



Onondaga County Planning Board

July 24, 2013

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

<u>I. ATTENDANCE</u>	<u>STAFF PRESENT</u>	<u>GUESTS PRESENT</u>
<u>MEMBERS</u>		
Douglas Morris	Ilana Kanfer	
Brian Donnelly	Megan Costa	
Daniel Cupoli	Andrew Maxwell	
Robert Jokl	Tracey Waldron	

II. CALL TO ORDER

The meeting was called to order at 1:00 PM on July 24, 2013

III. MINUTES

Minutes of the July 3, 2013 meeting were submitted for approval. Daniel Cupoli made a motion to accept the minutes. Robert Jokl seconded the motion. The motion was put to a vote as follows: Douglas Morris - yes; Brian Donnelly - yes; Daniel Cupoli - yes and Robert Jokl - yes.

Andrew Maxwell, the Director of SOCPA was introduced to the Board members. The Board was informed of the new City/County Planning merger.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-13-49	No Position With Comment	S-13-50	No Position With Comment	S-13-51	Modification
S-13-52	Modification	S-13-53	No Position	Z-13-209	Modification
Z-13-210	No Position	Z-13-211	No Position	Z-13-212	No Position With Comment
Z-13-213	No Position	Z-13-214	No Position With Comment	Z-13-215	Modification
Z-13-216	Modification	Z-13-217	No Position With Comment	Z-13-218	No Position
Z-13-219	No Position	Z-13-220	Modification	Z-13-221	Modification
Z-13-222	Modification	Z-13-223	No Position With Comment	Z-13-224	No Position
Z-13-225	No Position With Comment	Z-13-226	No Position With Comment	Z-13-227	No Position
Z-13-228	Modification	Z-13-229	No Position	Z-13-230	Modification



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 24, 2013

OCPB Case # S-13-49

- 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 Sunoco, Inc, R&M for the property located at 1000-08,1010,1020&1026 W Genesee St/1127 W Belden Ave; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Interstate Route 690, a state highway; and
- WHEREAS, the applicant is proposing to combine two existing tax parcels into a new 1.468 acre lot in a Commercial Class A zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-13-217); and
- WHEREAS, the proposed property line consolidation map dated July 19, 2012 shows the proposed new parcel with frontage on West Genesee Street, North Geddes Street, and West Belden Avenue; and
- WHEREAS, the City application states that the proposed project includes removal of the existing Aplus convenience store and vacant car dealership, construction of a new building, increase in the number of fuel pumps from four to six, installation of a new underground fuel tank, removal of the existing canopy, construction of a new canopy structure, and associated site improvements; and
- WHEREAS, the developed conditions plan revised May 31, 2013 shows the proposed 3,520 square foot building, a proposed 200 square foot bottle and storage enclosure, proposed trash enclosure, six proposed fuel pumps under a proposed canopy located in front (south) of the proposed building, and 23 parking spaces running along the front and side of the proposed building; and
- WHEREAS, the plan shows two driveways on West Genesee Street, one driveway on North Geddes Street, and one driveway on West Belden Avenue, all city streets; and
- WHEREAS, the plan shows sidewalk running along the West Genesee Street and North Geddes Street frontages; and
- WHEREAS, the plan shows an area for stormwater and areas for snow storage running along the west side of the site; and
- WHEREAS, the site is located in the Metropolitan Syracuse Wastewater 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; 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; if the proposed project is located within the Onondaga Lake watershed the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual; 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 design elements on the site, including building placement, street trees along both frontages, access and parking management, sidewalks that continue through driveways, and landscape screening.
2. An adequate buffer should be provided to separate this site from adjacent residential properties.
3. The City should ensure that the lighting plan provides for appropriate safety lighting, particularly along the West Belden Avenue driveway, while limiting harsh glare and spillover onto neighboring residential parcels and streets.
4. 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 Daniel Cupoli and seconded by Robert Jokl. The votes were recorded as follows: Douglas Morris - yes; Daniel Cupoli - yes; Robert Jokl - yes and Brian Donnelly - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 24, 2013

OCPB Case # S-13-50

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SUBDIVISION from the Town of LaFayette Planning Board at the request of Michael R. Goodfellow for the property located on NYS Route 91; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of NYS Route 91, a state highway; and
- WHEREAS, the applicant is proposing a lot line adjustment between proposed Lot 1A (2.775 acres), Lot 2A (1.654 acres) and Lot 3A (2.226 acres) in a Residential zoning district; and
- WHEREAS, the amended subdivision plan dated June 7, 2013 states that the driveway easement for Lot 3 has been moved, and the dimensions of Lots 1, 2, and 3 have been modified to reflect this; the plan states that there is also a new maintenance easement granted to Lot 2A by Lot 3A and a lake rights easement vacated by Lot 2A; and
- WHEREAS, the plan shows existing houses and septic systems on proposed Lots 1A and 3A and a proposed house and septic field on proposed Lot 2A; the plan states that Lot 2A is a building lot approved by the Onondaga County Health Department on September 20, 1988, and the plan also states that the revised dimensions do not impact the previously approved septic system design; and
- WHEREAS, the plan shows driveways for Lots 1A and 3A combining into a single driveway to access Route 91 on Lot 1A (labeled Lot 3A driveway easement) and a separate maintenance easement on Lot 3A with frontage on Route 91; the plan does not show any access for Lot 2A; any existing or proposed access on Route 91 must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, Lots 1A and 3A have frontage on Jamesville Reservoir, and the plan shows a stream running through all three 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. Proposed Lot 2A must access Route 91 through the existing driveway easement for Lots 1A and 3A per the New York State Department of Transportation.
2. Any existing or proposed access to Route 91 must meet the requirements of the New York State Department of Transportation.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 24, 2013

