



Onondaga County Planning Board

August 14, 2013

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

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

II. CALL TO ORDER

The meeting was called to order at 1:00 PM on August 14, 2013

III. MINUTES

Minutes of the July 24, 2013 meeting were submitted for approval. Daniel Cupoli made a motion to accept the minutes. Robert Jokl seconded the motion. The motion was put to a vote as follows: Douglas Morris - yes; Brian Donnelly - yes; Daniel Cupoli - yes; Chester Dudzinski - yes, Robert Jokl - yes and Robert Antonacci - yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-13-54	Modification	S-13-55	No Position With Comment	S-13-56	No Position With Comment
S-13-57	No Position	Z-13-231	No Position	Z-13-232	No Position With Comment
Z-13-233	No Position	Z-13-234	Modification	Z-13-235	No Position With Comment
Z-13-236	No Position With Comment	Z-13-237	No Position	Z-13-238	No Position With Comment
Z-13-239	Modification	Z-13-240	Modification	Z-13-241	No Position
Z-13-242	No Position With Comment	Z-13-243	No Position	Z-13-244	No Position
Z-13-245	No Position With Comment	Z-13-246	No Position	Z-13-247	Modification
Z-13-248	No Position	Z-13-249	No Position	Z-13-250	No Position
Z-13-251	Modification	Z-13-252	Modification	Z-13-253	No Position
Z-13-254	Modification	Z-13-255	Modification	Z-13-256	Modification



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 14, 2013

OCPB Case # S-13-54

- 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 OM SAI LAXMI LLC & OM SAI SARASWATI, LLC for the property located at 3015 & 3017 Erie Boulevard East; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Interstate Route 690, a state highway; and
- WHEREAS, the applicant is proposing to divide two existing tax parcels into three new lots, proposed Lot 1A (3.126 acres), Lot 1B (2.016 acres) and Lot 2A (2.537 acres), in an Industrial Class A zoning district; and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-13-234) to construct a 13,300 square foot indoor rock climbing and fitness center with associated parking; and
- WHEREAS, the final plan dated July 28, 2013 shows that a small strip of land along the southern border of Lot 2A would be added to this parcel, which is the location of an existing hotel; and
- WHEREAS, the plan shows a proposed building on proposed Lot 1B, which would be for the proposed rock climbing and fitness center; and
- WHEREAS, the plan shows an existing ingress, egress and utility easement leading from proposed Lot 2A to Erie Boulevard East, a city street; the plan shows a proposed new ingress, egress and utility easement leading from the existing easement through proposed Lots 2A and 1B to provide access to proposed Lots 1A and 1B; and
- WHEREAS, the site is located within the Metropolitan Syracuse Wastewater Treatment Plant service area and lies within the Onondaga Lake watershed; and
- WHEREAS, the sketch plan for the proposed climbing and fitness center shows an area of state-regulated wetlands and the 100 foot wetland buffer primarily on the proposed remaining lands, and the wetland area is labeled "flagged in 2005"; New York State wetland maps show a much larger area of wetland, encompassing the majority of the remaining lands and a portion of the project site; and
- WHEREAS, the New York State Department of Environmental Conservation (DEC) stated that it is recommended that wetland delineations (flagging) be reassessed after 5 years, and flagged wetland boundaries must be confirmed by the DEC and the U.S. Army Corps of Engineers (USACE); and
- WHEREAS, the applicant must obtain appropriate permits from the DEC and/or the USACE for any proposed development or drainage in State and/or Federal wetlands, respectively, and/or State wetland buffers on site; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board 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 provide the Department with ITE Trip Generation traffic figures.
2. The New York State Department of Transportation has determined that the applicant must complete a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to meet Department requirements verifying that the proposed development would not create additional stormwater runoff into the State's drainage system and is required to first contact the Department to determine the scope of the study; the applicant must submit the drainage study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.
3. The location of state and/or federally designated wetlands on site and the 100-foot state wetland buffer must be confirmed by the DEC and the USACE, and the confirmed wetland delineation must be shown on the plans for this site.

