



Onondaga County Planning Board

July 03, 2013

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

I. ATTENDANCE MEMBERS

Douglas Morris
Daniel Cupoli
Robert Jokl
Chester Dudzinski, Jr.

STAFF PRESENT

Ilana Kanfer
Tracey Waldron

GUESTS PRESENT

II. CALL TO ORDER

The meeting was called to order at 1:00 PM on July 03, 2013

III. MINUTES

Minutes of the June 12, 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; Robert Jokl - yes; Daniel Cupoli - yes; Chester Dudzinski - yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-13-42	Modification	S-13-43	Modification	S-13-44	No Position With Comment
S-13-45	No Position With Comment	S-13-46	No Position With Comment	S-13-47	No Position With Comment
S-13-48	No Position With Comment	Z-13-184	No Position With Comment	Z-13-185	Modification
Z-13-186	No Position With Comment	Z-13-187	No Position	Z-13-188	No Position
Z-13-189	Disapproval	Z-13-190	Modification	Z-13-191	No Position With Comment
Z-13-192	No Position With Comment	Z-13-193	No Position With Comment	Z-13-194	Modification
Z-13-195	Disapproval	Z-13-196	No Position	Z-13-197	No Position
Z-13-198	No Position With Comment	Z-13-199	No Position With Comment	Z-13-200	No Position With Comment
Z-13-201	No Position	Z-13-202	No Position	Z-13-203	No Position
Z-13-204	No Position With Comment	Z-13-205	No Position With Comment	Z-13-206	Modification
Z-13-207	No Position With Comment	Z-13-208	Modification		



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 03, 2013

OCPB Case # S-13-42

- 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 Van Buren Planning Board at the request of Robert M. Cote for the property located at Ellsworth Road and Van Buren 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 Van Buren Road, a county road, and Route 690, a state highway; and
- WHEREAS, the applicant is proposing a 90 lot subdivision including attached/detached residential apartments and commercial lots; and
- WHEREAS, the Board is concurrently reviewing a zone change referral (Z-13-186); and
- WHEREAS, the Board recommended modification of three zone change referrals (Z-06-197, Z-07-165 and Z-07-432) on June 27, 2006, May 29, 2007 and December 4, 2007 and a site plan referral (Z-08-104) on March 18, 2008; and
- WHEREAS, the P.U.D. zoning plan updated June 3, 2013 shows an area for Residential A for a maximum of 90 single family detached lots, an area for Apartments, and a Commercial Area; the Commercial Area states that allowed uses would be per the table of land uses for "Local Business District" from the town zoning regulations; and
- WHEREAS, the preliminary plan updated May 16, 2013 shows 90 proposed single-family lots in the Residential A designated portion of the site, which would be constructed in three phases: Section I (27 lots), Section II (32 lots) and Section III (31 lots); and
- WHEREAS, the plan shows several proposed local roads with proposed access on Van Buren Road and Ellsworth Road, a local road; the plan notes that access to the commercial parcel would be from Caserta Drive, a proposed local road, only; any existing or proposed access to Van Buren Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the plan shows a future driveway for a proposed apartment complex from one of the proposed local roads, and the plan provides for a future cross connection with an adjacent parcel in the Village of Baldwinsville; and
- WHEREAS, the plan shows an area of federal wetlands that would be located on the southern portion of several proposed lots as well as the northern side of the proposed apartment lot; the applicant must obtain appropriate permits from the New York State Department of Environmental Conservation and/or the U.S. Army Corps of Engineers for any proposed development or drainage in State and/or Federal wetlands, respectively, and/or State wetland buffers on site; and
- WHEREAS, the plan shows three proposed stormwater management areas for the proposed residential subdivision; and

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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, the plan shows a 66 foot water easement running through the site; and

WHEREAS, the site is located in the Baldwinsville Seneca Knolls Wastewater Treatment Plant service area; and

WHEREAS, the site is located in Agricultural District #3; a blank Agricultural Data Statement was submitted that states, "Based on the nature of the action (modifications that reduce impacts) applicant believes a new Agricultural Data Statement is not necessary"; 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 and New York State Departments of Transportation have determined that the applicant must complete a Traffic Impact Study (TIS) for full build out to meet the Departments' requirements and is required to first contact the Departments to determine the scope of the study, which should include the ramps to Route 690; the applicant must submit the traffic study to the Departments for approval and complete any appropriate mitigation as may be determined by the Departments.
2. The Onondaga County and New York State Departments of Transportation have determined that the applicant must complete a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to meet the Departments' requirements verifying that the proposed development would not create additional stormwater runoff into the County and/or State drainage systems and is required to first contact the Departments to determine the scope of the study; the applicant must submit the drainage study to the Departments for approval and complete any appropriate mitigation as may be determined by the Departments.
3. The Town and /or applicant must coordinate with the Onondaga County Department of Water Environment Protection (WEP) early in the planning process for each phase of this project to determine sewer availability and capacity.
4. Responsibility for ownership, maintenance and liability of the stormwater management areas shall be clearly established and funded.
5. The applicant must submit the subdivision plan to the Metropolitan Water Board for review, and the applicant must submit the required "Permit to Occupy County Lands" to the Metropolitan Water Board prior to installing any permanent improvements within the County's easement.

6. All access to the proposed commercial lot shall be from the proposed local road that would access Van Buren Road; no direct access to Van Buren Road shall be permitted for any proposed lots as per the Onondaga County Department of Transportation.

7. The applicant must obtain permits from the U.S. Army Corps of Engineers for any proposed development or drainage in the wetlands on site.

8. A deed restriction must be put in place on all proposed lots containing wetlands to protect the wetlands on site from future development.

The Board offers the following comments:

1. The Board encourages the Town and applicant to incorporate pedestrian sidewalks along Ellsworth Road and Van Buren Road as well as extending sidewalks throughout the site and to the adjacent Town Hall property.

2. The applicant should contact the Syracuse-Onondaga County Planning Agency at (315) 435-2611 for approval of the proposed subdivision name and any proposed street names prior to filing the subdivision.

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

4. The Onondaga County Department of Transportation requests additional right-of-way on Van Buren Road to equal 40 feet for highway purposes.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 03, 2013

OCPB Case # S-13-43

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of DeWitt Planning Board at the request of Roger Baker Subdivision for the property located on South Street; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of South Street (Apulia Road), a county road; and
- WHEREAS, the applicant is proposing to subdivide Lot 88.-3-11.1 into two proposed lots, a 0.784 acre parcel and remaining lands of approximately 0.341 acres, in a Residential R-2 zoning district; and
- WHEREAS, the survey dated May 13, 2013 shows a house, two buildings, a garage and a shed on an adjacent lot to the north under the same ownership (tax map #88.-3-10); and
- WHEREAS, the applicant stated that the proposed 0.784 acre parcel would be sold and the remaining lands from Lot 11.1 would be combined with the adjacent parcel to the north (tax map #88.-3-10); and
- WHEREAS, the survey shows a 60 foot easement to National Grid running through almost the entire area of the proposed remaining lands; small portions of the easement also run through Lot 10 and the proposed 0.784 acre parcel; and
- WHEREAS, the survey shows two existing driveways on South Street from Lot 10, and both proposed lots also have frontage on South Street; any existing or proposed access on South Street must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the survey shows the New York Susquehanna & Western Railway running along the eastern border of all of the lots; 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