OCPB Case # S-13-51

- 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 Van Buren Planning Board at the request of Phillip and Cecelia Laug for the property located on River 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 River Road, a county road; and
- WHEREAS, the applicant is proposing to subdivide 34.49 acres into two proposed lots, Lot 1 (29.31 acres) and Lot 3 (5.18 acres) in an AR-80 zoning district; and
- WHEREAS, the Board recommended modification of a preliminary subdivision referral (Z-07-57) to create the 34.49 acre parcel on June 19, 2007, recommending that any future subdivision of the proposed 34.49 acre parcel use the 60 foot ingress-egress easement and be accompanied by a plan showing full build-out; and
- WHEREAS, the final plat dated June 28, 2013 shows that proposed Lots 1 and 3 both have frontage on River Road, and a 60 foot ingress-egress easement on proposed Lot 3 leads to Lot 2 (27,447 acres), a landlocked parcel created during a previous subdivision (Z-07-57); any existing or proposed access on River Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the plan shows a CNY Power Corp & NY Telephone Company right-of-way and easement running along the western boundary of both proposed lots; and
- WHEREAS, the plan states that these lots are not residential building lots under Onondaga County Health Department subdivision regulations and are therefore not approved by that department for residential use; the plan also states that 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; and
- WHEREAS, the site is located in Agricultural District #3, and the Agricultural Data Statement states that 34.49 acres of the site are currently being farmed; 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:

All access to Lots 2 and 3 must be from the 60 foot ingress-egress easement on proposed Lot 3 per the Onondaga County Department of Transportation.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 24, 2013

OCPB Case # S-13-52

- 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 Skaneateles Planning Board at the request of Loveless Farm Development LLC for the property located at 2783 West Lake 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 West Lake Road, a state highway; and
- WHEREAS, the applicant is proposing to subdivide 46.55 acres into 20 proposed lots in a Rural and Farming (RF) zoning district in the Lake Watershed Overlay District (LWOD); and
- WHEREAS, the preliminary plat plan dated May 10, 2013 shows proposed Lots 1-6 and 20 on the east side of West Lake Road (16 acres) and proposed Lots 7-19 on the west side of the road (30 acres); the proposed building lots (Lots 1-18) range in size from 1.03 acres to 1.64 acres; and
- WHEREAS, the plan shows that proposed Lots 19 (17.24 acres) and 20 (10.70 acres) would be preserved community open space; the plan states that the open space parcels will be owned and managed by a homeowners association, and the land within these lots will be placed in a conservation easement; and
- WHEREAS, the plan shows a proposed cul-de-sac road accessing West Lake Road that would provide common driveways for the western lots, and the eastern lots would access Fire Lane 17 through a new private road and common driveways; any existing or proposed access on West Lake Road must meet the requirements of the New York State Department of Transportation; a narrative dated May 10, 2013 states that the common driveway extending from the northwest portion of the cul-de-sac on the western site was designed to potentially accommodate future development of off-site parcels to the northwest; and
- WHEREAS, the plan shows stormwater management areas on both proposed open space lots and a pond and two isolated wetlands for which the plans states no U.S. Army Corps jurisdiction is anticipated and that are not regulated by the NYS DEC on proposed Lot 19; and
- WHEREAS, the plan shows a stream, which is regulated by the New York State Department of Environmental Conservation, running through proposed Lot 20 to Skaneateles Lake with a small area of floodplain adjacent to the lake; a bridge is proposed to cross the stream to provide access to proposed Lot 1; and
- WHEREAS, a Conservation Analysis dated April 30, 2010 states that approximately 16 acres of the site is designated as having medium conservation value and 9 acres is designated as having high conservation value; the high conservation value designated land includes the forested area on the eastern parcel that

contains the stream, lakefront and area for proposed Lot 1; and

WHEREAS, the site is not serviced by public water or sewer; the plan states that the soil conditions of this subdivision do not allow for the installation of a conventional sewage disposal system, with the exception of one lot (Lot 10); the remaining lots in the subdivision will have systems with either shallow absorption trenches or mound systems, and some of these lots will require sand filters upstream of the absorption trenches; and

WHEREAS, a memo from the applicant dated May 21, 2013 indicates that a pool, tennis court, community clubhouse and playground are proposed for the site but "have not been designed as part of this subdivision plat process"; the narrative states that these facilities will be located on the east side of the site and only the east side residents will be permitted to use that area, and lake access rights will be limited to the residents of proposed Lots 2-6 and one lot from the west side; and

WHEREAS, the site is located in Agricultural District #2 and currently includes 18.5 acres of agricultural land and the western parcel is surrounded by agricultural land; the plan shows a 100 foot agricultural setback for wells running along the perimeter of the western site; and

WHEREAS, the Environmental Assessment Form states that approximately 15 percent of the site has slopes of 10-15 percent and approximately 18 percent of the site has slopes of 15 percent or greater; 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 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

WHEREAS, Skaneateles Lake is the primary public water supply source for the City of Syracuse; preserving Skaneateles Lake as an unfiltered water supply is an important issue for our community; and

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

1. The applicant must obtain any required approvals from the Onondaga County Health Department, the City of Syracuse Water Department, and the New York State Department of Environmental Conservation.
2. The applicant must obtain a highway work permit from the New York State Department of Transportation.
3. The New York State Department of Transportation has determined that the applicant must complete a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to meet Department requirements verifying that the proposed development would not create additional stormwater runoff into the State's drainage system and is required to first contact the Department to determine

the scope of the study; the applicant must submit the drainage study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.

