, a narrative states that the required stormwater treatment/storage facilities for this section were constructed during the development of Sections 1 and 3, and the Stormwater Pollution Prevention Plan (SWPPP) that was prepared prior to the start of construction of Section 1 is still in effect; and
- WHEREAS, the proposed lots will be served by public sewer and water service; and
- WHEREAS, if the proposed project cumulatively disturbs one acre or more of land, it must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity, and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality and the applicant must consult with the municipal engineer to

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ensure conformance with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water Permits; 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 Antonacci and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Daniel Cupoli - yes; Brian Donnelly - yes; and Robert Antonacci - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 22, 2013

OCPB Case # S-13-29

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the City of Syracuse Planning Commission at the request of Scannell Properties #128 LLC for the property located at 117, 121-23 & 201-11 Teall Ave/1529, 1605 & 1625-41 Erie Blvd East/1501 & 1605 Erie Blvd East; 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 Erie Boulevard East (NYS Route 5), a state highway; and
- WHEREAS, the applicant is proposing to realign two existing tax parcels totaling 6.41 acres into two new lots in an Industrial Class A zoning district (City case R-13-11); and
- WHEREAS, the Board previously recommended No Position With Comment on two subdivision referrals (S-11-47 and S-12-70), prohibiting additional access, and Modification of a Project Site Review referral, citing driveway and easement access permits, and site character, for a proposed Price Rite grocery store and strip mall (Teall Centre) development; and
- WHEREAS, per the Resubdivision Plan dated March 1, 2013, the proposed subdivision would create Lot 2A-1 (5.53 acres), which would house the existing Price Rite building and all associated parking and driveways onto Erie Boulevard East and Teal Avenue, as well as vacant property at the rear of the site, previously proposed to house a retail building; and
- WHEREAS, per the plan, proposed Lot 2B-1, approximately 0.88 acres, would largely contain a grass seeded berm, with no driveway access proposed along its frontage on Erie Boulevard East; and
- WHEREAS, the plan shows an existing 60 foot wide City of Syracuse sewer right-of-way crossing proposed Lot 2B-1; and
- WHEREAS, the plan shows an Onondaga County 20 foot wide sanitary sewer right-of-way crossing both proposed lots; 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 City discourages the subdivision of stormwater management areas from its parent parcel, in an effort to ensure long-term maintenance of stormwater, maintenance and responsibility for these facilities.
2. Should the City subdivide the properties, the City and applicant should put

in place access arrangements from the adjacent parcel, due to the existing right-of-way crossing the frontage of the undeveloped parcel.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 22, 2013

OCPB Case # S-13-30

- 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 Spafford Planning Board at the request of Bill Burns for the property located at Covey Road and State Route 41; 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 State Route 41, a state highway; and
- WHEREAS, the applicant is proposing to subdivide one complete parcel and portions of four other parcels into two proposed lots, Parcel A (196.14 acres) and Parcel B (4.2 acres) in an Agricultural zoning district (PDD zoning is proposed); and
- WHEREAS, the Board is concurrently reviewing text amendment (Z-13-129) and site plan (Z-13-130) referrals; and
- WHEREAS, a project description states that the Finger Lakes Land Trust is proposing to acquire two parcels to manage as a public conservation area; and
- WHEREAS, the survey map dated January 15, 2013 shows proposed Parcel A (196.14 acres) on the west side of Route 41 and proposed Parcel B (4.2 acres), a 50 foot by 3,665 foot strip of land on the east side of Route 41; proposed parcel B would serve as a linear trail corridor extending along a hedgerow from Route 41 to link to the Ripley Hill Nature Preserve, a site owned and managed by the Central New York Land Trust; and
- WHEREAS, proposed Parcel A accesses Covey Road, a local road that connects to Route 41, and proposed Parcel B would have 50 feet of frontage on Route 41; any existing or proposed access to Route 41 must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the project description states that an existing house at the end of Covey Road will be demolished and a public access site will be developed, including a gravel parking area for 12 cars, associated landscaping or 0.4 acres and an interpretive kiosk; a loop trail of a mile or more is proposed to provide visitors with scenic views of Skaneateles Lake, access to historic foundation remains, and views of Randall's Gulf; and
- WHEREAS, the site is located in an Agricultural District, and the Agricultural Data Statement states that 16.72 acres of the site are currently being farmed; and
- WHEREAS, the site is not located in the County Sanitary District or currently serviced by public water; and

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

The New York State Department of Transportation requests that the applicant coordinate with the Department regarding access as well as signage that may be required on State Route 41.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 22, 2013

OCPB Case # S-13-31

- 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 Alice Walters for the property located at Oran Delphi 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 Oran Delphi Road, a county road; and
- WHEREAS, the applicant is proposing to subdivide a 95 acre parcel into two lots in a Farm zoning district; and
- WHEREAS, the subdivision plan dated 4-29-2013 shows a 4.603 acre lot, currently labeled 'Field' with approximately 208' of frontage on Oran Delphi Road, a County road, and the remaining 91 acres as a separate parcel and containing an existing house and u-shaped driveway onto Oran Delphi Road; any existing or proposed access onto Oran Delphi Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, per the Environmental Assessment Form, the 4.603 acre lot is referred to as "New Housing" and the County referral indicates a driveway permit will be necessary; and
- WHEREAS, per aerial photography and the referral form, the property is currently farm fields and wooded sloping hillside in an agricultural area south of NYS Route 20; and
- WHEREAS, per Onondaga County Agricultural District maps dated December 2011, the property, and most adjacent property is enrolled in Agricultural District #4; an agricultural data statement was not included with the referral; and
- WHEREAS, the site is not served by public water or sewer; and
- WHEREAS, per the subdivision plan, a Tennessee Gas Transmission Company right-of-way is located just across the northern property line of both proposed parcels; 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 Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to Department endorsement of the subdivision plan.
2. The applicant is required to obtain a permit from the Onondaga County Department of Transportation for any proposed driveways and prior to any

proposed work within a County road right-of-way.

3. The Board encourages the Town to consider the potential long-term effects of subdivisions to create new residential lots in rural areas, including areas containing NYS Agricultural District properties and in farm/agricultural zoning districts, as potential conflicts with agricultural operations, changes to the rural character, reduction of open space and farmland, and impacts to road safety and mobility may gradually occur.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 22, 2013

OCPB Case # S-13-32

- 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 Marcellus Planning Board at the request of Farrell/ Hutchins for the property located at 4608 Limeledge 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 the municipal boundary of the Village of Marcellus, and Limeledge Road and Stump Road, both County road, and within 500 feet of a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing to subdivide a 30.939 acre parcel into six lots in a Residential 1 zoning district; and
- WHEREAS, the preliminary plan dated 4/23/2013, shows six proposed Lots 1 through 6, ranging in size from 4.794 acres to 5.556 acres each; an existing single family home with a barn and gravel drive is currently located the frontage of proposed Lot 4; and
- WHEREAS, the site is located in a rural area characterized by farms, open space and large lot residential development along the frontage of Limeledge Road; the site is also near the Village of Marcellus and the rear property line abuts property owned by Marcellus Central Schools ; and
- WHEREAS, each of the proposed lots shows approximately 250 feet of frontage on Limeledge Road, a County road; existing and proposed driveway locations are noted on the preliminary plan, including two existing driveways on proposed Lot 2; any existing or proposed access onto Limeledge Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the subject property and nearby properties appear to be actively farmed and enrolled are in Agricultural District #2; an agricultural data statement was not included with the referral; and
- WHEREAS, per the referral form the site is served by public water and per the plan, Lot 4 is currently served by an on-site septic system; the site lies outside of the Onondaga County Sanitary District; and
- WHEREAS, the preliminary plan notes that proposed Lots 3, 5 and 6, all over five acres in size, are not residential building lots under Onondaga County Health Department regulations and are therefore not approved by that department for residential use; the plan also notes individual sewage disposal plans must be approved by the Onondaga County Health Department prior to conversion to residential building lots and issuance of a building permit; the plan notes proposed Lots 1 and 2 will need septic plan approval from the Department of Health; and
- WHEREAS, the Onondaga County Department of Transportation notes that an active

quarry, with significant heavy truck traffic, is located north of the proposed development; and

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

The applicant must obtain driveway access permits from the Onondaga County Department of Transportation. The Department notes that driveways must be located according to the availability of sight distance and in accordance with access management standards.