The Board also offers the following comments:

1. The City and applicant are encouraged to explore opportunities for reduced and/or shared parking facilities for properties within the Erie Boulevard corridor and within the Onondaga Lake watershed, in an effort to improve efficiency and maximize density along the corridor, and to minimize impermeable surface coverage. The applicant is encouraged to contact the Onondaga County Save the Rain Program for more information at <http://savetherain.us> or at the Onondaga County Department of Water Environment Protection at (315)435-2260.
2. The Board recommends that the City develop a long-term strategy for providing infrastructure, including a road network and sewer service, to the Erie Boulevard East rear parcels along this corridor.
3. The Board recommends that the City determine, based on a wetland delineation confirmed by the DEC and the USACE, whether the vacant lot created by the proposed subdivision (Lot 1A) would be a buildable lot, and if not, the City should consider the implications of creating an unbuildable lot such as issues related to long-term ownership and maintenance.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 14, 2013

OCPB Case # S-13-55

- 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 Town of DeWitt for the property located at 6463 Thompson 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 Thompson Road, a state highway; and
- WHEREAS, the applicant is proposing to subdivide 0.883 acres off an 80.67 acre parcel to create an easement for a Town road leading from Thompson Road to a vacant hotel property in an Industrial zoning district; and
- WHEREAS, the preliminary and final subdivision plan dated July 25, 2013 shows proposed Lot 1 and Lot 2; a proposed road, Innovation Lane, is shown on proposed Lot 1; and
- WHEREAS, aerial photography shows that the area of the proposed road is currently paved as a parking lot, and the proposed road would access a signalized intersection with Thompson Road; any existing or proposed access on Thompson Road must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, New York State wetland maps indicate that portions of both proposed parcels may be located in a wetland; and
- WHEREAS, the applicant must obtain appropriate permits from the New York State Department of Environmental Conservation and/or the U.S. Army Corps of Engineers for any proposed development or drainage in State and/or Federal wetlands, respectively, and/or State wetland buffers on site; and

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 Town must obtain a highway work permit from the New York State Department of Transportation for any proposed work in the Thompson Road right-of-way.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 14, 2013

OCPB Case # S-13-56

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Skaneateles Planning Board at the request of Darryl and Agness Meiers for the property located at 1945 Stump Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Stump Road, a county road, and the municipal boundary between the Town of Skaneateles and Town of Marcellus; and
- WHEREAS, the applicant is proposing to subdivide a 36.5 acre parcel into three proposed lots, Lot 1 (7.5 acres), Lot 2 (21.5 acres) and Lot 3 (7.4 acres), in a Rural Residential (RR) zoning district; and
- WHEREAS, the subdivision plan dated February 15, 2013 shows an existing house and barn on proposed Lot 1; the plan states that proposed Lot 2 is vacant farmland and proposed Lot 3 is vacant; and
- WHEREAS, the plan shows two existing driveways for proposed Lot 1 and one existing driveway for proposed Lot 2 on Stump Road; proposed Lot 1 also has frontage on Northwest Town Line Road and proposed Lot 3 has frontage on Northwest Town Line Road; any existing or proposed access on Stump Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the plan shows ponds on proposed Lot 1 and Lot 3; National Wetland Inventory maps indicate that the pond on proposed Lot 1 may be a federally designated wetland; and
- WHEREAS, the applicant must obtain appropriate permits from the New York State Department of Environmental Conservation and/or the U.S. Army Corps of Engineers for any proposed development or drainage in State and/or Federal wetlands, respectively, and/or State wetland buffers on site; and
- WHEREAS, the referral notice states that the site is not served by public water or sewer; and
- WHEREAS, the Onondaga County Agricultural Districts map shows that the entire site is located in Agricultural District #2; 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 must obtain a permit from the Onondaga County Department of Transportation for any proposed access to Stump Road.