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 remaining lands from the subdivision of Lot 11.1 must be combined with the adjacent Lot 10 to avoid the creation of an undevelopable parcel.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 03, 2013

OCPB Case # S-13-44

- 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 Swanson Fayette Ass. LLC & 728 East Genesee St LLC for the property located at 4110 Almond Street & 650 East Water Street; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Interstate Route 81, a state highway; and
- WHEREAS, the applicant is proposing to combine two existing tax parcels and an abandoned portion of Castner Avenue into one new lot in order to construct a mixed use building in a Local Business A zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-13-191); and
- WHEREAS, the City application states that the project includes construction of a new three-story 5,700 square foot building that will include a 2,800 square foot Dunkin Donuts with a drive-thru and a retail area on the first floor with residential units on the above floors; and
- WHEREAS, the site layout plan dated May 6, 2013 shows the proposed building fronting on East Water Street, a city street, with the proposed drive-thru and parking lot on the rear (south) of the building; and
- WHEREAS, the plan shows driveways on East Washington Street and Almond Street, both city streets; and
- WHEREAS, the plan shows sidewalk running along East Water Street, Almond Street and East Washington Street; and
- WHEREAS, the plan does not show proposed landscaping on site or buffers to separate the pedestrian sidewalk from the parking area and street; and
- WHEREAS, a memo from the City Transportation Planner dated June 24, 2013 states that East Water Street is anticipated to become a bike / pedestrian corridor as part of the Erie Canalway Trail; and
- WHEREAS, the memo provides several recommendations for streetscape improvements along this property, including street trees, wider sidewalks, bike racks, and buffers; and
- WHEREAS, the site is located in the Metropolitan Syracuse 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 Metropolitan Syracuse Wastewater Treatment Plant service areas that are tributary to active combined sewer overflows and to be in compliance, per the Onondaga County Department of Water Environment Protection (WEP), developers and the City engineer must coordinate and offset any proposed increase in projected water usage with a

1:1 inflow/infiltration reduction project; and

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

1. The Board encourages the City and applicant to work together to incorporate the streetscape improvements per the recommendations provided by the City Transportation Planner. The City may also wish to consider allowing only a single driveway on East Washington Street to facilitate pedestrian safety and mobility along the Almond Street corridor.
2. 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.

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



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COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 03, 2013

OCPB Case # S-13-45

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Marcellus Planning Board at the request of Jon Wixson for the property located at 4397 Limeledge Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Limeledge Road, a county road; and
- WHEREAS, the applicant is proposing to combine two parcels into a single lot in a Residential zoning district; and
- WHEREAS, the resubdivision plan dated May 24, 2013 shows Deeded Parcel I and Deeded Parcel II that would be combined into proposed New Lot 1 (1.173 acres); and
- WHEREAS, the plan shows an existing house and a driveway on Limeledge Road; any existing or proposed access on Limeledge Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the referral notice states that the site is served by private septic system; 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:

No additional access will be permitted to Limeledge Road for the proposed lot per the Onondaga County Department of Transportation.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 03, 2013

OCPB Case # S-13-46

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Marcellus Planning Board at the request of Kelly Green for the property located at 2741 Slate Hill 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 Slate Hill Road, a county road; and
- WHEREAS, the applicant is proposing to subdivide a 20.175 acre parcel into two proposed lots, proposed Lot 1 (Green, 3.899 acres) and proposed Lot 1 (Presher subdivision, 16.276 acres) in an Agricultural zoning district; and
- WHEREAS, the referral notice states that the subdivision will legitimize an existing lot (Green lot) created without the benefit of subdivision; and
- WHEREAS, the final plat dated May 17, 2013 shows an existing log house and barn on the Green lot and a barn and shed on the Presher subdivision lot; and
- WHEREAS, the plan shows an existing driveway on the north-south portion of Slate Hill Road for the Green lot, an existing driveway on the east-west portion of Slate Hill Road for the Presher subdivision lot, and an existing driveway and proposed driveway on the north-south portion of Slate Hill Road for the Presher subdivision lot; any existing or proposed access on Slate Hill Drive must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, National Wetland Inventory maps indicate that a federal wetland may be present on the Green lot, and aerial photography shows a pond at this location; the pond/wetland is not shown on the plan; 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, both proposed lots are located in Agricultural District #2; an Agricultural Data Statement was not included with the referral; and

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

1. The Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service the proposed Green lot prior to Department endorsement of this subdivision plan.

2. The two proposed lots should be given different lot numbers on the subdivision plan.
3. Any future proposed access to Slate Hill Road will require a permit from the Onondaga County Department of Transportation.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 03, 2013

OCPB Case # S-13-47

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of Lysander Planning Board at the request of Dan Pollock for the property located on Oswego 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 Oswego Road (NYS Route 48) and Interstate Route 690, state highways, and the Three Rivers State Wildlife Management Area; and
- WHEREAS, the applicant is proposing to subdivide 4 acres from an approximately 20 acre parcel to allow construction of a single-family residence in an Agricultural zoning district; and
- WHEREAS, the Board recently recommended modification of subdivision of adjacent land to the south (S-13-39), citing access requirements; and
- WHEREAS, the Preliminary Plat, dated June 6, 2013, shows proposed Lot 3 (4.357 acres, and proposed Lot 2 (15.646 acres), both with frontage on Oswego Road, a state highway; per aerial photography, the parcel is currently farmed and wooded lands; and
- WHEREAS, a 20 foot proposed drive is shown on the plan for proposed Lot 2; no access is shown for proposed Lot 3; any existing or proposed access onto Oswego Road must meet the requirements of the New York State Department of Transportation; a submitted letter dated June 10, 2013 from the NYSDOT to the applicant describes necessary permits and conditions for access; and
- WHEREAS, the Preliminary Plat and wetland maps indicate that proposed Lot 2 may contain New York State and federal wetlands on site; 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 property is to be serviced by well water and lies outside the Onondaga County Sanitary District; and
- WHEREAS, the site lies adjacent to the Three Rivers State Wildlife Management 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 applicant is required to obtain a permit from the New York State Department of Transportation for any proposed driveways and prior to any proposed work within the right-of-way.

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2. The Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to Department endorsement of this subdivision plan.