2. The Onondaga County Department of Transportation has determined that the applicant must provide a copy of its 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.

The Board also offers the following comments:

1. The Board notes that strip residential subdivisions in rural areas may lead to diminished highway safety mobility on rural highways, consumption of limited viable agricultural land and conflicts with agricultural and mining operations, changes in the rural character, and preclusion of the orderly long-term build out of lands at the edges of the Village of Marcellus.

2. The Board encourages the Town and Village to work collaboratively to establish a preferred framework for the long-term development of properties such as this, in close proximity to the village, in order to maximize efficiency of public infrastructure, strengthen the Village, and preserve agricultural and scenic lands in the Town. In particular, the Town and Village are encouraged to explore short and long-term community wastewater opportunities and constraints, maximize the efficiency of recent investments in public water, explore transportation network opportunities, consider alternatives to strip development, retain productive agricultural lands, and logically expand the village form to adjacent properties as necessary.

The municipality and the applicant are encouraged to review the Pilot Projects in the Onondaga County Settlement Plan, available at <http://www.ongov.net/planning/>, that illustrate how a community can plan for development adjacent to village centers in rural and suburban environments.

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 22, 2013

OCPB Case # S-13-33

- 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 Marcellus Planning Board at the request of Ultimate Goal, LLC for the property located at 3800 Lee Mulroy 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 Lee Mulroy Road (Route 175), a county road; and
- WHEREAS, the applicant is proposing to modify the lot lines of two adjacent parcels totaling 17.62 acres in a light Industrial zoning district; and
- WHEREAS, the Board is concurrently reviewing a subdivision referral (S-13-34) to split an adjacent parcel into two lots to facilitate this subdivision application; and
- WHEREAS, the referral notice describes the project as a "one-lot subdivision to attach newly created lot from Harkness Commons to Ultimate Goal"; the Environmental Assessment Form indicates the subdivision is to accommodate an additional athletic field and site improvements for the Ultimate Goal property; and
- WHEREAS, the Preliminary Plan, revised March 20, 2012, shows proposed Lot 2A (6.57 acres) as an irregular shaped lot with an asphalt driveway onto Lee Mulroy Road, a County road; any existing or proposed access onto Lee Mulroy Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the plan also shows proposed Lot 3800A (110.5 acres) with an existing single story metal building housing The Ultimate Goal, related front yard parking, and an access drive onto the adjacent parcel, which accesses Lee Mulroy Road; no direct access is shown on the plan; and
- WHEREAS, an adjacent tax parcel, labeled as Lot 1 of a Harkness Commons subdivision, and containing an existing commercial building, is shown on aerial photography to have a driveway which accesses the shared driveway onto Lee Mulroy Road via proposed Lot 2A; and
- WHEREAS, the rear of both proposed lots border a brook which is tributary to Nine Mile Creek, and a small portion of proposed Lot 3800A is directly bordering Nine Mile Creek; and
- WHEREAS, the plan shows woods and scrub, and approximate flood zone limits near the rear of the parcel adjacent to the creek; and
- WHEREAS, the plan includes a note "wetland boundary not located"; the New York State Wetland maps indicate that portions of both parcels maybe within or border a wetland; 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 plan notes "Lot 2A - individual water and sewage disposal plans must be submitted and approved to and approved by the Onondaga County Health Department prior to development; 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 Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.
2. The applicant is encouraged to incorporate fencing or landscape screening along athletic field adjacent to Lee Mulroy Road, behind the right-of-way, in order promote safety and reduce potential conflicts near the roadways.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 22, 2013

OCPB Case # S-13-34

- 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 Marcellus Planning Board at the request of Jerry Harkness for the property located at 3774 Lee Mulroy 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 Lee Mulroy Road (Route 175), a county road; and
- WHEREAS, the applicant is proposing to subdivide an 8.82 acre parcel to create a new Lot 2 A (6.57 acres) and transfer the remaining lands to tax parcel 017.-06-02.1(proposed Lot 3800A) in a Light Industrial zoning district; and
- WHEREAS, the Board is concurrently reviewing a subdivision referral (S-13-33) to add the subdivided portion of the 8.82 acre parcel to the adjacent parcel, for the creation of a soccer field; and
- WHEREAS, the Preliminary Plan, revised March 20, 2012, shows proposed Lot 2A (6.57 acres) as an irregular shaped lot with an asphalt driveway onto Lee Mulroy Road, a County road; any existing or proposed access onto Lee Mulroy Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the plan also shows proposed Lot 3800A (11.05 acres) with an existing single story metal building housing The Ultimate Goal, related front yard parking, and an access drive onto the adjacent parcel, which accesses Lee Mulroy Road; no direct access is shown on the plan; and
- WHEREAS, an adjacent tax parcel, labeled as Lot 1 of a Harkness Commons subdivision, and containing an existing commercial building, is shown on aerial photography to have a driveway which accesses the shared driveway onto Lee Mulroy Road via proposed Lot 2A; and
- WHEREAS, the rear of both proposed lots border a brook which is tributary to Nine Mile Creek, and a small portion of proposed Lot 3800A is directly bordering Nine Mile Creek; and
- WHEREAS, the plan shows woods and scrub, and approximate flood zone limits near the rear of the parcel adjacent to the creek; and
- WHEREAS, the plan includes a note "wetland boundary not located"; the New York State Wetland maps indicate that portions of both parcels maybe within or border a wetland; 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 plan notes "Lot 2A - individual water and sewage disposal plans must be

submitted and approved to and approved by the Onondaga County Health Department prior to development; 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 Antonacci and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Daniel Cupoli - yes; Brian Donnelly - yes; and Robert Antonacci - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 22, 2013

OCPB Case # Z-13-116

- 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 City of Syracuse Planning Commission at the request of Middle Ground Rock Inc. for the property located at 901 Hiawatha Boulevard West; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Interstate Route 690, a state highway; and
- WHEREAS, the applicant is proposing to replace an existing ground sign on a 4.8 acre parcel in a Lakefront T5 zoning district; and
- WHEREAS, the existing freestanding pole sign, measuring 96"x60" and standing 15' tall, is located along the Spencer Street frontage of the property, which currently contains 9 single-story concrete block self-storage facilities, and a billboard sign along the Hiawatha Boulevard West frontage; and
- WHEREAS, the referral materials state the applicant wishes to replace the sign to reflect a business name change; and
- WHEREAS, the property is located in the T5 zoning district within the Lakefront Development Area, which prescribes a walkable urban character to development and redevelopment projects; this portion of the Lakefront has also been subject to more recent study, with recommendations that the zoning in the more industrial parts of the Lakefront district be restored to Industrial A zoning; the draft City Land Use Plan also prescribes this area to be characterized as a Heavy Industry/Utilities land use type; and
- WHEREAS, the property has a single driveway access onto Spencer Street, a local road; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 22, 2013

OCPB Case # Z-13-126

WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of Mary Anne Murphy for the property located at 901-03 Park Avenue; 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 Harbor Brook, a County owned drainage channel; and

WHEREAS, the applicant is requesting a special permit to open a bar/restaurant in an existing building in a Local Business Class A zoning district; and

WHEREAS, the local application describes the project as renovation of the front façade of Murphy's Tavern to include new doors, trims, stonework and painting; the property has previously housed bar/restaurant uses, and the surrounding area contains a mix of neighborhood commercial and residential uses; and

WHEREAS, the survey dated 3/24/2013 shows a 1-story block building traditionally situated at the street line, at the corner of Sackett Street and Park Avenue, both local streets; and

WHEREAS, the survey notes the entire site, including the right-of-way is blacktopped, with the exception of a concrete ramp at the corner; the plan shows driveway access on Park Avenue accessing a rear yard parking lot, which has unrestricted driveway access onto Sackett Street; and

WHEREAS, the survey shows ten marked parking spaces, some of which extend into the street line, per the plan; application materials note 14 parking spaces are available; on-street parking is also available; and

WHEREAS, referral materials also include photographs of existing signage, including 3 tenant signs, 6 parking signs, and various beer/product signs; and

WHEREAS, the site is located within the Harbor Brook drainage basin and the Metropolitan Sewage 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:

1. The Board recommends that the City and applicant work to incorporate urban streetscape elements on the site, including street trees, formalized sidewalks and landscape screening, reduce the location and quantity of signage, and manage parking on site, including the elimination of parking and backing into the right of way wherever possible.