2. Access and location of access to proposed Lots 2 and 3 will be determined by sight distance availability per the Onondaga County Department of Transportation.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 14, 2013

OCPB Case # S-13-57

- 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 R&L Carriers for the property located at 202 Vincent Drive / 5828 East Molloy Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of East Molloy Road and Townline Road, both county roads, and the municipal boundary between the Town of DeWitt and Town of Salina; and
- WHEREAS, the applicant is proposing a lot line adjustment to create proposed Lot 1A (2.17 acres) and Lot 2A (5.18 acres) to allow Lot 2A to encompass a new fence perimeter in an Industrial zoning district; and
- WHEREAS, the resubdivision plan dated May 8, 2013 shows existing one building and tarvia areas on each proposed lot; and
- WHEREAS, the plan shows that proposed Lot 1A has two driveways on East Molloy Road and proposed Lot 2A has access on Vincent Drive, a local road; any existing or proposed access on East Molloy Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the site is located within the Metropolitan Syracuse Wastewater Treatment Plant service area; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications 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 Brian Donnelly - yes, Robert Antonacci - yes and Chester Dudzinski - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 14, 2013

OCPB Case # Z-13-231

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a TEXT AMENDMENT from the City of Syracuse Planning Commission at the request of Syracuse Urban Renewal Agency for the property located at multiple properties around Syracuse; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing an amendment to the 2010 Syracuse Urban Renewal Agency (SURA) Plan to expand the plan area; and
- WHEREAS, the proposed SURA Plan states that it is "designed to acquire individual parcels within the area and plan them into use for the elimination of slums and blights, the benefit of low and/or moderate income residents, and/or the redevelopment of underutilized parcels through an overall land use strategy consistent with the housing, economic, and community development strategies of the City's Community Development Block Grant (CDBG) Program"; and
- WHEREAS, the proposed plan states that basic objectives include the inspection, rehabilitation, demolition, or deconstruction of existing structures; and
- WHEREAS, the proposed plan includes a Project Boundaries Map; a letter from the City states that the expanded SURA area will encompass the concentration of blighted properties (80 percent of the seizable and vacant properties within the City) within 35 percent of the City's land 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 Brian Donnelly - yes, Robert Antonacci - yes and Chester Dudzinski - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 14, 2013

OCPB Case # Z-13-232

- 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 PLAN REVIEW from the City of Syracuse Planning Commission at the request of Syracuse University for the property located at 1301, 1387, 1431 & 1455-83 E Colvin St/ 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, a county owned stream; and
- WHEREAS, the applicant is proposing to construct a 102,300 square foot indoor football practice facility on the site of an existing track and field on 45 acres in a Planned Institutional District (PID) zoning district; and
- WHEREAS, the Board took no position with comment on a district plan amendment (Z-13-193) on July 3, 2013; and
- WHEREAS, the site plan dated June 10, 2013 shows the proposed football practice field to be constructed on the site of the existing Vielbig Track with a proposed tree grove and 44 Plaza (with statues) at the entrance, a future 10,000 square foot Stevenson Educational Center, and a future approximately 18,000 square foot facility, as well as the existing Coyne Field, Manley Field House, Carmelo K. Anthony Basketball Center and parking lots; and
- WHEREAS, a project narrative states that the proposed facility will be used for the football team as well as lacrosse, and the existing track and field will be relocated to Skytop Road to the south within the Town of Onondaga; and
- WHEREAS, the narrative states that the proposed facility is approximately 102,258 gross square feet, with a footprint of 101,535 square feet comprised of a 7,030 square foot entry pavilion with team rooms, generous lobby, toilets and spaces for game officials, the 90,802 square foot practice field, a 723 square feet upper level video platforms overlooking the field, and a 3,703 square foot storage area; and
- WHEREAS, the narrative states that the proposed facility will favorably impact existing noise and light conditions as the massing of the football facility will block noise and light from the existing Coyne Field Stadium, early morning practices at the existing outdoor football practice fields will be eliminated and relocated to the new indoor facility, all simulated crowd noise will be eliminated from the existing outdoor football practice fields and relocated to the new indoor facility, and no sound system will be employed at the additional seating area that will be added at the soccer stadium; and
- WHEREAS, the plan shows that the site has existing access on Comstock Avenue and East Colvin Street, both city streets; the narrative states that no additional vehicular traffic will be generated by the project as all the football players and

staff are currently on site; 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, the narrative states that Meadowbrook Creek is encased as it flows through the Manley PID, and the University is currently working with the Onondaga County Department of Water Environment Protection and the New York State Department of Environmental Conservation to gain necessary approvals; 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 Robert Antonacci and seconded by Robert Jokl. The votes were recorded as follows: Douglas Morris - yes; Daniel Cupoli - yes; Robert Jokl - yes and Brian Donnelly - yes, Robert Antonacci - yes and Chester Dudzinski - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 14, 2013