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 03, 2013

OCPB Case # S-13-48

- 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 Lysander Planning Board at the request of CNY Crops for the property located on Plainville 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 Plainville Road, a county road, and an active farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing to subdivide a house and 2 acres from 50 acres to sell in an Agricultural zoning district; and
- WHEREAS, the Preliminary Plan, dated June 14, 2013, shows proposed Lot 1 with an existing house and frontage on Plainville Road; any proposed access onto Plainville Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the Plan also shows 48 acres labeled 'Remaining Lands', with frontage on Plainville Road, and noting "the Remaining Lands parcel is not a residential building lot under Onondaga County Health Department regulations."; and
- WHEREAS, the property is located within 500 feet of a farm operation in an agricultural district, available aerial photography shows the proposed remaining lands contains farmed lands and wooded lands; nearby land uses are agricultural, open land and rural residential; and
- WHEREAS, the preliminary plan notes cite no freshwater wetlands, no flood hazard area, and no Agricultural District; and
- WHEREAS, areas of state and federal wetlands appear on the NYS and federal wetlands maps, crossing the site; NYS Agricultural District maps also indicate that the parcel is also enrolled in Agricultural District 3; an Agricultural Data Statement was included with the referral; 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 property is to be serviced by well water and lies outside the Onondaga County Sanitary District; the Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic systems to service these properties prior to Department endorsement of this subdivision plan; and

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

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

1. The applicant is required to obtain a permit from the Onondaga County Department of Transportation for any proposed driveways and prior to any proposed work within the right-of-way.
2. The Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to Department endorsement of this subdivision plan.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 03, 2013

OCPB Case # Z-13-184

- 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 Manlius Planning Board at the request of Carriage House East Apartments for the property located at 311 West Seneca Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of West Seneca Street (Route 173), a state highway, and the municipal boundary between the Village and Town of Manlius; and
- WHEREAS, the applicant is proposing to complete masonry repairs on entry stoops and walkways and repave a parking lot for an existing apartment building on 13.18 acres in an R-2 zoning district; and
- WHEREAS, the survey updated April 29, 2004 shows several 2-story brick and frame buildings with associated stoops and walkways, a pool and a large paved parking area running around the site; and
- WHEREAS, the Village application states that the parking lot walkways would be removed, and new pavement and walkway to parking lots would be installed; and
- WHEREAS, the survey shows two driveways on West Seneca Street, which must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the site is located in the Meadowbrook - Limestone Wastewater Treatment Plant service area; and
- WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that a large portion of the site is located in the 100-year floodplain; 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 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 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 Cupolii and seconded by Robert Jokl. The votes were recorded as follows: Douglas Morris - yes; Daniel Cupoli - yes; Robert Jokl - yes and Chester Dudzinski - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 03, 2013

OCPB Case # Z-13-185

- 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 Nicolino Avicolti for the property located at 7839 Oswego Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Oswego Road (Route 57) and Wetzel Road, both county roads; and
- WHEREAS, the applicant is proposing to expand an existing restaurant and associated parking improvements on a 1.51 acre parcel in a Regional Commercial RC-1 zoning district; and
- WHEREAS, the layout plan dated May 24, 2013 shows an existing building and a proposed 1,068 square foot addition; a project description states that parking would increase from 74 spaces to 134 spaces; and
- WHEREAS, the project description states that the proposed expansion would occur in two phases: Phase 1 would include a 1,122 square foot banquet room, the removal of one exit/entrance off of Wetzel Road, parking pavement removals along the westerly boundary to provide a larger green buffer and allow for the construction of the proposed stormwater management facility, additional parking and site improvements and demolition of the existing single family structure and out buildings, and Phase 2 would involve façade renovations, some minor building additions and internal improvements; and
- WHEREAS, the plan shows a divided right-in/right-out driveway on Oswego Road and two driveways on Wetzel Road; the description states that there are currently three driveways on Wetzel Road and the center driveway (designated as exit only) would be removed; any existing or proposed access on Oswego Road and Wetzel Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the description states that traffic at peak hour is expected to be 56 vehicles per day; and
- WHEREAS, the description states that any increase in stormwater will be mitigated on site, and the proposed stormwater management facility will incorporate both water quality and quantity measures meeting New York State Department of Environmental Conservation requirements; and
- WHEREAS, the site is located in the Wetzel Road Wastewater Treatment Plant service area; and
- WHEREAS, the plan shows a 20 foot permanent Route 57 Sewer District (county) right-of-way running along the western property line and a 10 foot high pressure gas main easement running along this property line on the adjacent parcel; 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

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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:

1. The applicant must coordinate with the Onondaga County Department of Transportation to review the driveways on Wetzel and Oswego Roads.
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. The applicant must obtain a permit from the Onondaga County Department of Water Environment Protection (WEP) for any proposed work in the sanitary sewer right-of-way on site.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 03, 2013

OCPB Case # Z-13-186

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Van Buren Town Board at the request of Robert Cote for the property located on Van Buren Road and Ellsworth 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 is located within 500 feet of Van Buren Road, a county road, Route 690, a state highway, and the municipal boundary between the Town of Van Buren and the Village of Baldwinsville; and
- WHEREAS, the applicant is proposing a zone change of 49 acres within an existing PUD from the current approved mixed use of 86 single-family detached lots, 26 single-family attached housing units, apartments and commercial use to the same mixed use but amended to increase the single family detached housing lots to 90 and decrease the previously approved single family attached housing to zero; and
- WHEREAS, the Board is concurrently reviewing a preliminary subdivision referral (S-13-42); and
- WHEREAS, the Board recommended modification of three zone change referrals (Z-06-197, Z-07-165 and Z-07-432) on June 27, 2006, May 29, 2007 and December 4, 2007 and a site plan referral (Z-08-104) on March 18, 2008; and
- WHEREAS, the P.U.D. zoning plan updated June 3, 2013 shows an area for Residential A for a maximum of 90 single family detached lots, an area for Apartments, and a Commercial Area; the Commercial Area states that allowed uses would be per the table of land uses for "Local Business District" from the town zoning regulations; and
- WHEREAS, the preliminary plan updated May 16, 2013 shows 90 proposed single-family lots in the Residential A designated portion of the site, which would be constructed in three phases: Section I (27 lots), Section II (32 lots) and Section III (31 lots); and
- WHEREAS, the plan shows several proposed local roads with proposed access on Van Buren Road and Ellsworth Road, a local road; the plan notes that access to the commercial parcel would be from Caserta Drive, a proposed local road, only; any existing or proposed access to Van Buren Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the plan shows a future driveway for a proposed apartment complex from one of the proposed local roads, and the plan provides for a future cross connection with an adjacent parcel in the Village of Baldwinsville; and
- WHEREAS, the plan shows an area of federal wetlands that would be located on the southern portion of several proposed lots as well as the northern side of the proposed apartment lot; the applicant must obtain appropriate permits from

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

WHEREAS, the plan shows three proposed stormwater management areas for the proposed residential subdivision; 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, the plan shows a 66 foot water easement running through the site; and

WHEREAS, the site is located in the Baldwinsville Seneca Knolls Wastewater Treatment Plant service area; and

WHEREAS, the site is located in Agricultural District #3; a blank Agricultural Data Statement was submitted that states, "Based on the nature of the action (modifications that reduce impacts) applicant believes a new Agricultural Data Statement is not necessary"; and

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

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

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

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

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

3. The Town and /or applicant must coordinate with the Onondaga County Department of Water Environment Protection (WEP) early in the planning process for each phase of this project to determine sewer availability and

capacity.