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 22, 2013

OCPB Case # Z-13-127

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Planning Commission at the request of Alexander Properties West, LLC for the property located on 303-07 Gifford Street / 204-18 Seymour Street / 710-12 S West Street Rear; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of South West Street, a state highway; and
- WHEREAS, the applicant is proposing to modify a previously approved project site review for the Nojaim Bros Supermarket renovation/addition project on a 1.73 acre parcel in a Local Business Class A zoning district; and
- WHEREAS, the Board previously recommended modification of two project site review referrals, and no position with comment on a subdivision referral for the supermarket and adjacent Westside Family Health Center projects, citing coordination with the City and State DOTs regarding safe and appropriate parking, access and pedestrian accommodations, and keeping to the traditional urban character of the neighborhood (cases Z-12-310, Z-12-311 and S-12-76); and
- WHEREAS, the original Short EAF described the project as a 6,400 square foot warehouse expansion, interior renovation of the existing 21,216 square foot grocery store, and with the assistance of the County's Save the Rain program, renovation of the existing parking area and the addition of diagonal parking on Gifford and Seymour Streets; and
- WHEREAS, in a letter to the City dated 4/25/2013, the applicant summarizes the changes to the proposal as:
- 1.) the addition has been reconfigured and reduced to 4,500 square feet,
 - 2.) the addition will be clad with concrete masonry walls instead of the previously proposed metal wall panel system, and
 - 3.) the sign plan is changed to show a lawn area where the addition was to fill to the corner of West Street and Seymour Street; and
- WHEREAS, the new Site Plan dated 4/22/2013 also shows modifications to the parking on site, including the elimination of diagonal parking on Seymour Street and reconfiguration of parking proposed adjacent to Gifford Street; it appears that the Gifford Street parking may still entail backing into the right-of-way; both Seymour and Gifford Streets are City streets; 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 Antonacci and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Daniel Cupoli - yes; Brian Donnelly - yes; and Robert Antonacci - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 22, 2013

OCPB Case # Z-13-128

- 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 Manlius Planning Board at the request of Dorothy Agrippino (Dorothy's Grooming & Boarding Facility) for the property located at 5040 Palmer 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 Palmer Road, a county road; and
- WHEREAS, the applicant is requesting a special permit to operate an animal grooming and boarding facility on a 5.003 acre parcel in a Residential-Agricultural zoning district; and
- WHEREAS, the local application describes the proposed use of the property as a dog and cat grooming shop with additional services offered for dogs, cats, birds and small animals, including overnight boarding; and
- WHEREAS, an altered survey, originally dated January 26, 2001, shows a 5.060 acre parcel with an existing single-story house and barn, each with a driveway onto Palmer Road, a county road; any existing or proposed access onto Palmer Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the altered survey also shows a proposed 2-story building (36'x56' per Town application) set back 210' feet from the centerline of Palmer Road, and sharing the excising driveway access with the house; parking for 3-4 cars would also be provided adjacent to the building; outside kennels are indicated to the rear of the building; and
- WHEREAS, the local application materials note the property is fenced for horses, and the house is the applicants home; and
- WHEREAS, the referral submitted by the Town includes Town of Manlius Planning Board Meeting notes from April 22, 2013, which indicates the Town Planning Board recommended approval by the Town Board of the proposal with conditions that noise attenuation be addressed, a curfew be instituted, and there be no more than 5 outside runs and a maximum of 13 dogs on site; and
- WHEREAS, surrounding uses include active agricultural lands and single-family homes; and
- WHEREAS, the site lies outside the County's sanitary district boundary, and is served by a septic system and well water; and
- WHEREAS, per the Onondaga County Health Department, a sewage disposal plan must be approved by the Department for any proposed construction that requires inside plumbing; 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 property.
2. The applicant must obtain a commercial driveway permit from the Onondaga County Department of Transportation, and adequate vehicle turn-around space must be provided on site to ensure no backing into the County right-of-way per the Onondaga County Department of Transportation.

The Board also offers the following comment:

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2, of the New York State Education Law.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 22, 2013

OCPB Case # Z-13-129

- 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 Town of Spafford Town Board at the request of Bill Burns for the property located at Covey Road & 587 State Route 41; 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 within 500 feet of State Route 41, a state highway; and
- WHEREAS, the applicant is proposing a Planned Development District (PDD) - Land Trust for a public park on 196.14 acres currently zoned Agricultural; and
- WHEREAS, the Board is concurrently reviewing final subdivision (S-13-30) and site plan (Z-13-130) referrals; and
- WHEREAS, a project description states that the Finger Lakes Land Trust is proposing to acquire two parcels to manage as a public conservation area; and
- WHEREAS, the survey map dated January 15, 2013 shows proposed Parcel A (196.14 acres) on the west side of Route 41 and proposed Parcel B (4.2 acres), a 50 foot by 3,665 foot strip of land on the east side of Route 41; proposed parcel B would serve as a linear trail corridor extending along a hedgerow from Route 41 to link to the Ripley Hill Nature Preserve, a site owned and managed by the Central New York Land Trust; and
- WHEREAS, proposed Parcel A accesses Covey Road, a local road that connects to Route 41, and proposed Parcel B would have 50 feet of frontage on Route 41; any existing or proposed access to Route 41 must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the project description states that an existing house at the end of Covey Road will be demolished and a public access site will be developed, including a gravel parking area for 12 cars, associated landscaping or 0.4 acres and an interpretive kiosk; a loop trail of a mile or more is proposed to provide visitors with scenic views of Skaneateles Lake, access to historic foundation remains, and views of Randall's Gulf; and
- WHEREAS, the site is located in an Agricultural District, and the Agricultural Data Statement states that 16.72 acres of the site are currently being farmed; and
- WHEREAS, the site is not located in the County Sanitary District or currently serviced by public water; and

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

The New York State Department of Transportation requests that the applicant coordinate with the Department regarding access as well as signage that may be required on State Route 41.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 22, 2013

OCPB Case # Z-13-130

- 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 Spafford Planning Board at the request of Bill Burns for the property located at Covey Road and 587 State Route 41; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of State Route 41, a state highway; and
- WHEREAS, the applicant is proposing a site plan to develop hiking trails and a gravel parking area on approximately 200 acres in an Agricultural zoning district (PDD zoning is proposed); and
- WHEREAS, the Board is concurrently reviewing text amendment (Z-13-129) and final subdivision (S-13-30) referrals; and
- WHEREAS, a project description states that the Finger Lakes Land Trust is proposing to acquire two parcels to manage as a public conservation area; and
- WHEREAS, the survey map dated January 15, 2013 shows proposed Parcel A (196.14 acres) on the west side of Route 41 and proposed Parcel B (4.2 acres), a 50 foot by 3,665 foot strip of land on the east side of Route 41; proposed parcel B would serve as a linear trail corridor extending along a hedgerow from Route 41 to link to the Ripley Hill Nature Preserve, a site owned and managed by the Central New York Land Trust; and
- WHEREAS, proposed Parcel A accesses Covey Road, a local road that connects to Route 41, and proposed Parcel B would have 50 feet of frontage on Route 41; any existing or proposed access to Route 41 must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the project description states that an existing house at the end of Covey Road will be demolished and a public access site will be developed, including a gravel parking area for 12 cars, associated landscaping or 0.4 acres and an interpretive kiosk; a loop trail of a mile or more is proposed to provide visitors with scenic views of Skaneateles Lake, access to historic foundation remains, and views of Randall's Gulf; and
- WHEREAS, the site is located in an Agricultural District, and the Agricultural Data Statement states that 16.72 acres of the site are currently being farmed; and
- WHEREAS, the site is not located in the County Sanitary District or currently serviced by public water; and