OCPB Case # Z-13-233

- 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 John and Jerry Dellas for the property located at 721-23 S Crouse Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of the SUNY Health Science Center; and
- WHEREAS, the applicant is proposing to modify a previously approved special permit for a bar/restaurant by changing the floor plan in a Local Business Class A zoning district; and
- WHEREAS, the City application states that there are several proposed interior changes to the existing building, including modification of the existing top bar, remodeling the bathrooms, demolition of current office and janitorial room, installation of a kitchen, and removal of the current smoking room; and
- WHEREAS, the survey shows an existing building that has frontage on South Crouse Avenue, a city street; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications 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 Brian Donnelly - yes, Robert Antonacci - yes and Chester Dudzinski - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 14, 2013

OCPB Case # Z-13-234

- 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 OM SAI SARASWATI, LLC for the property located at 3015 Erie Boulevard East; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Interstate Route 690, a state highway; and
- WHEREAS, the applicant is proposing to construct a 13,300 square foot indoor rock climbing and fitness center with associated parking on a proposed 2 acre parcel in an Industrial Class A zoning district; and
- WHEREAS, the Board is concurrently reviewing a final subdivision (S-13-54) referral to divide two existing tax parcels into three new lots, proposed Lot 1A (vacant, 3.126 acres), Lot 1B (proposed rock rock climbing center, 2.016 acres) and Lot 2A (existing hotel, 2.537 acres); and
- WHEREAS, the Board recommended modification of a special permit referral (Z-13-63) on March 20, 2013; and
- WHEREAS, per the City application, the project is described as the Evolution Rock + Fitness center, where members and walk-in users will be offered climbing and fitness classes, birthday parties and corporate events; and
- WHEREAS, the sketch plan dated July 17, 2013 shows a proposed 13,300 square foot recreation building, parking lot with 91 spaces, and two stormwater basins; and
- WHEREAS, the plan shows a cross connection with the adjacent hotel parcel, and access to an ingress, egress and utility easement leading to Erie Boulevard East, a city street, would be through the hotel parcel; the plan shows a proposed easement leading through the proposed project site to provide access to the portion of the parcel that would be subdivided off of the project site (remaining lands); and
- WHEREAS, the plan shows an area of state-regulated wetlands and the 100 foot wetland buffer primarily on the proposed remaining lands, and the wetland area is labeled "flagged in 2005"; New York State wetland maps show a much larger area of wetland, encompassing the majority of the remaining lands and a portion of the project site; and
- WHEREAS, the New York State Department of Environmental Conservation (DEC) stated that it is recommended that wetland delineations (flagging) be reassessed after 5 years, and flagged wetland boundaries must be confirmed by the DEC and the U.S. Army Corps of Engineers (USACE); and
- WHEREAS, the applicant must obtain appropriate permits from the DEC and/or the USACE for any proposed development or drainage in State and/or Federal

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

E-mail Address: countyplanning@ongov.net

wetlands, respectively, and/or State wetland buffers on site; and

WHEREAS, the site is located within the Metropolitan Syracuse Wastewater Treatment Plant service area and lies within the Onondaga Lake watershed; and

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

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

1. The New York State Department of Transportation has determined that the applicant must provide the Department with ITE Trip Generation traffic figures.
2. The New York State Department of Transportation has determined that the applicant must complete a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to meet Department requirements verifying that the proposed development would not create additional stormwater runoff into the State's drainage system and is required to first contact the Department to determine the scope of the study; the applicant must submit the drainage study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.
3. The location of state and/or federally designated wetlands on site and the 100-foot state wetland buffer must be confirmed by the DEC and the USACE, and the confirmed wetland delineation must be shown on the plans for this site.

The Board also offers the following comments:

1. The City and applicant are encouraged to explore opportunities for reduced and/or shared parking facilities for properties within the Erie Boulevard corridor and within the Onondaga Lake watershed, in an effort to improve efficiency and maximize density along the corridor, and to minimize impermeable surface coverage. The applicant is encouraged to contact the Onondaga County Save the Rain Program for more information at <http://savetherain.us> or at the Onondaga County Department of Water Environment Protection at (315)435-2260.
2. The Board recommends that the City develop a long-term strategy for providing infrastructure, including a road network and sewer service, to the Erie Boulevard East rear parcels along this corridor.