The Board offers the following comments:

1. The Board is concerned that the creation of 18 new residential building lots would bring suburban-style development to a rural area lacking access to public water and sewers. The Board encourages the Town to consider the potential long-term effects of this subdivision, such as changes to the rural character, impacts on the water quality of Skaneateles Lake, reduction of open space, farmland, and remaining scenic viewsheds, potential conflicts with agricultural operations, and impacts to road safety and mobility.
2. The Town should ensure that the proposed subdivision would not negatively impact the water quality of Skaneateles Lake by carefully considering issues related to the stream and proposed bridge, steep slopes, disturbance of land with high conservation value, and loss of open space.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 24, 2013

OCPB Case # S-13-53

- 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 Spafford Town Board at the request of Finger Lakes Land Trust Inc. for the property located on NYS Route 41 near Covey Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of NYS Route 41, a state highway; and
- WHEREAS, the applicant is proposing to subdivide 207.54 acres into three proposed lots, Parcel A (196.14 acres), Parcel B (10.00 acres) and Parcel C (1.40 acres), in a RA district (proposed to be changed to Planned Development District); and
- WHEREAS, the Board is concurrently reviewing a local law referral (Z-13-229) to create a Planned Development District; and
- WHEREAS, the Board took no position with comment on text amendment (Z-13-129), final subdivision (S-13-30) and site plan (Z-13-130) referrals on May 22, 2013; and
- WHEREAS, the survey map revised July 1, 2013 shows proposed Parcel A on the west side of Route 41, proposed Parcel B, a 121 foot by 3,697 foot strip of land on the east side of Route 41, and Parcel C, which consists of Covey Road; and
- WHEREAS, proposed Parcel A accesses Covey Road, a town road that connects to Route 41 and will be conveyed to the Land Trust subject to a right-of-way to be retained by the current property owner, and proposed Parcel B would have 121 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, a project description states that an existing house on site will be demolished and a public access site will be developed, including a gravel parking area for 12 cars, an interpretive kiosk, and a trail circuit of approximately 1.5 miles in length starting from the parking area; and
- WHEREAS, the description states that on the east side of Route 41 a trail will be developed to link the Land Trust's acquisition with the Central New York Land Trust's Ripley Hill Nature Preserve; and
- WHEREAS, the site is located in Agricultural District #2, and the Agricultural Data Statement states that 16.37 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; the referral notice states that the project will not require any utilities; 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 Brian Donnelly and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Daniel Cupoli - yes; Robert Jokl - yes and Brian Donnelly - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 24, 2013

OCPB Case # Z-13-209

- 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 OFF PREMISE AD from the City of Syracuse Planning Commission at the request of G&K Trucking, LLC for the property located at 1714-26 N Salina St, 206-22 Exchange St, 237-59 Wolf St, 1919-23 Park St; 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 81, a state highway; and
- WHEREAS, the applicant is proposing to use an existing roof sign as an off-premise advertising billboard on a 2.2 acre parcel in Industrial Class A and Local Business Class A zoning districts; and
- WHEREAS, the Environmental Assessment Form states that the applicant would renovate an existing 17 foot by 40 foot billboard sign; and
- WHEREAS, the survey dated June 25, 2012 shows several existing buildings, with the existing sign on the building fronting on North Salina Street, and a tarvia parking area; and
- WHEREAS, the site has frontage on North Salina Street, Exchange Street, Park Street, and Wolf Street, all city streets; 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 New York State Department of Transportation notes that local code requires that the sign be located no higher than 30 feet above the targeted roadway, and the proposed sign appears to exceed this height restriction; 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 has determined that the proposed sign must be registered and the applicant must obtain an Outdoor Advertising Permit. The applicant must contact Steve Roof at the New York State Department of Transportation at 315-448-7334.

2. The New York State Department of Transportation has determined that if the proposed sign is located higher than 30 feet above the targeted roadway, the applicant must provide written confirmation from the City of Syracuse to exempt the applicant from this requirement.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 24, 2013

OCPB Case # Z-13-210

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a THREE-MILE LIMIT from the City of Syracuse Planning Commission at the request of McGaleville, LLC for the property located at 412 Old Liverpool Road; and
- WHEREAS, the site is located within three miles of the City of Syracuse and subject to the extra-territorial jurisdiction of the City of Syracuse under the three-mile limit rule and the site is located within 500 feet of Old Liverpool Road, a county road; and
- WHEREAS, the applicant is proposing to combine two existing tax parcels into one new lot in a C-3 Planned Commercial District in the Town of Salina; and
- WHEREAS, the Board recommended modification of site plan (Z-10-358), special permit (Z-10-359) and area variance (Z-10-360) referrals from the Town of Salina for a new Byrne Dairy on October 20, 2010; and
- WHEREAS, the final plat dated March 11, 2013 shows proposed New Lot 1 (1.754 acres); and
- WHEREAS, the plan shows that the proposed lot would have frontage on Old Liverpool Road and Beechwood Avenue; any existing or proposed access on Old Liverpool 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 Brian Donnelly and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Daniel Cupoli - yes; Robert Jokl - yes and Brian Donnelly - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 24, 2013

OCPB Case # Z-13-211

- 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 Marcellus Town Board at the request of Town of Marcellus 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 Local Law Number 2-2013 amending the Town of Marcellus Zoning Law of 2009 by establishing cemeteries as a permitted use in certain zoning districts within the Town; and
- WHEREAS, the Environmental Assessment Form states that the proposed local law would amend the Town of Marcellus Zoning Law to establish cemeteries as a permitted use in R-1, R-2, R-3 and A-1 zoning districts within the Town; 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 Brian Donnelly and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Daniel Cupoli - yes; Robert Jokl - yes and Brian Donnelly - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 24, 2013