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

The New York State Department of Transportation requests that the applicant coordinate with the Department regarding access as well as signage that may be required on State Route 41.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 22, 2013

OCPB Case # Z-13-131

- 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 New Venture Gear Stormwater Pond for the property located at 6600 New Venture Gear Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Fly Road and New Venture Gear Road, both county roads, and the NYS Thruway, a state highway; and
- WHEREAS, the applicant is proposing to construct a larger stormwater detention pond on a 123.592 acre parcel in an Industrial zoning district; and
- WHEREAS, the Town application states that an additional stormwater pond is being created to relieve the hydrologic load on the existing pond; pollutants are to be removed from the existing pond by the previous owner of the site, and the current intent is to leave the proposed pond in place following the cleaning of the existing pond to provide a benefit to stormwater conditions downstream of the property; and
- WHEREAS, the application states that the New York State Department of Environmental Conservation (NYSDEC) is currently involved with the efforts to clean the existing pond; the NYSDEC stated that there is some hazardous waste on site; and
- WHEREAS, the site plan dated April 12, 2012 shows several existing buildings, the existing stormwater pond, a proposed temporary rock dam, the proposed stormwater pond, an existing drainage swale to be diverted to the proposed stormwater pond, a proposed rock overflow spillway, a proposed stabilized construction entrance, proposed silt fence, a proposed spoil stockpile area, and a contractor staging area; and
- WHEREAS, the Environmental Assessment Form states that an application has been submitted for a NYSDEC SPDES General Construction Permit, and approval is pending an MS4 consent letter; and

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

The applicant must submit the site plan to Ellen Hahn at the New York State Department of Environmental Conservation for review.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 22, 2013

OCPB Case # Z-13-132

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Planning Commission at the request of Shop City PW/LB, LLC for the property located at 416-42 Grant Blvd.; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of the municipal boundary between the City of Syracuse and Town of Salina; and
- WHEREAS, the applicant is proposing to modify a previously approved multi-building review to install signage for a new tenant; and
- WHEREAS, the project is located within an existing single-story building on an outparcel of Shop City plaza, with primary access via Grant Boulevard and Teall Avenue, both local roads; and
- WHEREAS, the applicant, a nail salon, proposes to install storefront signage (7'x15") on the building, facing the shopping center and parking lot, as well as add to an existing ground sign (approx 8'x10') at the Grant Terrace entrance; 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 Antonacci and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Daniel Cupoli - yes; Brian Donnelly - yes; and Robert Antonacci - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 22, 2013

OCPB Case # Z-13-133

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Planning Commission at the request of Syracuse University for the property located at 1700 East Colvin 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 the municipal boundary between the City of Syracuse and Town of Onondaga; and
- WHEREAS, the applicant is proposing to install solar panels on several apartment buildings on 115 acres on a Residential Class B zoning district; and
- WHEREAS, the local application describes the project as installation of four arrays of three solar panels each on 20 apartment buildings located on the Syracuse University South Campus, on Small Road, Farm Acre Road, Lambreth Lane and Chinook Drive, all local roads; and
- WHEREAS, per the Plan Elevation drawing dated 2/27/2013, the panels will stand approximately 4' 10.5" above the 17' 6" building elevation; and
- WHEREAS, no ground disturbance will be involved in the project; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 22, 2013

OCPB Case # Z-13-135

- 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 Camillus Town Board for the property located at 106 Sawyer Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review zone changes and review the adoption or amendment of a zoning ordinance or local law, and the property is located within 500 feet of Onondaga Road (Route 173) and Milton Avenue, both county roads; and
- WHEREAS, the applicant is proposing a zone change on a portion of a 0.29 acre parcel from Limited Business Office(LBO) to Commercial (C5) and amend the Camillus Municipal Code, Chapter 30-Zoning, Section 1503 - Amendments to the Zoning Map in accordance with this change; and
- WHEREAS, the referral notice indicates the purpose of the zone change is to allow a residential property to be used for limited business use (financial services); per a phone conversation with the Town Clerk, this is inconsistent with plans presented for a Byrne Dairy project on an adjacent parcel that necessitates the zone change; and
- WHEREAS, per an emailed site plan (portion) from the Town Clerk, the plan shows an existing Byrne Dairy at the corner of Milton Avenue and Onondaga Road is proposed to be removed and replaced with a new Byrne Dairy set back to the rear of that parcel, and encroaching onto the subject Sawyer Street parcel; the plan shows a rectangular area at the rear corner of the parcel totaling 1,243 square feet is proposed to be rezoned to C5 consistent with the Byrne Dairy parcel zoning; and
- WHEREAS, the 0.29 acre parcel currently contains an existing single-family house, grassed yard, and a driveway onto Sawyer Street, a local road; the site plan showing the rezoning shows the existing house to be razed and replaced with approximately 16 parking spaces with a driveway onto Sawyer Street, and possibly accessing the Byrne Dairy property; this portion of the property is not the subject of a rezoning request at this time; and
- WHEREAS, per the Town of Camillus zoning map, commercial properties on the block are currently zoned C5, and three residential and commercial properties are zoned LBO (Local Business Office); the commercial properties on the block are suburban in character; adjacent blocks contain a mix of suburban commercial and traditional residential buildings; and
- WHEREAS, per the Town of Camillus zoning ordinance, "The LBO (Local Business Office) District is designed to accommodate a mixture of residential uses and relatively low-intensity office and professional or service uses. It is intended that this zoning classification be applied primarily in areas that no longer are viable as single-family residential areas because of high traffic volumes on adjacent streets or because of other market

factors, but remain viable as locations for multiple family building developments or offices. Such areas will also generally constitute transition or buffer zones between major arterial or more intensively developed commercial areas and residential districts. The dimensional restrictions in the zone are designed in appropriate areas to encourage the renovation for commercial purposes of buildings that formerly were single-family detached dwellings."; and

WHEREAS, per the Town of Camillus zoning ordinance, "The C-1, C-2, C-3, C-4 and C-5 Districts are designed to accommodate a variety of shopping and commercial activities and are distinguished by generally perceived activity and aesthetic impacts."; and

WHEREAS, the site is located in the West Side Pump Station service area; Onondaga County has adopted Local Law No. 1 of 2011 to address significant wet weather capacity issues in the West Side Pump Station service area and to be in compliance, per the Onondaga County Department of Water Environment Protection (WEP), developers and the Town engineer must coordinate and offset any proposed increase in projected water usage with a 1:1 inflow/infiltration reduction project; and

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

1. Should the zone changed be approved, the Board encourages the Town to carefully consider proposed new uses and site plans in the context of protecting the walkable scale and traditional character of the block and surrounding neighborhood.
2. The Onondaga County Department of Transportation requests that the applicant contact the Department to review plans and coordinate access.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 22, 2013

OCPB Case # Z-13-136

- 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 Camillus Town Board at the request of Town of Camillus for the property located Town Wide; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing to amend the Camillus Municipal Code, Chapter 30-Section 402-Definitions of Principal Uses #P28-Ancillary Parking, to add "or a LBO" to the first sentence as follows: "An ancillary parking area is a parking area which is located in a residential or a LBO district and either across the street from or contiguous to the boundary of a commercial or Limited Business Office district and which contains a use for which the ancillary parking area provides required parking space"; 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 Antonacci and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Daniel Cupoli - yes; Brian Donnelly - yes; and Robert Antonacci - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 22, 2013

OCPB Case # Z-13-137

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of Frank Vigliotti - Caserta LLC for the property located at 907 E Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Hutchings Psychiatric Center, a state owned institution; and
- WHEREAS, the applicant is proposing to modify a previously approved special permit for an existing restaurant to establish live entertainment in an existing building in a Local Business Class A zoning district; and
- WHEREAS, the existing building has frontage on East Genesee Street, a city street, and is served by an adjacent parking lot for approximately ten cars, as well as on-street parking; and
- WHEREAS, the property is located in the University Hill district in the City of Syracuse, and is along the Connective Corridor, intended as an active mixed-use urban corridor with various multi-modal transportation accommodations, aesthetic enhancements and branding; 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 Antonacci and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Daniel Cupoli - yes; Brian Donnelly - yes; and Robert Antonacci - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 22, 2013