3. The Board recommends that the City determine, based on a wetland delineation confirmed by the DEC and the USACE, whether the vacant lot created by the proposed subdivision (Lot 1A) would be a buildable lot, and if not, the City should consider the implications of creating an unbuildable lot such as issues related to long-term ownership and maintenance.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 14, 2013

OCPB Case # Z-13-235

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Village of Jordan Zoning Board of Appeals at the request of Anthony Tardibone for the property located at 7 North Hamilton 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 NYS Route 31, a state highway; and
- WHEREAS, the applicant is proposing a continuation of a granted special permit for outdoor recreation to erect a 60 by 60 by 20 foot pre-engineered timber column covered pavilion on a 4.02 acre parcel in a Highway Commercial zoning district; and
- WHEREAS, the Board took no position with comment on a special permit referral (Z-12-163) on May 9, 2012; and
- WHEREAS, an undated plan shows an existing 30 by 16 foot existing stage, proposed 30 by 40 foot stage (already built), and the proposed pavilion, all located to the west of the existing building; and
- WHEREAS, aerial photography shows an existing driveway on Route 31 and a driveway on Hamilton Street, a village street, through an adjacent parcel; any existing or proposed access on Route 31 must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the referral notice states that the site is served by public water and sewer; and
- WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that the entire parcel is located in a Special Flood Hazard Area (SFHA); 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 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 Robert Antonacci and seconded by Robert Jokl. The votes were recorded as follows: Douglas Morris - yes; Daniel Cupoli - yes; Robert Jokl - yes and Brian Donnelly - yes, Robert Antonacci - yes and Chester Dudzinski - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 14, 2013

OCPB Case # Z-13-236

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Geddes Town Board at the request of David Schlosser, AIA, Partner, Schopfer Architects, LLP for the property located at 3355 West Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of West Genesee Street (Route 5), a state highway, and the municipal boundary between the Town of Camillus and Town of Geddes; and
- WHEREAS, the applicant is proposing to construct a one story, 528 square foot dining room addition to an existing Tully's restaurant and replacement of an existing sidewalk and exit steps in a Commercial A zoning district; and
- WHEREAS, the site plan dated July 18, 2013 shows an existing 6,308 square foot building, proposed 516 square foot addition, parking area with 41 spaces, and shared parking (187 spaces) to the south of the restaurant available for Tully's use through a lease agreement; and
- WHEREAS, the plan shows driveways on Commercial Drive, a local road, and a local access drive, which both provide access to West Genesee Street from an internal road network for the adjacent Wegman's and Fairmont Fair; any existing or proposed access on West Genesee Street must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the site is located in the Metropolitan Syracuse Wastewater Treatment Plant and Westside Pump Station service areas; and
- WHEREAS, the site is located in the Westside Pump Station service area; Onondaga County has adopted Local Law No. 1 of 2011 to address significant wet weather capacity issues in the Westside Pump Station service area and to be in compliance, per the Onondaga County Department of Water Environment Protection (WEP), developers and the Town engineer must coordinate and offset any proposed increase in projected water usage with a 1:1 inflow/infiltration reduction project; and
- WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that the entire parcel is in a Special Flood Hazard Area (SFHA); 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

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E-mail Address: countyplanning@ongov.net

at (315) 435-6820 early in the planning process to determine sewer availability and capacity.

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

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 14, 2013

OCPB Case # Z-13-237

- 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 Alliance For Peace and Social Justice for the property located at 2013 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Syracuse Developmental Center, a state owned institution; and
- WHEREAS, the applicant is proposing to modify a previously approved special permit (Office Building) to reconstruct the parking area and build a handicap ramp in a Residential Class B1-T zoning district; and
- WHEREAS, the City application states that the project includes reconstruction of a 16 car parking lot including improvements to the surface drainage, installation of underground utilities to collect and infiltrate the stormwater as a part of the Green Improvement Fund grant program, and construction of a handicap ramp from the parking lot to the building; and
- WHEREAS, the layout plan dated June 12, 2013 shows an existing building and parking lot; and
- WHEREAS, the site has access on East Genesee Street, a city street; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications 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 Brian Donnelly - yes, Robert Antonacci - yes and Chester Dudzinski - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 14, 2013