OCPB Case # Z-13-212

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of Rite Aid Warehouse Loading Docks for the property located at 7245 Henry Clay Boulevard; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Henry Clay Boulevard and Vine Street, both county roads; and
- WHEREAS, the applicant is proposing to construct four new loading docks on an existing Rite Aid warehouse on a 35.97 acre parcel in an I-1 zoning district; and
- WHEREAS, the site plan updated May 28, 2013 shows two existing buildings, proposed enclosed loading docks, proposed pavement, two existing railroad sidings that would be removed, proposed guard rail, a proposed new catch basin, proposed work on existing catch basins, and a silt fence between the drive and a wetland on site; and
- WHEREAS, the Environmental Assessment Form states that the project includes the asphalt resurfacing of the existing driveway from the new existing paved driveway on the north to approximately 50 feet south of the proposed loading dock on the west building face; and
- WHEREAS, the plan states that the project would involve relocating an existing hydrant, standpipes and bollards and lowering existing 10 inch water main from the relocated hydrant approximately 60 feet to the south under the proposed loading docks; and
- WHEREAS, the site has access on Crossroads Park, a local road that access Henry Clay Boulevard; and
- WHEREAS, the site is located in the Wetzel Road Wastewater Treatment Plant service area; and
- WHEREAS, the plan shows an area of delineated federal wetlands just to the southwest of the proposed disturbance area and the Environmental Assessment Form states that there are 21.4 acres of federal wetland located within or contiguous to the project area; 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

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

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

The Onondaga County 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 Jokl. The votes were recorded as follows: Douglas Morris - yes; Daniel Cupoli - yes; Robert Jokl - yes and Brian Donnelly - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 24, 2013

OCPB Case # Z-13-213

- 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 Edward Withers for the property located at 205 North West 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 the West Street Arterial, a state highway; and
- WHEREAS, the applicant is proposing to modify a previously approved special permit for a restaurant/bar to add a stove to the kitchen in a Commercial Class A zoning district; and
- WHEREAS, the City application states that the applicant would like to serve appetizers during happy hour and is not proposing any changes to signage, the building exterior, or the site plan; and
- WHEREAS, on aerial photography it appears that the site accesses Plum Street from an adjacent parcel; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 24, 2013

OCPB Case # Z-13-214

- 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 FBBTMS Properties, LLC/ Benderson Development Co, LLC for the property located at 2922-48 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Meadowbrook, a county owned stream; and
- WHEREAS, the applicant is proposing to modify a previously approved special permit for a restaurant by installing new wall signage in a Local Business A zoning district; and
- WHEREAS, the Board took no position with comment on a special permit referral (Z-13-38) on February 27, 2013; and
- WHEREAS, the City application states that the applicant is proposing a new sign for the front of the building, and no changes are proposed to the interior floor plan, exterior site plan or façade; and
- WHEREAS, there is currently an existing pole sign but no existing signage on the front of the building; and
- WHEREAS, the site has two driveways on East Genesee Street, a city street; and

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 24, 2013

OCPB Case # Z-13-215

- 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 Camillus Town Board at the request of Camillus Town Board for the property located at West Genesee Street (between Yorkshire Blvd and Mansfield Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing to amend the Camillus Municipal Code, Chapter 30-Zoning, Section 812-Billboards (B) to replace the current text regarding tax map parcel 041.-01-61.2 in a LBO zoning district; and
- WHEREAS, the proposed text amendment states that "all billboards located on this parcel shall be removed and may be replaced by no more than 2 monopole billboard structures, having each a maximum of 2 faces and existing ground sign of not more than 440 sq. ft. as currently exists"; and
- WHEREAS, the text amendment also states that "the westerly most array of three 11 feet x 40 feet billboards on this parcel shall be demolished and may be replaced only with a single monopole Commercial Electronic Variable Message Sign"; the amendment provides requirements regarding size, message duration, time interval between messages, and lighting intensity; 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 property owner must obtain a highway work permit and access permit from the Onondaga County Department of Transportation.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 24, 2013

OCPB Case # Z-13-216

- 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 Evolution Rock & Fitness for the property located at 6625 Towpath 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 Erie Boulevard. East, a state highway; and
- WHEREAS, the applicant is proposing to construct a 16,300 square foot indoor climbing/fitness facility on a 8.1 acre parcel in a Hi-Tech zoning district; and
- WHEREAS, the conceptual plan dated July 1, 2013 shows the proposed 16,300 square foot recreation building, a parking lot with 88 spaces, an area where 21 parking spaces would be held in reserve, and a stormwater basin; and
- WHEREAS, the plan shows a driveway on Towpath Road, a town road; and
- WHEREAS, the plan shows a substantial portion of the parcel north of the proposed development as a wetland area; the Town application states that the property is in a federal 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 site is located in the Metropolitan Syracuse Wastewater Treatment Plant service area tributary to the Ley Creek Pumping Station; and
- WHEREAS, Onondaga County has adopted Local Law No. 1 of 2011 to address significant wet weather capacity issues in the Ley Creek Pumping 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
- 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 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; if the proposed project is located within the Onondaga Lake watershed the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management

Design Manual; 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 New York State Department of Transportation has determined that the applicant must provide the Department with ITE Trip Generation traffic figures at the site and distribution at Bridge Street at Ceili and Widewaters. The applicant must complete any appropriate mitigation as may be determined by the Department.