OCPB Case # Z-13-138

- 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 SIGN WAIVER from the City of Syracuse Planning Commission at the request of WCNY Foundation, Inc for the property located at 101-19 Wyoming Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of the West Street Arterial, a state highway; and
- WHEREAS, the applicant is requesting an appeal a City Zoning Administration decision to partially deny a sign waiver request for additional signage on the WCNY building, located in an Industrial Class A zoning district; and
- WHEREAS, a letter from the applicant to the City Zoning Administrator dated May 1, 2013, states that an 820 square foot WCNY Sign Board was not approved, citing the Sign Board "is not intended to advertise the intended use of the building, is excessive, and insufficient justification was submitted"; and
- WHEREAS, the proposed Sign Board is proposed along the West Fayette Street frontage, measuring 34' 2" wide by 24' tall and installed above the first story entryway, and would be attached to a new façade covering approximately half of the building face; and
- WHEREAS, the Environmental Assessment Form indicates the sign is to be a "building mounted, printed sign which WCNY can change on a periodic basis"; a signage information sheet indicated it would be externally lit; and
- WHEREAS, the applicant letter cites "the Sign Board is an opportunity for WCNY to engage with the community by sharing upcoming events, programming, and other announcements of interests", and offers that the proposed signage will improve the aesthetics and experience of the site overall in the transitioning neighborhood; 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 Antonacci and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Daniel Cupoli - yes; Brian Donnelly - yes; and Robert Antonacci - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 22, 2013

OCPB Case # Z-13-139

- 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 Travis Henn for the property located at 3598 West Seneca Turnpike; 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 West Seneca Turnpike (Route 175), a state highway; and
- WHEREAS, the applicant is requesting an area variance to construct a second floor addition and side porch on an existing single-family home, which does not meet front yard setback requirements in an Residential 1 zoning district; and
- WHEREAS, a modified survey, dated August 31, 2012, shows an existing one and two-story frame house and adjacent one car garage and asphalt driveway, on a 1.907 acre parcel; a proposed buildup of the single-story portion of the house to become two-story, and a proposed new side porch at the rear of the house are shown on the survey; and
- WHEREAS, the existing enclosed porch measures 55.87 feet from the centerline and ten or less feet (measurement not noted on survey) from the "southerly right-of-way line", according to the survey; the Town of Marcellus zoning ordinance indicates a minimum 35 foot front yard setback from the lot line; and
- WHEREAS, the proposed modifications to the structure occur at the rear of the property and do not further exacerbate the non-conformity; and
- WHEREAS, no changes to the existing driveway access onto West Seneca Turnpike are shown; any existing or proposed access onto West Seneca Turnpike must meet the requirements of the New York State Department of Transportation; 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 Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property.
2. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2, of the New York State Education Law.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 22, 2013

OCPB Case # Z-13-140

- 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 Michelle Bingham for the property located at 2526 East Maple Terrace; 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 Seneca Turnpike, a county road, and Nine Mile Creek; and
- WHEREAS, the applicant is requesting an area variance to add a front porch onto a house, with a front yard setback of 27.8 feet where 35 feet is required, in a Residential 1 zoning district; and
- WHEREAS, the Environmental Assessment Form indicates the porch will measure 8' x 28.5', to be added along the front of the existing two-story frame house, with existing driveway access onto East Maple Terrace, a local road; and

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

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2, of the New York State Education Law.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 22, 2013

OCPB Case # Z-13-141

- 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 Mid Country Properties for the property located at 9206 Brewerton 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 Brewerton Road and Interstate Route 81, both state highways, and Mud Mill Road, a County highway; and
- WHEREAS, the applicant is proposing to construct an 8,000 square foot one-story building for an equipment rental business for the general public and contractors with parking and stormwater facilities on a 7.39 acre parcel in a General Commercial Plus zoning district; and
- WHEREAS, the Site Plan, dated March 4, 2013, shows a proposed 8,000 square foot Phase I proposed building, and a 10,800 square foot Phase II proposed building, each set back significantly from the right-of-way, with associated parking; a 30 foot wide driveway provides access to both proposed buildings from Brewerton Road, a state highway; any existing or proposed access onto Brewerton Road must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the local application notes the 10,800+/- square foot building would be constructed in the future for lease; and
- WHEREAS, the site plan features a proposed gravel drive and parking associated with the 8,000 sf building, and the drive is shown to extend to the rear portion of the parcel to a proposed gravel display parking area; and
- WHEREAS, the parcel is split into two portions by a 100' wide "Niagara Lockport & Ontario Power Co. Now National Grid" linear parcel with power lines; a trail location along the power line property is noted on the site plan; and
- WHEREAS, the rear of the property abuts Interstate Route 81; the site plan and aerial photography show a ditch running from the I-81 right-of-way, across the subject parcel and onto the National Grid property; and
- WHEREAS, the Site Plan shows two potential pole mounted sign locations one at the front of the parcel, set back approximately 20 feet from the road, and another at the rear of the property, 30 feet from the property line; and
- WHEREAS, signs that are limited to business name(s), products available, and/or services originating on the property are considered on-premises signs, and are not subject to State or Federal regulation; signs with any other content are considered off-premises signs and those that are located within 660 feet of the edge of the State right-of-way or are otherwise intended to be visible from the highway must be registered with the New York State Department of Transportation, in compliance with the Federal 1965 Highway Beautification

Act and Part 150 of the Official Compilation of Codes, Rules and Regulations of the State of New York; and

WHEREAS, the Proposed Grading Plan dated August 2, 2012, shows a septic system absorption area, a future septic area, two bioretention areas, and two stormwater detention ponds, one behind the Phase II building and another at the rear of the parcel; the plan also notes the existing ditch is to remain; and

WHEREAS, the site is located within the Brewerton Sewage Treatment Plant service area; and

WHEREAS, if the proposed project cumulatively disturbs one acre or more of land, it must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity, and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the Bureau of Water Permits; and

WHEREAS, the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality and the applicant must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water Permits; and

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

1. The New York State Department of Transportation notes that any proposed site plans need to be submitted to the Department for review and that a highway access permit may be required.
2. 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.
3. The New York State Department of Transportation has determined that the applicant is required to obtain a Registered Sign Permit from the Department's Highway Work Permit Unit.
4. 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 Board offers the following comment:

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

2. The applicant should contact National Grid regarding access permissions for any work or roads crossing the National Grid easement.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 22, 2013

OCPB Case # Z-13-142

- 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 Cicero Town Board at the request of Kevin Atkins for the property located on Lakeshore Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review zone changes and the property is located within 500 feet of Cicero Center Road, a county road; and
- WHEREAS, the applicant is proposing to change the zoning of a 70 foot by 330 foot parcel from R10 to Neighborhood Commercial to use an existing building for a bait/tackle and ice cream shop; and
- WHEREAS, the property is currently vacant; surrounding land uses include lakefront and suburban residential, open land, farmland and a fire station; and
- WHEREAS, the local zone change application notes the property, and the adjacent corner property are both irregularly shaped and too small to comply with setback requirements, and the applicant wishes to join the two parcels under the same zoning designation to produce a useable commercial lot; and
- WHEREAS, the referral form states the proposed use of the existing building on the currently adjacent corner parcel is a bait/tackle and ice cream shop; and
- WHEREAS, the parcel has frontage on Cicero Center Road, a County road, and Lakeshore Road, a Town road; any existing or proposed access onto Cicero Center Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the site is located within the Brewerton Sewage Treatment Plant service area; the referral form states the site is currently served by public sewer; and

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

1. The applicant is advised to contact the Onondaga County Department of Transportation to coordinate any proposed access onto Cicero Center Road.