OCPB Case # Z-13-238

- 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 Geddes Town Board at the request of Delta Sonic Car Wash for the property located at 328 West Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Route 5, a state highway; and
- WHEREAS, the applicant is proposing to amend the original special permit to construct and operate a car wash, gas station and retail store in a Commercial A zoning district; and
- WHEREAS, the Board recommended modification of special permit (Z-12-212) and site plan (Z-12-213) referrals on June 20, 2012; and
- WHEREAS, a letter from the applicant dated July 11, 2013 states that the applicant is proposing to remove the previously approved oil change facility from the project, and the area where the oil change facility was previously proposed would be paved and a small parking area with eight spaces would be added; and
- WHEREAS, the site plan, revised July 18, 2013, shows a proposed attached C-store (6,457 square feet) with drive-thru, detail shop (7,660 square feet) and car wash (7,165 square feet) in the center of the site, gas pump islands and canopy in front of the building, 73 parking spaces, and four drive-thru car wash lanes; and
- WHEREAS, the plan and aerial photography show an existing right-in/right-out only driveway on West Genesee Street that would remain, which must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the landscape plan, revised July 18, 2013, shows various landscaped islands and lawn on the front perimeter and existing and proposed trees, landscaping and fencing on the north and west boundaries adjacent to adjoining residential subdivision parcels; and
- WHEREAS, the site is located in the Westside Pump Station service area; Onondaga County has adopted Local Law No. 1 of 2011 to address significant wet weather capacity issues in the Westside Pump Station service area and to be in compliance, per the Onondaga County Department of Water Environment Protection (WEP), developers and the Town engineer must coordinate and offset any proposed increase in projected water usage with a 1:1 inflow/infiltration reduction project; and
- WHEREAS, if the proposed project cumulatively disturbs one acre or more of land, it must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity, and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a

Notice of Intent (NOI) to the Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality and the applicant must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water Permits; if the proposed project is located within the Onondaga Lake watershed the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 14, 2013

OCPB Case # Z-13-239

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Camillus Town Board at the request of Camillus Town Board for the property located at Newport 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 Newport Road, a county road, Route 5, a state highway, and the municipal boundary between the Town and Village of Camillus; and
- WHEREAS, the applicant is proposing to change the zoning of two parcels totaling 9.28 acres from R3 to LBO to accommodate office buildings with parking and signage and amend the Camillus Municipal Code, Chapter 30-Zoning, Section 1503-Amendments to the Zoning Map in accordance with that change; and
- WHEREAS, the sketch plan dated June 20, 2013 shows five proposed buildings spread throughout the site with associated parking lots (three on the south side of Ryan Drive and two on the north side) and four stormwater areas; and
- WHEREAS, the plan shows three proposed driveways on Ryan Drive, a local road, and one proposed driveway on Newport Road, which must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the Relocation of Route 5 maps (FARC 73-121) show that this portion of Newport Road is "without access"; and
- WHEREAS, the plan shows a Niagara Mohawk Power Corporation easement running through the site; and
- WHEREAS, the referral notice states that the site is served by public water and private septic system, and the site is located in the Onondaga County Sanitary District; and
- WHEREAS, the site is located in the Westside Pump Station service area; Onondaga County has adopted Local Law No. 1 of 2011 to address significant wet weather capacity issues in the Westside Pump Station service area and to be in compliance, per the Onondaga County Department of Water Environment Protection (WEP), developers and the Town engineer must coordinate and offset any proposed increase in projected water usage with a 1:1 inflow/infiltration reduction project; and
- WHEREAS, New York State wetland maps show an area of state designated wetlands running along the eastern boundary of the parcels associated with Nine Mile Creek, which is located directly across Newport Road; the plan does not show any delineated wetland or the 100-foot state wetland buffer; 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

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E-mail Address: countyplanning@ongov.net

Engineers for any proposed development or drainage in State and/or Federal wetlands, respectively, and/or State wetland buffers on site; and

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

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

The applicant must confirm that Newport Road at this location is "with access" prior to Town approval of the zone change.