4. Responsibility for ownership, maintenance and liability of the stormwater management areas shall be clearly established and funded.
5. The applicant must submit the subdivision plan to the Metropolitan Water Board for review, and the applicant must submit the required "Permit to Occupy County Lands" to the Metropolitan Water Board prior to installing any permanent improvements within the County's easement.
6. All access to the proposed commercial lot shall be from the proposed local road that would access Van Buren Road; no direct access to Van Buren Road shall be permitted for any proposed lots as per the Onondaga County Department of Transportation.
7. The applicant must obtain permits from the U.S. Army Corps of Engineers for any proposed development or drainage in the wetlands on site.
8. A deed restriction must be put in place on all proposed lots containing wetlands to protect the wetlands on site from future development.
9. The Board encourages the Town and applicant to incorporate pedestrian sidewalks along Ellsworth Road and Van Buren Road as well as extending sidewalks throughout the site and to the adjacent Town Hall property.
10. The applicant should contact the Syracuse-Onondaga County Planning Agency at (315) 435-2611 for approval of the proposed subdivision name and any proposed street names prior to filing the subdivision.
11. 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.
12. The Onondaga County Department of Transportation requests additional right-of-way on Van Buren Road to equal 40 feet for highway purposes.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 03, 2013

OCPB Case # Z-13-187

- 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 John & Sons Market for the property located at 6636 Fly Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Fly Road, a county road, and the New York State Thruway and Route 481, both state highways; and
- WHEREAS, the applicant is proposing to remove and replace a rear compressor room with a new addition on a 2 acre parcel in a Hi-Tech zoning district; and
- WHEREAS, the copied survey (without surveyor's seal) updated on August 6, 2012 shows an existing metal building, new compressor room, pump island, pavilion, and asphalt parking area; and
- WHEREAS, the survey shows that the lot has two driveways on Myers Road, a local road, and an area of frontage on Fly Road; any existing or proposed access on Fly Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the site is located in the Metropolitan Syracuse Wastewater Treatment Plan service area; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 03, 2013

OCPB Case # Z-13-188

- 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 City of Syracuse Board of Zoning Appeals at the request of George Angeloro for the property located at 507-13 N Salina Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Interstate Route 81, a state highway; and
- WHEREAS, the applicant is proposing to modify a previously approved variance by waiving additional required parking spaces for new apartment units in a Commercial Class A zoning district; and
- WHEREAS, the Board took no position on an area variance referral (Z-13-77) to waive the parking requirements for a new retail store on April 10, 2013; and
- WHEREAS, the referral notice states that residential units require one off-street parking space each, and the applicant is requesting three additional units on the property with no parking; and
- WHEREAS, the Environmental Assessment Form (EAF) states that the applicant proposes to renovate existing apartments and create new apartments in space that has been vacant for approximately five years; there are currently three commercial spaces and seven existing apartments, and three new apartments are proposed for a total of ten apartments; and
- WHEREAS, the EAF states that the building occupies the entire footprint of the lot so there are no onsite parking spaces; and
- WHEREAS, the survey dated March 8, 2013 shows an existing three story brick frame building and connecting one story brick frame building occupying the entirety of the site; and
- WHEREAS, the survey shows that the site has frontage on North Salina Street and North State Street, both city streets; and
- WHEREAS, a letter from the applicant dated June 4, 2013 states that there is public parking available on the street (North State and North Salina Streets) and in a nearby permit parking lot; and
- WHEREAS, the North Salina Street corridor, also known as Little Italy, is characterized by traditional multi-story, mixed-use buildings, and buildings are oriented to the sidewalk with limited setbacks; parking is generally located at the rear of the building or on-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 and may consequently be acted on solely by the referring board.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 03, 2013

OCPB Case # Z-13-189

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of Raymour & Flanigan Clay, LLC - Kathleen Boudreau for the property located at 4000 State Route 31; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Route 31, and Route 481, both state highways; and
- WHEREAS, the applicant is the applicant is requesting several area variances in order to construct a Longhorn Steakhouse Restaurant on a 14.9 acre parcel in a Regional Commercial RC-1 zoning district; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-13-195); and
- WHEREAS, the Board took no position on a site plan referral (Z-04-205) for a Smokey Bones restaurant on site on June 22, 2004; and
- WHEREAS, the proposed project would require area variances to reduce the highway overlay setback from 165 to 152.5 feet, reduce the highway overlay setback from 90 to 83 feet for a parking area, increase the cumulative pavement and building coverage from 75 to 76.5 percent, and increase the number of building signs allowed from 2 to 5, increase the square footage of a non-conforming pylon sign from 226 square feet to 246 square feet for an additional sign panel, add a second pylon sign when one is allowed, and increase the square footage of the second pylon sign from 128 square feet to 246 square feet; and
- WHEREAS, the site layout plan dated June 5, 2013 shows a proposed 6,242 square foot building and 76 parking spaces; the proposed restaurant would be located in an existing parking and lawn area in a retail plaza; and
- WHEREAS, the plan shows a driveway on an internal access drive that accesses Route 31 at a signalized intersection; any existing or proposed access to Route 31 must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the New York State Department of Transportation advises that the applicant would be required to complete a Traffic Impact Study (TIS) for full build out to meet Department requirements and would be required to contact the Department to determine the scope of the study; the applicant would be required to submit the traffic study to the Department for approval and complete any appropriate mitigation as may be determined by the Department; and
- WHEREAS, the plan does not show sidewalk along Route 31 or on site; the New York State Department of Transportation recommends adding sidewalk along Route 31 and on site to facilitate pedestrian safety and mobility; 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, the Environmental Assessment Form states that the project would result in an increase in the site's total impervious area, and minor changes will occur to storm water volumes but not to the overall flow patterns as the proposed site will tie into the existing storm sewer system at existing drainage inlets; 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, the Onondaga County Water Authority (OCWA) advises that the municipality and/or applicant should 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; and

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

Per the Onondaga County Department of Water Environment Protection (WEP), BOD capacity constraints in the Oak Orchard Wastewater Treatment Plant service area do not allow for approval of this project at this time unless prior approvals regarding proposed sewer usage for this project were obtained. WEP has been unable to locate any prior approvals for this parcel and is in contact with the Town regarding any records that the Town may have.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 03, 2013

OCPB Case # Z-13-190

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Clay Town Board at the request of Bergmann Associates for the property located at 8450 Oswego 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 Oswego Road (Route 57), a county road, and NYS Route 31, a state highway; and
- WHEREAS, the applicant is requesting a special permit for a drive thru to construct a new A Plus convenience store on a 1.88 acre parcel in a LuC-1 zoning district; and
- WHEREAS, a project description dated June 5, 2013 states that the project involves removal of existing convenience store (912 square feet) and car wash (648 square feet) buildings, installation of two new fuel dispensers for a total of eight, construction of an approximately 3,774 square foot convenience store building with a food establishment and drive-thru, and associated site improvements including landscaping, pavement and lighting; and
- WHEREAS, the developed conditions plan dated June 3, 2013 shows the proposed convenience store and drive-thru, eight fuel dispensers with the existing canopy to remain, 26 parking spaces including parking at dispensers, and proposed lighting and landscaping; and
- WHEREAS, the plan shows an existing driveway on Old Route 57 and two existing driveways on Route 31; any existing or proposed access on Old Route 57 and Route 31 must meet the requirements of the Onondaga County Department of Transportation and New York State Department of Transportation, respectively; 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; 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 driveway on Route 57 must be limited to right-in / right-out and be narrowed to move the driveway further to the south to meet the requirements of the Onondaga County Department of Transportation.
2. The applicant must contact the New York State Department of Transportation regarding modification of the driveways on Route 31 to meet the requirements of the New York State Department of Transportation.
3. The Onondaga County and New York State Departments of Transportation have determined that the applicant must complete a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to meet the Departments' requirements verifying that the proposed development would not create additional stormwater runoff into the County's/State's drainage systems and is required to first contact the Departments to determine the scope of the study; the applicant must submit the drainage study to the Departments for approval and complete any appropriate mitigation as may be determined by the Departments.
4. The plan must provide for cross connection with the adjacent parcel to the east.