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

3. Should the applicant wish to combine properties for a single use, the Town is encouraged to require resubdivision of the property into a single lot.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 22, 2013

OCPB Case # Z-13-143

- 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 Salina Planning Board at the request of ESW Realty LLC for the property located at 1909 Teall Avenue, Syracuse; 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 Teall Avenue, a county road, and the municipal boundary with the City of Syracuse; and
- WHEREAS, the applicant is proposing to construct a 2,588 square foot Dunkin Donuts restaurant with a drive-thru window on four parcels totaling 0.78 acres in a C-2 zoning district; and
- WHEREAS, the Board is concurrently reviewing Special Permit (Z-13-144) and Area Variance (Z-13-145) referrals for the project; and
- WHEREAS, the proposed project is located on four parcels currently containing a billiards hall and car wash, to be removed, and vacant asphalt parking area, all fronting on Teall Avenue; surrounding land uses are strip commercial, residential and a cemetery; and
- WHEREAS, the undated Site Plan shows a typical single-story Dunkin Donuts building set back approximately 25 feet from the street boundary (minimum 40' front yard required), with 26 parking spaces, two drive-thru lanes, and lawn area; and
- WHEREAS, the plan shows two driveways accessing Teall Avenue, a county road; the northernmost is shown as full access, and the southern driveway as an exit only driveway; any existing or proposed access onto Teall Avenue must meet the requirements of the Onondaga County Department of Transportation; the southern driveway is shown across from the signalized Teall Avenue intersection with Galster Avenue; and
- WHEREAS, the plan shows a patio along the front of the building, and perimeter lawn and landscaped areas along the frontage and side yards; no sidewalks are shown along the Teall Avenue frontage; and
- WHEREAS, the site is served by public sewer and water, and lies within the Metropolitan Sewage Treatment Plant service area and Ley Creek drainage basin; and

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

1. The Onondaga County Department of Transportation has determined that the applicant must complete a Traffic Impact Study (TIS) for full build out to meet Department requirements and is required to first contact the Department to determine the scope of the study; the applicant must submit the traffic

study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.

2. The Onondaga County Department of Transportation has determined that the applicant must complete a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to meet Department requirements verifying that the proposed development would not create additional stormwater runoff into the County's drainage system and is required to first contact the Department to determine the scope of the study; the applicant must submit the drainage study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.

The Board also offers the following comments:

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

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 22, 2013

OCPB Case # Z-13-144

- 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 Salina Planning Board at the request of ESW Realty LLC for the property located at 1909 Teall Avenue, Syracuse; 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 Teall Avenue, a county road, and the municipal boundary with the City of Syracuse; and
- WHEREAS, the applicant is requesting a special permit to construct a 2,588 square foot Dunkin Donuts restaurant with a drive-thru window on four parcels totaling 0.78 acres in a C-2 zoning district; and
- WHEREAS, the Board is concurrently reviewing Site Plan (Z-13-143) and Area Variance (Z-13-145) referrals for the project; and
- WHEREAS, the proposed project is located on four parcels currently containing a billiards hall and car wash, to be removed, and vacant asphalt parking area, all fronting on Teall Avenue; surrounding land uses are strip commercial, residential and a cemetery; and
- WHEREAS, the undated Site Plan shows a typical single-story Dunkin Donuts building set back approximately 25 feet from the street boundary (minimum 40' front yard required), with 26 parking spaces, two drive-thru lanes, and lawn area; and
- WHEREAS, the plan shows two driveways accessing Teall Avenue, a county road; the northernmost is shown as full access, and the southern driveway as an exit only driveway; any existing or proposed access onto Teall Avenue must meet the requirements of the Onondaga County Department of Transportation; the southern driveway is shown across from the signalized Teall Avenue intersection with Galster Avenue; and
- WHEREAS, the plan shows a patio along the front of the building, and perimeter lawn and landscaped areas along the frontage and side yards; no sidewalks are shown along the Teall Avenue frontage; and
- WHEREAS, the site is served by public sewer and water, and lies within the Metropolitan Sewage Treatment Plant service area and Ley Creek drainage basin; and

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

1. The Onondaga County Department of Transportation has determined that the applicant must complete a Traffic Impact Study (TIS) for full build out to meet Department requirements and is required to first contact the Department to determine the scope of the study; the applicant must submit the traffic

study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.

2. The Onondaga County Department of Transportation has determined that the applicant must complete a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to meet Department requirements verifying that the proposed development would not create additional stormwater runoff into the County's drainage system and is required to first contact the Department to determine the scope of the study; the applicant must submit the drainage study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.

The Board also offers the following comments:

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

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 22, 2013

OCPB Case # Z-13-145

- 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 Salina Planning Board at the request of ESW Realty LLC for the property located at 1909 Teall Avenue, Syracuse; 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 Teall Avenue, a county road, and the municipal boundary with the City of Syracuse; and
- WHEREAS, the applicant is requesting an area variance to reduce the front yard setback from 40 feet to 25 feet to construct a 2,588 square foot Dunkin Donuts restaurant with a drive-thru window on four parcels totaling 0.78 acres in a C-2 zoning district; and
- WHEREAS, the Board is concurrently reviewing Site Plan (Z-13-143) and Special Permit (Z-13-144) referrals for the project; and
- WHEREAS, the proposed project is located on four parcels currently containing a billiards hall and car wash, to be removed, and vacant asphalt parking area, all fronting on Teall Avenue; surrounding land uses are strip commercial, residential and a cemetery; and
- WHEREAS, the undated Site Plan shows a typical single-story Dunkin Donuts building set back approximately 25 feet from the street boundary (minimum 40' front yard required), with 26 parking spaces, two drive-thru lanes, and lawn area; and
- WHEREAS, per aerial photography, few properties along this stretch of Teall Avenue appear to meet the 40 foot front yard setback; properties along the corridor typically measure less than 150 foot parcel depth overall; the site is also located in a relatively urban area, with prevalent traditional neighborhood characteristics; and
- WHEREAS, the plan shows two driveways accessing Teall Avenue, a county road; the northernmost is shown as full access, and the southern driveway as an exit only driveway; any existing or proposed access onto Teall Avenue must meet the requirements of the Onondaga County Department of Transportation; the southern driveway is shown across from the signalized Teall Avenue intersection with Galster Avenue; and
- WHEREAS, the plan shows a patio along the front of the building, and perimeter lawn and landscaped areas along the frontage and side yards; no sidewalks are shown along the Teall Avenue frontage; and
- WHEREAS, the site is served by public sewer and water, and lies within the Metropolitan Sewage Treatment Plant service area and Ley Creek drainage basin; and

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

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

1. The Onondaga County Department of Transportation has determined that the applicant must complete a Traffic Impact Study (TIS) for full build out to meet Department requirements and is required to first contact the Department to determine the scope of the study; the applicant must submit the traffic study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.
2. The Onondaga County Department of Transportation has determined that the applicant must complete a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to meet Department requirements verifying that the proposed development would not create additional stormwater runoff into the County's drainage system and is required to first contact the Department to determine the scope of the study; the applicant must submit the drainage study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.