The Board 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.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 24, 2013

OCPB Case # Z-13-217

- 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 Sunoco, Inc., R&M for the property located at 1000-08,1010,1020&1026 W Genesee St/112 W Belden Ave; 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 Interstate 690, a state highway; and
- WHEREAS, the applicant is proposing to modify a previously approved special permit for a gasoline service station by constructing a new building and canopy and expand onto the adjacent property on 1.468 acres in a Commercial Class A zoning district; and
- WHEREAS, the Board is concurrently reviewing a final subdivision referral (S-13-49) to combine two lots into a single parcel; and
- WHEREAS, the City application states that the proposed project includes removal of the existing Aplus convenience store and vacant car dealership, construction of a new building, increase in the number of fuel pumps from four to six, installation of a new underground fuel tank, removal of the existing canopy, construction of a new canopy structure, and associated site improvements; and
- WHEREAS, the developed conditions plan revised May 31, 2013 shows the proposed 3,520 square foot building, a proposed 200 square foot bottle and storage enclosure, proposed trash enclosure, six proposed fuel pumps under a proposed canopy located in front (south) of the proposed building, and 23 parking spaces running along the front and side of the proposed building; and
- WHEREAS, the plan shows two driveways on West Genesee Street, one driveway on North Geddes Street, and one driveway on West Belden Avenue, all city streets; and
- WHEREAS, the plan shows sidewalk running along the West Genesee Street and North Geddes Street frontages; and
- WHEREAS, the plan shows an area for stormwater and areas for snow storage running along the west side of the site; and
- WHEREAS, the site is located in the Metropolitan Syracuse Wastewater 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; 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

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

E-mail Address: countyplanning@ongov.net

(SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water Permits; if the proposed project is located within the Onondaga Lake watershed the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual; 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 design elements on the site, including building placement, street trees along both frontages, access and parking management, sidewalks that continue through driveways, and landscape screening.
2. An adequate buffer should be provided to separate this site from adjacent residential properties.
3. The City should ensure that the lighting plan provides for appropriate safety lighting, particularly along the West Belden Avenue driveway, while limiting harsh glare and spillover onto neighboring residential parcels and streets.
4. 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 Daniel Cupoli and seconded by Robert Jokl. The votes were recorded as follows: Douglas Morris - yes; Daniel Cupoli - yes; Robert Jokl - yes and Brian Donnelly - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 24, 2013

OCPB Case # Z-13-218

- 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 Tully Town Board at the request of Town of Tully Town Board 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 Local Law No. 1 of 2013 providing for one year a moratorium on gas and petroleum exploration and extraction activities, underground storage of natural gas, and disposal of natural gas or petroleum extractions, exploration and production wastes; and
- WHEREAS, the proposed local law states that "The purpose of the Local Law is to enable the submission and processing of applications for permits, zoning permits, special permits, zoning variances, building occupancy, certificates of compliance, temporary certificates and other Town-level approvals respecting, the activities prohibited by Section 4 of the Local Law, for a reasonable time, so as to allow the Town time to study the impacts, effects, and possible controls over such activities and consider amendments to the Town's zoning laws to address the same"; and
- WHEREAS, the proposed local law states that the moratorium would be "subject to up to two extension periods of six months each, coupled with the mechanism for an 'unnecessary hardship variance procedure, will achieve an appropriate balancing of interests between (on the one hand) the public need to safeguard the character and other resources of the Town of Tully and the health, safety and general welfare of its residents, and the rights of individual property owners or businesses desiring to conduct such activities during such period"; 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 Brian Donnelly and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Daniel Cupoli - yes; Robert Jokl - yes and Brian Donnelly - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 24, 2013

OCPB Case # Z-13-219

- 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 Peter McGinnis and Kenneth Kaiser for the property located at 617-19 Wolf 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 NBT Bank Stadium, a county owned facility; and
- WHEREAS, the applicant is proposing to modify a previously approved special permit for a bar/restaurant by adding a fence and an outdoor seating area in a Local Business A zoning district; and
- WHEREAS, the Board took no position on a special permit referral (Z-11-430) to allow various minor building exterior and interior improvements; and
- WHEREAS, the City application states that the applicant proposes to install 25.7 feet by 24.7 feet of 6 foot high fence off the rear of the building on a portion of the existing paved parking lot to provide outside seating for 16 people; and
- WHEREAS, the survey dated December 15, 2010 shows an existing frame building, asphalt area, and driveway on Wolf Street, a city street; and
- WHEREAS, an undated plan shows the proposed fence area with four found patio tables; 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 Brian Donnelly and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Daniel Cupoli - yes; Robert Jokl - yes and Brian Donnelly - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 24, 2013

OCPB Case # Z-13-220

- 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 Geddes Town Board at the request of Primax Properties, LLC for the property located at 922 State Fair Boulevard; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of State Fair Boulevard, a county road; and
- WHEREAS, the applicant is proposing to construct a 9,100 square foot retail building on a 1.21 acre parcel in a Commercial B zoning district; and
- WHEREAS, the site plan dated June 3, 2013 shows the proposed building, 30 parking spaces, and a stormwater management area; and
- WHEREAS, the referral notice states that a parking variance would be required; the plan states that 47 parking spaces are required while 30 spaces are proposed; and
- WHEREAS, the plan shows a proposed driveway on State Fair Boulevard directly across from Conklin Street, which must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the plan shows an ingress/egress easement running along the southern lot boundary for an adjacent parcel, and aerial photography shows a cross connection to this easement from the site; the plan shows that this connection would be closed and a 10 foot buffer would be established between this lot and the adjacent residential zoning district; and
- WHEREAS, the site is located in the Metropolitan Syracuse Wastewater Treatment Plant service area tributary to the West Side Pump Station ; and
- WHEREAS, 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
- 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 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; if the proposed project is located within the Onondaga Lake watershed the SWPPP must include Enhanced

Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual; 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 is required to complete a traffic study, including a gap analysis at AM/PM peak hours or 7:00 - 9:00 AM and 4:00 - 6:00 PM, for full build-out relating to the proposed action 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 applicant must obtain an access permit from the Onondaga County Department of Transportation. The Department will not allow dual exit lanes on State Fair Boulevard.
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.