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 Town to require sidewalks along the road frontage that continue through the driveways to facilitate pedestrian safety and mobility.
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 Robert Jokli and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Daniel Cupoli - yes; Robert Jokl - yes and Chester Dudzinski - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 03, 2013

OCPB Case # Z-13-191

- 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 Swanson Fayette Assoc LLC & 728 East Genesee St. LLC for the property located at 110 Almond Street & 650 E Water 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 Interstate Route 81, a state highway; and
- WHEREAS, the applicant is requesting a special permit to establish a new Dunkin Donuts restaurant in a Local Business Class A zoning district; and
- WHEREAS, the Board is concurrently reviewing a final subdivision referral (S-13-44); and
- WHEREAS, the City application states that the project includes construction of a new three-story 5,700 square foot building that will include a 2,800 square foot Dunkin Donuts with a drive-thru and a retail area on the first floor with residential units on the above floors; and
- WHEREAS, the site layout plan dated May 6, 2013 shows the proposed building fronting on East Water Street, a city street, with the proposed drive-thru and parking lot on the rear (south) of the building; and
- WHEREAS, the plan shows driveways on East Washington Street and Almond Street, both city streets; and
- WHEREAS, the plan shows sidewalk running along East Water Street, Almond Street and East Washington Street; and
- WHEREAS, the plan does not show proposed landscaping on site or buffers to separate the pedestrian sidewalk from the parking area and street; and
- WHEREAS, a memo from the City Transportation Planner dated June 24, 2013 states that East Water Street is anticipated to become a bike / pedestrian corridor as part of the Erie Canalway Trail; and
- WHEREAS, the memo provides several recommendations for streetscape improvements along this property, including street trees, wider sidewalks, bike racks, and buffers; and
- WHEREAS, the site is located in the Metropolitan Syracuse 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 Metropolitan Syracuse Wastewater Treatment Plant service areas that are tributary to active combined sewer overflows and to be in compliance, per the Onondaga County Department of Water Environment Protection (WEP), developers and the City engineer must coordinate and offset any proposed increase in projected water usage with a 1:1 inflow/infiltration reduction project; and

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

1. The Board encourages the City and applicant to work together to incorporate the streetscape improvements per the recommendations provided by the City Transportation Planner. The City may also wish to consider allowing only a single driveway on East Washington Street to facilitate pedestrian safety and mobility along the Almond Street corridor.
2. 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.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 03, 2013

OCPB Case # Z-13-192

- 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 Davis Wallbridge Inc. for the property located at 5861 Pyle 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 NYS Route 481, a state highway; and
- WHEREAS, the applicant is proposing a 1,500 square foot addition to an existing maintenance building to be used for offices on a 2.4 acre lot in an Industrial zoning district; and
- WHEREAS, the site plan dated June 6, 2013 shows an existing building, proposed addition, concrete pad, tarvia parking lot, new paved area, and gravel area; and
- WHEREAS, the plan shows two existing driveways on Pyle Drive, a local road that accesses Butternut Drive, a local road; and
- WHEREAS, the site is located in the Meadowbrook - Limestone Wastewater Treatment Plan 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, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that the entire site is located in the 100-year floodplain; the plan states that portions of the property are below 100-year flood elevation; and

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

1. The Onondaga County Department of Water Environment Protection recommends that the municipality and/or applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
2. The municipality and the applicant are encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure, and to visit the Onondaga County Save The Rain Program web site at <http://savetherain.us>

and contact the Onondaga County Department of Water Environment Protection at 315-435-2260.

3. The 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 Cupolii and seconded by Robert Jokl. The votes were recorded as follows: Douglas Morris - yes; Daniel Cupoli - yes; Robert Jokl - yes and Chester Dudzinski - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 03, 2013

OCPB Case # Z-13-193

- 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 DISTRICT PLAN AMENDMENT from the City of Syracuse Planning Commission at the request of Syracuse University for the property located at 1301-1487 E Colvin St/1408-1500 Lancaster Ave/312-400 Haffenden Rd/242 Morningside Terr.; 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 Meadowbrook Creek, a county-owned stream; and
- WHEREAS, the applicant is proposing a P.I.D. District Plan Amendment to construct a 102,258 square foot football practice facility, a 10,000 square foot addition to Stevenson Educational Center and a future 18,000 square foot athletic facility on 52 acres in a Planned Institutional District; and
- WHEREAS, the site plan dated June 10, 2013 shows the existing Manley Field House, Carmelo K. Anthony Basketball Center, Coyne Field, two parking lots, and bleachers that would be relocated; and
- WHEREAS, the plan shows the proposed 10,000 square foot Stevenson Educational (tutoring) Center, an approximately 102,258 square foot Football Practice Center to be constructed on the site of the existing Vielbig Track, a future approximately 18,000 square foot athletic facility, and two new tree groves; and
- WHEREAS, the plan shows that the site has existing access on Comstock Avenue and East Colvin Street, both city streets; and
- WHEREAS, the site is located in the Metropolitan Syracuse 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 Metropolitan Syracuse Wastewater Treatment Plant service areas that are tributary to active combined sewer overflows and to be in compliance, per the Onondaga County Department of Water Environment Protection (WEP), developers and the City 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 has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

1. The Onondaga County Department of Water Environment Protection 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 City 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 Cupolii and seconded by Robert Jokl. The votes were recorded as follows: Douglas Morris - yes; Daniel Cupoli - yes; Robert Jokl - yes and Chester Dudzinski - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 03, 2013

OCPB Case # Z-13-194

- 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 Clay Community Church for the property located at 7652 Morgan 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 Morgan Road, a county road; and
- WHEREAS, the applicant is proposing to construct a church and a parking lot on a 20.03 acre parcel in a RA-100 zoning district; and
- WHEREAS, the site layout and planning plan dated June 7, 2013 shows a proposed 4,987 square foot church building, 48 parking spaces, future parking with 21 additional spaces, and a proposed snowmobile trail leading to an existing snowmobile trail; and
- WHEREAS, a project narrative dated June 6, 2013 states that the project would consist of worship and gathering space for approximately 100 members, and the structure will house an assembly area, small kitchenette, classrooms and utility areas; and
- WHEREAS, the plan shows a proposed driveway on Morgan Road, which must meet the requirements of the Onondaga County Department of Transportation; the Environmental Assessment Form states that the maximum vehicular trips generated per hour would be 45 upon project completion; and
- WHEREAS, the plan shows a septic area, a P-2 wetpond, and a 3-7 foot high wet pond spoils fill berm area; and
- WHEREAS, per the Onondaga County Health Department, the septic area boundaries as shown appear to be undersized for the proposed use; and
- WHEREAS, wetland and FIRM maps indicate the presence of state and federal wetland and 100-year floodplain on a portion of the parcel to the east of the proposed development; the plan does not show the entirety of the parcel; 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:

1. 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.
2. The Onondaga County Department of Transportation has determined that the applicant must complete a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to meet Department requirements verifying that the proposed development would not create additional stormwater runoff into the County's drainage system and is required to first contact the Department to determine the scope of the study; the applicant must submit the drainage study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.
3. The applicant must obtain Onondaga County Health Department approval of the proposed septic system, and the modified septic area as required by the Onondaga County Health Department must be shown on the site plan prior to Town approval of the site plan.
4. If the snowmobile trail is proposed to extend into the County right-of-way, the applicant must obtain an access permit from the Onondaga County Department of Transportation and must supply and install New York State Department of Transportation approved signs to meet the requirements of the Onondaga County Department of Transportation.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 03, 2013

OCPB Case # Z-13-195

- 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 Raymour & Flanigan Clay LLC for the property located at 4000 State Route 31; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of State Route 31 and NYS Route 481, both state highways; and
- WHEREAS, the applicant is proposing to construct a Longhorn Steakhouse Restaurant on a 14.9 acre parcel in a Regional Commercial RC-1 zoning district; and
- WHEREAS, the Board is concurrently reviewing an area variance referral (Z-13-189); and
- WHEREAS, the Board took no position on a site plan referral (Z-04-205) for a Smokey Bones restaurant on site on June 22, 2004; and
- WHEREAS, the site layout plan dated June 5, 2013 shows a proposed 6,242 square foot building and 76 parking spaces; the proposed restaurant would be located in an existing parking and lawn area in a retail plaza; and
- WHEREAS, the plan shows a driveway on an internal access drive that accesses Route 31 at a signalized intersection; any existing or proposed access to Route 31 must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the New York State Department of Transportation advises that the applicant would be required to complete a Traffic Impact Study (TIS) for full build out to meet Department requirements and would be required to contact the Department to determine the scope of the study; the applicant would be required to submit the traffic study to the Department for approval and complete any appropriate mitigation as may be determined by the Department; and
- WHEREAS, the plan does not show sidewalk along Route 31 or on site; the New York State Department of Transportation recommends adding sidewalk along Route 31 and on site to facilitate pedestrian safety and mobility; 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

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Orchard, pursuant to 6 NYCRR Part 750-2.9(C)(3)(ii); and

WHEREAS, the Environmental Assessment Form states that the project would result in an increase in the site's total impervious area, and minor changes will occur to storm water volumes but not to the overall flow patterns as the proposed site will tie into the existing storm sewer system at existing drainage inlets; 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, the Onondaga County Water Authority (OCWA) advises that the municipality and/or applicant should 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; and

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

Per the Onondaga County Department of Water Environment Protection (WEP), BOD capacity constraints in the Oak Orchard Wastewater Treatment Plant service area do not allow for approval of this project at this time unless prior approvals regarding proposed sewer usage for this project were obtained. WEP has been unable to locate any prior approvals for this parcel and is in contact with the Town regarding any records that the Town may have.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 03, 2013

OCPB Case # Z-13-196

- 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 Catholic Charities of Onondaga County for the property located at 1654 West Onondaga 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 Harbor Brook, a county owned stream; and
- WHEREAS, the applicant is proposing to modify a previously approved special permit (offices of a religious institution) by replacing signage and updating the floor plans; and
- WHEREAS, the City application states that the project would involve replacement of the existing post and panel sign with a new sign that includes the names of all three permanent tenants; the application states that the proposed sign would be approximately 40 square feet; and
- WHEREAS, the sign permit site plan dated February 28, 2013 shows an existing building, garage, and parking areas; and
- WHEREAS, the site has frontage on West Onondaga Street and Loehr Avenue, both city streets; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 03, 2013

OCPB Case # Z-13-197

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Planning Commission at the request of St Joseph's Hospital Health Center for the property located at 305&306-8 E Laurel St/301,320,322,400,402,404&406 Prospect Ave/701,703&705 N Townsend 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 install a gas turbine to provide energy to the Hospital with the surrounding open space to be closed in on 9.79 acres in a Planned Institutional District; and
- WHEREAS, the City application states that the project involves altering unused empty space beneath a pillar area within the building footprint to install the new gas turbine; and
- WHEREAS, the application states that the turbine would be mounted at the second floor level, above the existing loading dock at the southeast corner of North State Street and East Laurel Street; and
- WHEREAS, the application states that the turbine level of the open space will be closed in for soundproofing purposes; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 03, 2013

OCPB Case # Z-13-198

- 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 Peter and Theresa Talev for the property located at 201 Second 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 Vine Street, a county road, and Route 57, a state highway; and
- WHEREAS, the applicant is proposing to utilize remaining backyard space of approximately 23 feet by 40 feet for additional parking at the rear of an existing building on a 0.5 acre parcel in a B-2 zoning district; and
- WHEREAS, the survey revised March 11, 2013 shows an existing building, gravel area, seven proposed parking spaces and proposed landscaping; and
- WHEREAS, the survey shows a driveway on Vine Street; any existing or proposed access on Vine Street must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, aerial photography shows existing on-street parking running along the Vine Street and Second Street frontages; 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 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 Cupolii and seconded by Robert Jokl. The votes were recorded as follows: Douglas Morris - yes; Daniel Cupoli - yes; Robert Jokl - yes and Chester Dudzinski - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 03, 2013

OCPB Case # Z-13-199

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Planning Commission at the request of EMO Properties, LLC for the property located at 324 West Water 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 South West Street, a state highway; and
- WHEREAS, the applicant is proposing to convert a vacant office building to student housing, retail space and office space on a 1.02 acre parcel in a Central Business District - General Service (CBD-GS) zoning district; and
- WHEREAS, the Board is concurrently reviewing an area variance referral for the project (Z-13-200), to allow residential units on the first floor of the building; and
- WHEREAS, a letter from the applicant dated April 24, 2013, indicates that "Creekwalk Commons" is to include a 146 bed residential student housing conversion of the office building, as well as 10,000 square feet of retail and office space (tenants not identified); residential units will be exclusively leased to students attending colleges in the Central Upstate New York region; and support staff and safety personnel will be working at the building during and after regular business hours; the Environmental Assessment Form cites 101,000 square feet of residential space and 15,000 square feet of retail space to be created; and
- WHEREAS, the Site Plan attachment also notes that gathering space, floor lounges are also included in the project and an additional story will be added to the present 3-story structure, along with the installation of new windows, entryways and exterior skin improvements; and
- WHEREAS, the building has frontage on Erie Boulevard West, South Franklin Street, and West Water Street, all city streets; and
- WHEREAS, two parking and access treatments were shown as modifications to the West Water Street right-of-way, one with 34 perpendicular spaces, and the other with 23 angled spaces; the right-of-way also provides access to the parking garage; and
- WHEREAS, exterior elevations show a mixture of brick, metallic and colored wall and window panel façade treatments, and various entryways with awnings; streetscaping along frontages is also shown on the plan; and
- WHEREAS, the plan shows limited underground parking, accessed from West Water Street; an elevated pedestrian bridge is to also remain on the West Water Street side of the building, which connects to an adjacent public parking garage; and