The Board also offers the following comments:

1. The Onondaga County Department of Water Environment Protection recommends that the municipality and/or applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
2. The municipality and the applicant are encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure, and to visit the Onondaga County Save The Rain Program web site at <http://savetherain.us> and contact the Onondaga County Department of Water Environment Protection at 315-435-2260.
3. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 22, 2013

OCPB Case # Z-13-146

- 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 City of Syracuse Planning Commission at the request of Syracuse Bureau of Planning and Sustainability for the property located at 601 and 603 Irving Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review zone changes and the property is located within 500 feet of the SUNY Health Science Center, a public building situated on state owned land; and
- WHEREAS, the applicant is proposing to change the zoning of two parcels totaling 1.4 acres from Planned Institutional District to Local Business Class A; and
- WHEREAS, per the included Zoning Study: Crouse PID Change, dated May 2013, 601 Irving Avenue (0.14 acres) contains a historic synagogue, and 603 Irving Avenue contains a seven-story nursing home (1.26 acres); the site is bound by Harrison Street, South Crouse Avenue and Irving Avenue, all City streets; and
- WHEREAS, per the zoning study, Crouse Hospital wishes to dispose of the nursing home property and amend their Planned Institutional District (PID) District Plan, and allocate zoning to the parcel that no longer assumes an institutional use; and
- WHEREAS, per the zoning study, the synagogue property has long been included in the Crouse PID, but is under separate private ownership not affiliated with the hospital, and therefore should be regulated by zoning independent of the Crouse campus; and
- WHEREAS, the proposed Local Business Class A zoning for the properties is noted as an interim measure, while planning staff completes a major revision of the City's zoning ordinance; and
- WHEREAS, adjacent land uses are primarily academic and institutional buildings and large surface parking lots; adjacent zoning is primarily Residential, Class B (RB) and Residential, Class C (RC); and
- WHEREAS, the zoning study notes that the Local Business Class A district most closely reflects the Urban Core character area intentions of the City's Land Use Plan; and
- WHEREAS, the study further notes that multi-story, mixed-use development should be permitted and encouraged, with residential on upper floors, and lower floors that engage pedestrians, with parking at the interior of the block and well screened from the sidewalk; and
- WHEREAS, the study also recommends a comprehensive rezoning for the University Hill area to allow for a wider range of uses, increased density and to require less on-site parking, with design standards and density requirements; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 22, 2013

OCPB Case # Z-13-147

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Skaneateles ZBA at the request of Mark Buell for the property located at 789 Stump 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 Stump Road, a county road, and the boundary of a farm operation located in an agricultural district; and
- WHEREAS, the applicant is requesting an area variance to construct a 15 foot by 30 foot above ground pool with a 479 square foot deck on a 2.5 acre parcel in a Rural Residential zoning district; and
- WHEREAS, the referral notice states that a variance is required to located the proposed pool and deck 25.5 feet from the rear property line where 50 feet are required; and
- WHEREAS, a project narrative dated April 22, 2013 states that a large limestone rock outcropping located on site required that the house be constructed further from the road, leaving a 54.5 foot rear yard to the existing 8 foot by 14 foot deck; and
- WHEREAS, the site plan dated April 18, 2013 shows an existing house, deck, septic system, and propane tank and the proposed pool and deck; and
- WHEREAS, the plan shows an existing driveway on Stump Road; any existing or proposed access on Stump Road must meet the requirements of the Onondaga County Department of Transportation; 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 Antonacci and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Daniel Cupoli - yes; Brian Donnelly - yes; and Robert Antonacci - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 22, 2013

OCPB Case # Z-13-148

- 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 Annette Merulla (Volpe Salon) for the property located at 8050 Brewerton 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 Brewerton Road, a state highway; and
- WHEREAS, the applicant is proposing to use an existing house for a beauty salon on a 0.54 acre parcel in a General Commercial zoning district; and
- WHEREAS, a site plan (proposed parking) dated April 11, 2013 shows an existing frame house and 16 proposed parking spaces; and
- WHEREAS, the plan shows a proposed driveway on Lincoln Avenue, a local road, that would be moved further east from the intersection with Brewerton Road from the location of the existing driveway on Lincoln Avenue, which would be closed; and
- WHEREAS, the plan shows that the site has frontage on Brewerton Road, and no existing or proposed access is shown on Brewerton Road; any existing or proposed access on Brewerton Road must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the plan shows a sewer easement running along the Brewerton Road frontage; and
- WHEREAS, the site is located in the Oak Orchard Wastewater Treatment Plan service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection (WEP), Oak Orchard Wastewater Treatment Plant's actual influent mass loading of Biochemical Oxygen Demand (BOD) has reached the design influent loading (limit) for this parameter for its State Pollutant Discharge Elimination System (SPDES) permit. All new connections within the Oak Orchard service area are temporarily suspended for a six (6) month period commencing April 1, 2013. The Commissioner of WEP may determine to extend the period of suspension as necessary to satisfy any NYSDEC directive requiring continuation of the suspension of further sewer connection approvals to Oak Orchard, pursuant to 6 NYCRR Part 750-2.9(C)(3)(ii); 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

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

E-mail Address: countyplanning@ongov.net

recommends that the municipality and/or applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 22, 2013

OCPB Case # Z-13-149

- 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 Pompey Zoning Board of Appeals at the request of Richard & Chris Moseson for the property located at 822 Indian 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 Pompey Center Road, a county road; and
- WHEREAS, the applicant is requesting an area variance to reduce the side yard setback on a 42 acre parcel in a Farm zoning district for the construction of a pedestrian/horse crossing bridge over a creek; and
- WHEREAS, per the Town variance application, structures must be 20 feet from the side property boundary; the proposed small wooded bridge over the unnamed creek may encroach slightly within the 20 foot setback; and
- WHEREAS, the variance application states the purpose of constructing the bridge is to connect to a recreational trail system; it is unclear from the referral materials as to whether the recreational trail system crosses Pompey Center Road; and
- WHEREAS, per the application, the location of the bridge across the creek is limited by the bank height; and
- WHEREAS, the Final Plan, dated January 17, 2001, shows a hand drawn bridge location on the 42 acre parcel, along an angled side yard, near the frontage on Pompey Center Road; any existing or proposed access onto Pompey Center Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the Plan also shows frontage on Indian Hill Road, a Town Road; and
- WHEREAS, the parcel appears to be currently farmed land with no structures; large lot residential lots are prevalent in the vicinity of the parcel, suburban subdivisions are located approximately one-half mile north of the site; and
- WHEREAS, the property is currently enrolled in Agricultural District #4; an agricultural data statement was not included with the referral form; and
- WHEREAS, the site is not served by public water or sewer; 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 Antonacci and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Daniel Cupoli - yes; Brian Donnelly - yes; and Robert Antonacci - yes.

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

E-mail Address: countyplanning@ongov.net



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 22, 2013

OCPB Case # Z-13-150

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Skaneateles Planning Board at the request of Corey Guerrette for the property located at 1003 Mistletoe Drive; 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 a farm operation located in an agricultural district and Vinegar Hill Road, a county road; and
- WHEREAS, the applicant is proposing to construct a second principal residence on a 5 acre parcel in a Rural Residential zoning district; and
- WHEREAS, the referral notice states that the proposed building would be a two-car detached garage with living quarters; and
- WHEREAS, the plan dated April 30, 2013 shows an existing house and pool and a proposed 2,388 square foot garage structure; and
- WHEREAS, the plan shows existing and proposed driveways on Mistletoe Drive, a private road that accesses Vinegar Hill Road; and
- WHEREAS, the referral notice states that the site plan demonstrates how the lot could be subdivided in the future; the plan shows Potential Lot 3A (2.93 acres) with the existing house and pool and Potential Lot 3B (2.1 acres) with the proposed garage structure; and
- WHEREAS, the referral notice states that the site is not served by public water or sewer; and
- WHEREAS, the site is located in an agricultural district, and an Agricultural Data Statement was included with the referral; and

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

The Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property.