The Board 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 Board encourages the applicant and Town to maintain the existing connection with the adjacent ingress/egress easement.
3. 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.
4. 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 Jokl. The votes were recorded as follows: Douglas Morris - yes; Daniel Cupoli - yes; Robert Jokl - yes and Brian Donnelly - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 24, 2013

OCPB Case # Z-13-221

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Van Buren Planning Board at the request of Big Red Towing for the property located at 333 Walters 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 Walters Road and Van Buren Road, both county roads; and
- WHEREAS, the applicant is proposing to construct an 8,000 square foot one story service building for Big Red Towing on a 5 acre parcel in an IN-A (Industrial) zoning district; and
- WHEREAS, the site plan revised June 12, 2013 shows a proposed 8,000 square foot building, the location of a future addition, two concrete aprons adjacent to the building, a large area of crushed stone on geofabric for secure storage and open storage, four parking spaces, a stormwater detention basin and forebay, a well, and a septic system with space designated for a future septic; and
- WHEREAS, a narrative states that a small portion of towed vehicles will be brought to this site for temporary short-term holding while financial and insurance issues are resolved, and the proposed building will be used to house the Big Red tow trucks and to perform minor service and repairs; and
- WHEREAS, the plan shows a proposed 80 foot wide driveway on Walters Road, which must meet the requirements of the Onondaga County Department of Transportation; 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 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; if the proposed project is located within the Onondaga Lake watershed the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual; and

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

1. The applicant must obtain an access permit and a right-of-way work permit from the Onondaga County Department of Transportation.
2. The Onondaga County Department of Transportation has determined that the applicant must provide the Department with ITE Trip Generation traffic figures and complete any appropriate mitigation as may be determined by the Department.
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. An individual sewage disposal plan must be approved by the Onondaga County Health Department prior to Town approval of the site plan.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 24, 2013

OCPB Case # Z-13-222

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Village of Manlius Village Board at the request of Madison Row, LLC (Morgan Management) for the property located at 7650-7660 Highbridge Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning code and the property is located within 500 feet of NY Route 92, a state highway, and the municipal boundary between the Village and Town of Manlius; and
- WHEREAS, the applicant is proposing to amend an existing approved PUD zoning district for mixed-use development to reconfigure the building plan, add a pick-up window and add pedestrian safety elements on 3.72 acres; and
- WHEREAS, the Board took no position with comment on site plan (Z-11-27) and subdivision (S-11-10) referrals on February 2, 2011 and on a zone change referral (Z-10-248) on July 29, 2010; and
- WHEREAS, the sketch plan dated July 9, 2013 shows a proposed two-story mixed use building with a Kinney store and additional retail and restaurant on the first floor and four apartments and office space on the second floor; and
- WHEREAS, the plan shows that the site plan updates include pedestrian access on the west side of the proposed building, a parking reduction to 9 spaces on the east side of the proposed building, PUD compliant parking and zoning at the rear of the proposed building with a total of 67 spaces, storefront access to the proposed building from the front sidewalk, and controlled pedestrian crosswalk with pedestrian crosswalk sign in the parking lot to the rear of the proposed building; and
- WHEREAS, the plan shows a proposed pick-up window on the rear of the proposed Kinney retail space; and
- WHEREAS, the plan shows a right-in restricted driveway on Route 92 and a driveway on Stickley Drive, a local road; any existing or proposed access on Route 92 must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the plan shows sidewalks along the Route 92 and Stickley Drive frontages and leading to the rear parking area, as well as a Limestone Gardens connector walk providing pedestrian access to the adjacent Limestone Gardens to the west; and
- WHEREAS, the plan shows two additional parcels to the east with a Key Bank and public parking lot that are part of the overall Madison Row development; the storm detention basin is primarily located on the parcel with the parking lot and a small portion of the basin is located on this site; and

WHEREAS, the site is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; and

WHEREAS, Onondaga County has adopted Local Law No. 1 of 2011 to address significant wet weather capacity issues in the Meadowbrook-Limestone Wastewater Treatment Plant 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

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 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:

Due to the proposed change in intensity of use on site, the New York State Department of Transportation has determined that it is required that the Traffic Impact Study (TIS) be updated to allow the Department to review proposed traffic flow and access for the new site plan. The applicant must submit the traffic study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.

The Board offers the following comments:

1. The Board encourages the applicant and the Village to continue working with the New York State Department of Transportation to address traffic and community character issues on this highly traveled NYS Route 92 corridor and the balance of providing State highway mobility within a traditional village context.
2. The Board and the New York State Department of Transportation encourage the Village to undertake a coordinated review of this project with other involved agencies through the SEQR process.
3. The Village and local landowners should work toward coordinating a long-term strategy for generating a formal street network to provide vehicular between Stickley Drive and NYS Route 173 as well as cross connections for vehicles and pedestrians between adjacent parcels.
4. A shared access and parking agreement should be established between the three PUD lots.
5. Responsibility for ownership and maintenance of the storm detention basin should be clearly established and funded.

6. The applicant and municipality are encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure.

7. 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 Jokl. The votes were recorded as follows: Douglas Morris - yes; Daniel Cupoli - yes; Robert Jokl - yes and Brian Donnelly - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 24, 2013

OCPB Case # Z-13-223

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Liverpool Planning Board at the request of Constine LLC for the property located at 201 First 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 Onondaga Lake Park, a county park; and
- WHEREAS, the applicant is proposing to revise a site plan to add a new deck to the rear of the Limp Lizard restaurant, expand the driveway, and improve the drainage area on two parcels in a B-1 zoning district; and
- WHEREAS, the site plan revised July 8, 2013 shows an existing building and patio, a proposed new deck, an existing parking area to be paved and expanded on an adjacent parcel to provide a total of 44 spaces; and
- WHEREAS, the plan shows an existing driveway on First Street, a village street, that would be entrance-only, a service drive on Lake Street, a village street, that would be entrance-only, and access through a village right-of-way on Lake Drive, a village street, that the applicant is proposing as exit-only; and
- WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that the proposed new parking is located in a Special Flood Hazard Area (SFHA); and
- WHEREAS, the site is located in the Metropolitan Syracuse Wastewater Treatment Plant service area; and

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

1. The Board encourages the Village to consider this proposal in the context of a long-term parking and access strategy for this important block, which might benefit from shared parking strategies and rear alleyway access.
2. The municipality is encouraged to uphold local flood ordinance requirements as required for good standing in the National Flood Insurance Program, and to ensure that any proposed development would not negatively affect drainage patterns in or near the floodplain.
3. 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.