WHEREAS, Onondaga Creek flows underneath the building, and the Onondaga Creekwalk travels on-street adjacent to the building, with an associated pedestrian plaza along South Franklin Street; the current FEMA Flood Insurance Rate Maps (FIRM) indicate that portions of the property may be in or near a Special Flood Hazard Area (SFHA); and

WHEREAS, the site lies within the Metropolitan Sewage Treatment Plant service area; and

WHEREAS, Onondaga County has adopted Local Law No. 1 of 2011 to address significant wet weather capacity issues in Metropolitan Syracuse Wastewater Treatment Plant service areas that are tributary to active combined sewer overflows and to be in compliance, per the Onondaga County Department of Water Environment Protection (WEP), developers and the City engineer must coordinate and offset any proposed increase in projected water usage with a 1:1 inflow/infiltration reduction project; and

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

1. 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 applicant should continue to consult with the City of Syracuse regarding appropriate urban streetscape elements, accommodation of the Onondaga Creekwalk, and safety and accessibility within the City's right-of-way.
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.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 03, 2013

OCPB Case # Z-13-200

- 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 City of Syracuse Board of Zoning Appeals at the request of EMO Properties, LLC for the property located at 324 West Water Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of South West Street, a state highway; and
- WHEREAS, the applicant is requesting an area variance to convert a vacant office building to student housing, retail space and office space in a Central Business District - General Service zoning district; and
- WHEREAS, per the City Zoning Ordinance, residential uses are not allowed on the first floor of buildings within the CBD-GS zoning district; and
- WHEREAS, the Board is concurrently reviewing a Project Site Review referral (Z-13-199) for the Creekwalk Commons project; and
- WHEREAS, a letter from the applicant dated April 24, 2013, indicates that "Creekwalk Commons" is to include a 146 bed residential student housing conversion of the office building, as well as 10,000 square feet of retail and office space (tenants not identified); residential units will be exclusively leased to students attending colleges in the Central Upstate New York region; and support staff and safety personnel will be working at the building during and after regular business hours; the Environmental Assessment Form cites 101,000 square feet of residential space and 15,000 square feet of retail space to be created; and
- WHEREAS, the Site Plan attachment also notes that gathering space, floor lounges are also included in the project and an additional story will be added to the present 3-story structure, along with the installation of new windows, entryways and exterior skin improvements; and
- WHEREAS, the building has frontage on Erie Boulevard West, South Franklin Street, and West Water Street, all city streets; and
- WHEREAS, two parking and access treatments were shown as modifications to the West Water Street right-of-way, one with 34 perpendicular spaces, and the other with 23 angled spaces; the right-of-way also provides access to the parking garage; and
- WHEREAS, exterior elevations show a mixture of brick, metallic and colored wall and window panel façade treatments, and various entryways with awnings; streetscaping along frontages is also shown on the plan; and
- WHEREAS, the plan shows limited underground parking, accessed from West Water Street; an elevated pedestrian bridge is to also remain on the West Water Street side of the building, which connects to an adjacent public parking garage; and

WHEREAS, Onondaga Creek flows underneath the building, and the Onondaga Creekwalk travels on-street adjacent to the building, with an associated pedestrian plaza along South Franklin Street; the current FEMA Flood Insurance Rate Maps (FIRM) indicate that portions of the property may be in or near a Special Flood Hazard Area (SFHA); and

WHEREAS, the site lies within the Metropolitan Sewage Treatment Plant service area; and

WHEREAS, Onondaga County has adopted Local Law No. 1 of 2011 to address significant wet weather capacity issues in Metropolitan Syracuse Wastewater Treatment Plant service areas that are tributary to active combined sewer overflows and to be in compliance, per the Onondaga County Department of Water Environment Protection (WEP), developers and the City engineer must coordinate and offset any proposed increase in projected water usage with a 1:1 inflow/infiltration reduction project; and

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

1. 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 applicant should continue to consult with the City of Syracuse regarding appropriate urban streetscape elements, accommodation of the Onondaga Creekwalk, and safety and accessibility within the City's right-of-way.
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.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 03, 2013

OCPB Case # Z-13-201

- 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 Cicero Town Board at the request of Town of Cicero 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 laws; and
- WHEREAS, the applicant is proposing a local law amendment for Code Administration and Enforcement; and
- WHEREAS, the proposed law states that the proposed local law would "amend the code of the Town of Cicero as it relates to administration and enforcement of various provisions of the said code administered and enforced by the Department of Planning and Development and to make technical corrections to various land use provisions of the code"; and
- WHEREAS, the law would amend sections of the code that address several topics, including building permits, fireworks permits, private sewage disposal systems, subdivisions, landscape and screening requirements, fences, licensing of junkyards, expiration of site plans, and limitations on variances; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 03, 2013

OCPB Case # Z-13-202

- 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 Cicero Town Board at the request of Town of Cicero 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 laws; and
- WHEREAS, the applicant is proposing a local law for grading, excavating and fill; and
- WHEREAS, the proposed local law states that "the purpose of this chapter is to provide minimum standards to safeguard persons and property and to promote the public welfare by preventing excessive erosion, hazardous rock and soil slippage, sediment production and other soil and water management problems, and by regulating and controlling the design, construction, quality of materials, use location and maintenance of grading, excavation and fill"; and
- WHEREAS, the proposed law requires a permit for any excavation of filling of more than 10 cubic yards; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 03, 2013

OCPB Case # Z-13-203

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 Timothy Reeve for the property located at 6210 Michaeljon Way; 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 Thompson Road, a county road; and

WHEREAS, the applicant is requesting an area variance to construct a 6 foot high privacy fence in a PUD zoning district; and

WHEREAS, the referral notice states that the proposed fence is 6 feet high and completely opaque in the front yard where no higher than 4 feet from grade and no more than 50 percent opaque is allowed; and

WHEREAS, the survey re-dated June 7, 2013 shows an existing house, shed and the proposed fence; and

WHEREAS, the survey shows a driveway on Michaeljon Way, a local road; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 03, 2013

OCPB Case # Z-13-204

- 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 Thomas & Catherine Diana for the property located at 7251 Lakeshore 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 the municipal boundary between the Onondaga County and Oswego County; and
- WHEREAS, the applicant is requesting an area variance to expand an existing residence by constructing additions to the north and south sides of the building on a 0.43 acre parcel in a R10 zoning district; and
- WHEREAS, the referral notice states that the existing house is a nonconforming building structure due to side yard setback, and no nonconforming building structures shall be enlarged, expanded or increased; and
- WHEREAS, the survey revised June 11, 2013 shows an existing house and detached garage, a proposed addition on the south side of the house, an existing porch to be enclosed, an existing enclosed porch to be converted to living space on the north side of the house, a proposed new open porch on the north side of the house, and a proposed entry porch (open); and
- WHEREAS, the plan shows a gravel driveway on Lakeshore Road, a local road; and
- WHEREAS, the plan shows an Onondaga County sewer right-of-way running along the north side of the property; and
- WHEREAS, a portion of the property adjacent to Oneida Lake is located in the 100-year floodplain; 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 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 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 Cupolii and seconded by Robert Jokl. The votes were recorded as follows: Douglas Morris - yes; Daniel Cupoli - yes; Robert Jokl - yes and Chester Dudzinski - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 03, 2013