The Board offers the following comment:

If the parcel is subdivided into two lots in the future, each new lot must have a separate individual water supply and sewage disposal system per the Onondaga County Health Department.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 22, 2013

OCPB Case # Z-13-151

- 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 Spafford Zoning Board of Appeals at the request of Susan Harrington for the property located at 2427 Route 174, Marietta; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Route 174, a state highway; and
- WHEREAS, the applicant is proposing to extend an existing deck 5 feet from a garage on a 0.04 acre (approximately 70'x37') parcel in a Residential zoning district; and
- WHEREAS, the Board is concurrently reviewing an Area Variance referral (Z-13-152) for the project; and
- WHEREAS, the Town application notes the site does not meet the Otisco Lake Bulk Chart requirements for minimum lot size (4,910 square foot variance requested), and Otisco Lake High Water Setback Requirements (20'3" where 50 ' is required); and
- WHEREAS, Otisco Lake is a public water supply source for the Onondaga County Water Authority; Otisco Lake water quality is an important issue for our community; and
- WHEREAS, the survey dated June 11, 2001 shows the garage encroaching several feet over the street line of NYS Route 174; per the New York State Department of Transportation, structures are not allowed in the State right-of-way; and

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

The applicant must contact Kathleen Plantz at the New York State Department of Transportation (448-7321) to obtain a Use and Occupancy Permit for the structure located in the State right-of-way.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 22, 2013

OCPB Case # Z-13-152

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Spafford Zoning Board of Appeals at the request of Susan Harrington for the property located at 2427 Route 174, Marietta; 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 Route 174, a state highway; and
- WHEREAS, the applicant is requesting an area variance and bulk chart variance to extend an existing deck 5 feet on a 0.04 acre parcel in a Residential zoning district; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-13-151) for the project; and
- WHEREAS, the Town application notes the site does not meet the Otisco Lake Bulk Chart requirements for minimum lot size (4,910 square foot variance requested), and Otisco Lake High Water Setback Requirements (20'3" where 50 ' is required); and
- WHEREAS, Otisco Lake is a public water supply source for the Onondaga County Water Authority; Otisco Lake water quality is an important issue for our community; and
- WHEREAS, the survey dated June 11, 2001 shows the garage encroaching several feet over the street line of NYS Route 174; per the New York State Department of Transportation, structures are not allowed in the State right-of-way; and

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

The applicant must contact Kathleen Plantz at the New York State Department of Transportation (448-7321) to obtain a Use and Occupancy Permit for the structure located in the State right-of-way.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 22, 2013

OCPB Case # Z-13-153

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Skaneateles Planning Board at the request of Skaneateles Country Club for the property located at 3344 West Lake 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 West Lake Road, a state highway; and
- WHEREAS, the applicant is proposing to expand a permanent floating dock with an increase from 80 slips to 112 slips on a 63.2 acre parcel in a Rural Farming (RF) zoning district and the Lake Watershed Overlay District (LWOD); and
- WHEREAS, the Board is concurrently reviewing an area variance referral for the project (Z-13-154), to exceed the allowable cumulative area for docks and shoreline structures located on a parcel within the Rural Farming (RF) district; and
- WHEREAS, per a written project description by the applicant, the proposed expansion includes an additional 192 lf of main breakwater docks, 240 lf of walkway docks and 384 lf of finger docks that provide an additional 32 boat slips above the 80 existing slips; and
- WHEREAS, the local application indicates that the City of Syracuse Water Department offered no objection to the project in February 2013, the NYS Department of Environmental Conservation response is noted as pending as of January 2013, and the US Army Corps offered a formal response stating no jurisdiction as of January 2013; and
- WHEREAS, the Environmental Assessment Form further notes the involvement of several NYS DEC, NYS OGS, and NYS OPRHP permits and/or approvals; and
- WHEREAS, surrounding land uses are the Skaneateles Country Club and golf course, lakeside housing, and agricultural uses; and
- WHEREAS, the proposed expansion does not include building construction or land disturbance; 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 Antonacci and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Daniel Cupoli - yes; Brian Donnelly - yes; and Robert Antonacci - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 22, 2013

OCPB Case # Z-13-154

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Skaneateles ZBA at the request of Skaneateles Country Club for the property located at 3344 West Lake Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of West Lake Road, a state highway; and
- WHEREAS, the applicant is requesting an area variance to exceed the allowable cumulative area for docks and shoreline structures located on a parcel within the Rural Farming (RF) district;
- WHEREAS, per the referral form, the applicant is proposing to expand a permanent floating dock with an increase from 80 slips to 112 slips on a 63.2 acre parcel in a Rural Farming and Forest (RF) zoning district and the Lake Watershed Overlay District (LWOD); and
- WHEREAS, per a written project description by the applicant, the proposed expansion includes an additional 192 lf of main breakwater docks, 240 lf of walkway docks and 384 lf of finger docks that provide an additional 32 boat slips above the 80 existing slips; and
- WHEREAS, the local application indicates that the City of Syracuse Water Department offered no objection to the project in February 2013, the NYS Department of Environmental Conservation response is noted as pending as of January 2013, and the US Army Corps offered a formal response stating no jurisdiction as of January 2013; and
- WHEREAS, the Environmental Assessment Form and local forms further note the involvement of several NYS DEC, NYS OGS, and NYS OPRHP, and County Sheriff's Marine Unit permits and/or approvals; and
- WHEREAS, surrounding land uses are the Skaneateles Country Club and golf course, lakeside housing, and agricultural uses; and
- WHEREAS, the proposed expansion does not include building construction or land disturbance; 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 Antonacci and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Daniel Cupoli - yes; Brian Donnelly - yes; and Robert Antonacci - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 22, 2013

OCPB Case # Z-13-155

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Clay Town Board at the request of Michael Bell for the property located at 10152 Caughdenoy Road, Brewerton; 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 Caughdenoy Road, a county road and the municipal boundary line of the Town of Clay; and
- WHEREAS, the applicant is proposing 62 self-contained recreational vehicle camp sites and approximately 12 camp sites with holding tank or tile field and a proposed bath house on 39.34 acres of an 80.5 acre parcel in an RA-100 zoning district; and
- WHEREAS, the existing property is largely wooded land, with a single family frame house and septic area approximately 289' set back from the property's frontage on the Oneida River; an existing gravel drive on a 60' wide right-of-way ingress/egress easement is shown providing access from the house to Caughdenoy Road, and
- WHEREAS, the Site Plan, dated April 25, 2013, shows a proposed gravel drive from Caughdenoy Road accessing three roads containing 62 campsites at 50'x40' each, as well as a proposed access drive leading toward the Oneida River with 8 campsites labeled "Future" campsites; areas near the river are labeled "Common Area"; and
- WHEREAS, a bath house is located along the main gravel drive; per the Environmental Assessment Form (EAF), the project would rely on on-site septic for wastewater treatment and well water for drinking water; a proposed septic area is noted on the Site Plan; and
- WHEREAS, per the EAF, each site will be a minimum of 2,000 square feet; per the EAF 15.8 acres would be developed, and 57.6 acres would remain undeveloped; and
- WHEREAS, the Site Plan notes areas of Onondaga County ROW taking along Caughdenoy Road; any existing or proposed access onto Caughdenoy Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the surrounding area includes the Oneida River, riverfront residential lots, a marina, and open land; and
- WHEREAS, the campsites are show as set back behind a tree line and 75' setback along Caughdenoy Road; 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:

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

E-mail Address: countyplanning@ongov.net

1. The applicant must obtain a commercial driveway permit from the Onondaga County Department of Transportation and must contact the Department for sight distance review.
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.
3. The Onondaga County Department of Transportation has determined that the applicant must complete a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to meet Department requirements verifying that the proposed development would not create additional stormwater runoff into the County's drainage system and is required to first contact the Department to determine the scope of the study; the applicant must submit the drainage study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.
4. This campground will be regulated by the Onondaga County Health Department, and the proposal must conform with all current State Sanitary Code requirements.
5. The site must be connected to the public water system per the Onondaga County Health Department.

The Board offers the following comment:

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 22, 2013

OCPB Case # Z-13-156

- 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 Town of Pompey Town Board at the request of Town of Pompey for the property located Town wide; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing to amend Chapter 165 (Zoning) of the Code of the Town of Pompey to add a new section 165-16A entitled "Prohibition against natural gas and/or petroleum extraction, exploration or production wastes" and to supplement existing sections of Chapter 165 to comport with same; and
- WHEREAS, the proposed new section states that "This section is enacted so as to take proactive steps to protect and preserve the quality of the Town's air and water and historic resources, and other assets, and to protect and promote the health, safety, and welfare of the Town and its present and future residents"; and
- WHEREAS, the proposed new section states that the following uses are explicitly prohibited: land application facility; natural gas and/or petroleum exploration and extraction activities; natural gas and/or petroleum exploration, extraction or production wastes disposal/storage facility or dump; natural gas compression or processing facility; underground injection; and underground natural gas storage; 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 Antonacci and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Daniel Cupoli - yes; Brian Donnelly - yes; and Robert Antonacci - yes.