4. 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 Jokl. The votes were recorded as follows: Douglas Morris - yes; Daniel Cupoli - yes; Robert Jokl - yes and Brian Donnelly - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 24, 2013

OCPB Case # Z-13-224

- 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 Chase Taggard for the property located at 9 Teasel Lane; 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 municipal boundary between the Town and Village of Skaneateles; and
- WHEREAS, the applicant is requesting an area variance to demolish an existing deck, patio and steps and construct an 1,100 square foot deck on a 0.33 acre parcel in a Highway Commercial (HC) zoning district in the Lake Watershed Overlay District (LWOD); and
- WHEREAS, a memo from the Town Code Enforcement Officer dated June 22, 2013 states that the minimum lot area required for development of a nonconforming lot located in the LWOD is 20,000 square feet, whereas the survey shows a proposed 1,100 square foot deck to replace a deteriorated deck, patio and steps on a parcel containing 14,564 square feet in the Town portion of the parcel that is divided by the Village/Town corporate line; and
- WHEREAS, the survey dated June 21, 2013 shows the boundary between the Town and Village of Skaneateles running through the site; the plan shows a house and proposed deck on the Town portion of the lot; and
- WHEREAS, the survey shows a driveway on Teasel Lane, a local road, on the Village portion of the lot; and
- WHEREAS, the survey states that impermeable surface coverage on the Town portion of the lot is 6.8 percent; and
- WHEREAS, a memo from the City of Syracuse Department of Water dated June 6, 2013 states that the septic system components should be located prior to construction activity; 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 Brian Donnelly and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Daniel Cupoli - yes; Robert Jokl - yes and Brian Donnelly - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 24, 2013

OCPB Case # Z-13-225

- 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 Steven Miron for the property located at 2987 East Lake 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 East Lake Road, a state highway; and
- WHEREAS, the applicant is proposing to demolish an existing 3,043 square foot house and garage and construct a new 2,138 square foot dwelling with a 1,022 square foot garage and make modifications to the driveway and shoreline improvements on a 2.28 acre parcel in a Rural and Farming (RF) zoning district in the Lake Watershed Overlay District (LWOD); and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-13-226); and
- WHEREAS, the proposed site plan dated July 1, 2013 shows the proposed house and detached garage, proposed drive turnaround and retaining wall, proposed shoreline patio and stair, existing lakefront guest house, and existing dock; and
- WHEREAS, the plan shows an existing driveway on East Lake Road, which must meet the requirements of the New York State Department of Transportation; the plan shows that the driveway encroaches on the adjacent parcel to the north within the state right-of-way; and
- WHEREAS, the Town application states that the proposed house would be in a new location on the property and a new septic system would be installed on the east side of the property; and
- WHEREAS, the plan states that the existing impermeable surface coverage of 12.7 percent would be reduced to 11.85 percent; the maximum allowed impermeable surface coverage in the LWOD is 10 percent; 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. An individual sewage disposal plan must be approved by the Onondaga County Health Department prior to Town approval of the site plan.
2. The applicant must obtain any required approvals from the Onondaga County Health Department, the City of Syracuse Department of Water, and the New York State Department of Environmental Conservation.

3. The applicant must coordinate the driveway location with the New York State Department of Transportation.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 24, 2013

OCPB Case # Z-13-226

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Skaneateles Planning Board at the request of Steven Miron for the property located at 2987 East Lake Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of East Lake Road, a state highway; and
- WHEREAS, the applicant is proposing to demolish an existing 3,043 square foot house and garage and construct a new 2,138 square foot dwelling with a 1,022 square foot garage and make modifications to the driveway and shoreline improvements on a 2.28 acre parcel in a Rural and Farming (RF) zoning district in the Lake Watershed Overlay District (LWOD); and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-13-225); and
- WHEREAS, the Town application cites a section of the Town Code, which states that a lot that contains structures that are nonconforming as to impermeable surface coverage may be redeveloped by special permit provided that the impermeable surface coverage on the lot is reduced to the maximum extent feasible; and
- WHEREAS, the proposed site plan dated July 1, 2013 shows the proposed house and detached garage, proposed drive turnaround and retaining wall, proposed shoreline patio and stair, existing lakefront guest house, and existing dock; and
- WHEREAS, the plan shows an existing driveway on East Lake Road, which must meet the requirements of the New York State Department of Transportation; the plan shows that the driveway encroaches on the adjacent parcel to the north within the state right-of-way; and
- WHEREAS, the Town application states that the proposed house would be in a new location on the property and a new septic system would be installed on the east side of the property; and
- WHEREAS, the plan states that the existing impermeable surface coverage of 12.7 percent would be reduced to 11.85 percent; the maximum allowed impermeable surface coverage in the LWOD is 10 percent; 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. An individual sewage disposal plan must be approved by the Onondaga County Health Department prior to Town approval of the site plan.