OCPB Case # Z-13-205

- 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 Julia House for the property located at 5711 South Bay 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 South Bay Road, a county road; and
- WHEREAS, the applicant is proposing an addition to an existing building for a proposed childcare facility on a 0.689 acre parcel in a General Commercial zoning district; and
- WHEREAS, the site plan dated June 17, 2013 shows an existing building, a proposed 400 square foot addition on the rear of the building, proposed box wire fence around the rear yard, and a parking lot with 9 spaces; and
- WHEREAS, the plan shows an area of pavement that currently encroaches on the adjacent parcel to the southwest that would be removed, and the parking area would be restriped; and
- WHEREAS, the plan shows a driveway on South Bay Road, which must meet the requirements of the Onondaga County Department of Transportation; 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

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

The Onondaga County Department of 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.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 03, 2013

OCPB Case # Z-13-206

- 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 Cynthia Griffo for the property located at 7863 Kneeskern 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 Route 31, a state highway; and
- WHEREAS, the applicant is proposing a 14,640 square foot horse barn and riding arena as well as 6 paddock areas and round pen area for horse boarding, riding and care on 31.7 acres in an Agricultural zoning district; and
- WHEREAS, the site plan dated June 3, 2013 shows the proposed horse barn, five paddocks, and a parking area with 18 spaces; and
- WHEREAS, the plan shows a proposed lot line adjustment that would adjust the two existing parcels so that the horse barn would be on one parcel and an existing house would be on a separate parcel; a portion of the parking area would be located on the house lot; and
- WHEREAS, the plan shows an existing driveway on Harbour Village Road (Kneeskern Road), a local road, that currently provides access to the house and would also provide access to the proposed lot with the proposed horse barn; and
- WHEREAS, the plan shows an existing pond and federal wetland on site to the west of the proposed horse barn; the plan states that there shall be no disturbance of this wetland as part of the proposed project; 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 referral notice states that a septic system would be needed for the proposed use; the plan states that sanitary sewer piping and sewage disposal system shall be installed in accordance with a sewage disposal system plan to be approved by the Onondaga County Health Department; and
- WHEREAS, the plan states that the project intent has been scaled back to keep the disturbance acreage under one acre, and in the event more than one acre was to be disturbed, a NYSDEC SPDES permit would be required; 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 applicant must complete a drainage study or Stormwater Pollution Prevention

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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.

2. A sewage disposal plan must be approved by the Onondaga County Health Department prior to conversion to a building lot and issuance of a building permit.

The Board offers the following comments:

1. No access will be allowed to Route 31 for any future development of this site per the New York State Department of Transportation.
2. Access and parking easements should be established between the two proposed lots prior to approval of the proposed lot line adjustment.
3. Prior to site plan approval, the Town should ensure that the applicant has established appropriate plans and obtains any required permits for handling and disposal of horse manure.
4. The plan should show how stormwater runoff will be handled on site.
5. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.
6. The site proposed for the horse operation, particularly the paddocks, appears to be undersized for the proposed use. The applicant should clarify whether the entire site, including both proposed parcels, would be used for riding and pasturing horses. The Town should consult with the New York State Department of Agriculture and Markets regarding the proper size for the proposed horse operation.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 03, 2013

OCPB Case # Z-13-207

- 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 Fred Singler for the property located at 2685 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 Route 41, a state highway; and
- WHEREAS, the applicant is proposing to place a 75 foot modular masonry retaining wall with grade modification near the south property line on a 0.31 acre parcel in a Rural and Farming zoning district in the Lake Watershed Overlay District; and
- WHEREAS, the site plan dated May 31, 2013 shows an existing house, dock, boat slip, retaining walls along the lake frontage, and septic area; and
- WHEREAS, the plan shows a proposed modular masonry unit retaining wall following the slope of the grade at the garage, a 439 square foot fill area with new lawn, a walkway that would be removed, and a silt fence; and
- WHEREAS, the plan shows a driveway on East Lake Road, which must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the plan states that the existing and proposed impermeable surface coverage is 22.5 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:

The applicant must obtain any required approvals from the City of Syracuse Water Department.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 03, 2013

OCPB Case # Z-13-208

- 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 Camillus Planning Board at the request of Sonbyrne Sales Inc - Camillus Byrne Dairy for the property located at 3385 Milton Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review site plans and the property is located within 500 feet of Onondaga Road (County Route 173) and Milton Avenue, both county roads; and
- WHEREAS, the applicant proposes to demolish two buildings and one shed on two parcels totaling 0.856 acres, and construct a 3,960 square foot convenience store with parking in a Commercial (C5) and Limited Business Office (LBO) zoning district; and
- WHEREAS, the Board recently recommended No Position With Comment on a zone change referral for a portion of the parcel containing the house to be razed, encouraging the Town to carefully consider proposed new uses and plans in the context of protecting the walkable scale and traditional character of the block and surrounding neighborhood, and to coordinate with the Onondaga County Department of Transportation; and
- WHEREAS, per the Site Plan, dated June 2013, an existing 1,600 square foot Byrne Dairy and 1,330 square foot house would be demolished; a new 3,960 square foot Byrne Dairy would be constructed, set back approximately 50 feet more than the existing building; existing gas pumps with canopy and underground fuel facilities would remain in place; and
- WHEREAS, the plan shows a modified 40 foot wide driveway on Milton Avenue, and 30 foot driveway on Onondaga Road, both County roads; any existing or proposed access must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, a letter from the Onondaga County Department of Transportation dated June 24, 2013 states the county has determined the proposed full access on Milton Avenue and proposed full access on Onondaga Road have been approved by the Department; and
- WHEREAS, the Site Plan shows 14 parking spaces on the primary site; an additional 18 spaces are shown in a separate parking lot on the property fronting on Seymour Street, a local road; and
- WHEREAS, limited landscaping is shown at the corner and along the Onondaga Road frontage; no sidewalks are shown on the plan; and
- WHEREAS, the site is served by public water and sewer and lies within the Metropolitan Sewage Treatment Plant and West Side Pump Station Service Area; 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

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be in compliance, per the Onondaga County Department of Water Environment Protection (WEP), developers and the Town engineer must coordinate and offset any proposed increase in projected water usage with a 1:1 inflow/infiltration reduction project; and

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

1. The Onondaga County Department of Transportation has determined that the applicant must provide the Department with ITE Trip Generation traffic figures and complete any appropriate mitigation as may be determined by the Department.
2. The Onondaga County Department of Transportation has determined that the applicant must complete a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to meet the Department's 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 Town to consider requiring sidewalks along the road frontages to facilitate pedestrian safety and mobility, as well as additional landscaping/streetscaping enhancements to improve aesthetics and aid in stormwater capture.
3. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.
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 Robert Jokli and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Daniel Cupoli - yes; Robert Jokl - yes and Chester Dudzinski - yes.