2. The applicant must obtain any required approvals from the Onondaga County Health Department, the City of Syracuse Department of Water, and the New York State Department of Environmental Conservation.
3. The applicant must coordinate the driveway location with the New York State Department of Transportation.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 24, 2013

OCPB Case # Z-13-227

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Cicero Zoning Board of Appeals at the request of Sommart Liangsiri for the property located at 8676 Lavender Lane; 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 Whiting Road, a county road; and
- WHEREAS, the applicant is requesting an area variance to install 6 foot high solid fencing in the required front yard area on a 0.337 acre parcel in an R10 zoning district; and
- WHEREAS, the referral notice states that the proposed fence would be 6 feet high and completely opaque where a fence no higher than 4 feet from grade and no more than 50 percent opaque is allowed; and
- WHEREAS, the survey dated July 26, 2008 shows an existing house on the corner of Lavender Lane and Brandy Lane, both town roads; the survey shows a driveway on Lavender Lane; and
- WHEREAS, the survey shows a vinyl fence running along the Brandy Lane frontage and around the back of the house; 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 Brian Donnelly and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Daniel Cupoli - yes; Robert Jokl - yes and Brian Donnelly - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 24, 2013

OCPB Case # Z-13-228

- 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 East Taft Dist. (Hofmann Sausage) for the property located at 585 Steward 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 the municipal boundary between the Town of Cicero and the Town of DeWitt; and
- WHEREAS, the applicant is proposing to construct a new approximately 2,850 square foot Hofmann Headquarters building and expand the warehouse by approximately 5,900 square feet on a 2.2 acre parcel in a General Commercial Plus zoning district; and
- WHEREAS, the layout and planting plan dated July 11, 2013 shows an existing warehouse, proposed attached loading and storage expansion, a proposed detached office building, and existing and proposed asphalt areas for parking; and
- WHEREAS, the plan shows an existing driveway on Stewart Drive, a local road; and
- WHEREAS, the plan shows a drainage easement running along the rear (north) parcel boundary, a sanitary sewer easement running along the front (south) parcel boundary, and a 20 foot utility easement near the driveway; and
- WHEREAS, the plan shows proposed landscaping around the site; and
- WHEREAS, the site is located in the Oak Orchard Wastewater Treatment Plant 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
- 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 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; if the proposed project is located within the Onondaga Lake watershed the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual; and

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

The Town and/or applicant must demonstrate that the increased sanitary flow for this project was previously accounted for in the original site plan in order for the Onondaga County Department of Water Environment Protection to accept the additional BOD load at the Oak Orchard Wastewater Treatment Plant.

The Board offers the following comments:

1. 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.
2. 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 Jokl. The votes were recorded as follows: Douglas Morris - yes; Daniel Cupoli - yes; Robert Jokl - yes and Brian Donnelly - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 24, 2013

OCPB Case # Z-13-229

- 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 Spafford Town Board at the request of Finger Lakes Land Trust, Inc. for the property located on NYS Route 41 near Covey Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing to create a Planned Development District to allow for use of a 200 acre property in a RA zoning district as a public conservation area and hiking trails; and
- WHEREAS, the Board is concurrently reviewing a subdivision referral (S-13-53); and
- WHEREAS, the Board took no position with comment on text amendment (Z-13-129), final subdivision (S-13-30) and site plan (Z-13-130) referrals on May 22, 2013; and
- WHEREAS, the proposed local law is titled, "A Local Law Amending the Town of Spafford Zoning Code and Creating the Burns Planned Development District as 'PDD-1'"; and
- WHEREAS, the proposed local law states that the site shall be used as a public conservation area and shall consist of an existing access road off of Route 41 formerly known as Covey Road, a parking area for 12 vehicles at the end of Covey Road, an interpretive kiosk and benches for visitors to the site and associated hiking trails and pathways as depicted on the Trail Plan; and
- WHEREAS, the proposed local law establishes conditions on the site including setbacks, lighting, signage, and access; and
- WHEREAS, the proposed local law states that the applicant shall coordinate with the NYS Department of Transportation, the Onondaga County Department of Transportation and /or the Town of Spafford Highway Department to ensure that all required signage and road markings are placed and properly maintained at the trail crossing located at the intersection of Covey Road and NYS Route 41; and
- WHEREAS, the proposed local law states that no utilities or restrooms of any kind shall be extended to, brought onto, or constructed on the premises; and
- WHEREAS, a project description states that an existing house on site will be demolished and a public access site will be developed, including a gravel parking area for 12 cars, an interpretive kiosk, and a trail circuit of approximately 1.5 miles in length starting from the parking area; and
- WHEREAS, the description states that on the east side of Route 41 a trail will be developed to link the Land Trust's acquisition with the Central New York Land Trust's Ripley Hill Nature Preserve; and
- WHEREAS, the survey map revised July 1, 2013 shows proposed Parcel A (196.14 acres)

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

E-mail Address: countyplanning@ongov.net

on the west side of Route 41, proposed Parcel B (10.00 acres), a 121 foot by 3,697 foot strip of land on the east side of Route 41, and Parcel C (1.4 acres), which consists of Covey Road; and

WHEREAS, proposed Parcel A accesses Covey Road, a town road that connects to Route 41 and will be conveyed to the Land Trust subject to a right-of-way to be retained by the current property owner, and proposed Parcel B would have 121 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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 24, 2013

OCPB Case # Z-13-230

- 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 Frank Sciortino for the property located at 2317 Bockes 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 Skaneateles Lake Shoreline; and
- WHEREAS, the applicant is requesting an area variance to reduce side yard setback from the required 25 feet to 10 feet to construct a garage on a 1.3 acre parcel in a RA zoning district; and
- WHEREAS, the survey (date cut off) shows an existing house, shed and fence and the proposed 24 by 28 foot garage; and
- WHEREAS, the survey shows a driveway on Bockes Road, a local road; and
- WHEREAS, the referral notice states that the site is served by an onsite septic system; the septic system location is not shown on the survey; and
- WHEREAS, the survey shows a deep gully on the rear (north) side of the parcel; and
- WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that a portion of this parcel is in a Special Flood Hazard Area (SFHA); 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 to ensure that the septic system will not be physically impacted by the construction of the proposed garage.

The Board offers the following comment:

The municipality is encouraged to uphold local flood ordinance requirements as required for good standing in the National Flood Insurance Program, and to ensure that any proposed development would not negatively affect drainage patterns in or near the floodplain.

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