Should the Town approve the zone change, the plan for the next development phase 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 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 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.
4. Any state-designated wetlands on site must be delineated, and the delineated wetlands and the 100-foot wetland buffer must be shown on the site plan.
5. The Board encourages the Town and applicant to work together to provide a site layout that is consistent with the character of the adjacent Village of

Camillus, minimizes tree clearing, avoids disturbance of the wetlands and 100-foot wetland buffer, and minimizes paved areas by allowing for shared parking between buildings.

6. 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.

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 14, 2013

OCPB Case # Z-13-240

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Camillus Town Board at the request of Camillus Town Board for the property located at 191 Bennett 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 within 500 feet of Bennett Road and Warners Road, both county roads; and
- WHEREAS, the applicant is proposing a zone change of 4.1 acres from R2 to R4 to accommodate multi-family senior housing units and update the Camillus Municipal Code, Chapter 30-Zoning, Section 1503- Amendments to the Zoning Map in accordance with that change; and
- WHEREAS, the sketch plan dated July 1, 2013 shows three proposed lots, Lot 1 (0.638 acre), Lot 2 (0.461 acre) and Lot 3 (3.21 acres); and
- WHEREAS, the plan shows an existing single family house on proposed Lot 1, a proposed duplex on proposed Lot 2, and three apartment buildings with eight units each and three associated parking lots on proposed Lot 3; and
- WHEREAS, the plan shows a 50 foot easement on Bennett Road that would be located along the boundary of proposed Lots 1 and 2 to provide access to Lot 3; any existing or proposed access on Bennett Road or Warners Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the plan shows a stormwater pond on proposed Lot 3; and
- WHEREAS, a survey dated April 15, 2013 shows a Sun Oil Company Underground Line(s) approximate location right-of-way running through an area that would be proposed Lot 3; this right-of way is shown on the sketch plan but is not labeled; and
- WHEREAS, the referral notice states that the site is currently served by public water and private septic system, and the plan shows a sewage pump station on proposed Lot 3; this site is located in a small area serviced by septic systems surrounded by public sewer; and
- WHEREAS, the site is located in the Westside 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 Westside Pump Station service area and to be in compliance, per the Onondaga County Department of Water Environment Protection (WEP), developers and the Town engineer must coordinate and offset any proposed increase in projected water usage with a 1:1 inflow/infiltration reduction project; and
- WHEREAS, if the proposed project cumulatively disturbs one acre or more of land, it must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity, and the applicant must submit a

Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality and the applicant must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water Permits; if the proposed project is located within the Onondaga Lake watershed the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual; and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), there is currently a commuter bus route on Warners Road (one trip only in the a.m. and p.m. peak periods on weekdays) that passes by this property, and the site is located within 3/4 mile of a full-service bus route that ends at the Home Depot plaza on Milton and Hinsdale Roads and therefore is eligible for the Call-A-Bus demand responsive service for the elderly and disabled; and

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

1. The Onondaga County Department of Transportation has determined that the applicant must complete a Traffic Impact Study (TIS) for full build out to meet Department requirements and is required to first contact the Department to determine the scope of the study; the applicant must submit the traffic study to the Department for approval and complete any appropriate mitigation as may be determined by the Department. The TIS must include full build-out of the Township 5 development.
2. The Onondaga County Department of Transportation has determined that the applicant is required to provide a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to the Department verifying that the proposed development would not create additional stormwater runoff into the County's drainage system; if the study shows additional runoff is created, the applicant shall be required to submit a mitigation plan to the Department for approval and implement any mitigation required.

The Board offers the following comment:

Prior to consideration of this zone change or any future zone changes for surrounding properties, WEP strongly encourages the town to investigate long term infrastructure planning strategies to best suit the community while minimizing the significant legacy infrastructure costs associated with wastewater pump stations and a large network of pressure sewers.

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

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 Town should require that the developer provide performance bonds and/or surety instruments to fully fund future maintenance and/or replacement costs; when those repairs and replacements occur they are significant. It is recommended that the Town require performance bonds and maintenance guarantees (similar to condominium property management maintenance trust) be adequate to fully enable long-term maintenance and even fully fund asset replacement by the Town should the need arise to transfer said infrastructure to public ownership. This will protect the town and its residents from future repair and replacement costs. The Town should also require that the developer construct the wastewater pump station and conveyances to all the standards listed in Recommended Standards for Wastewater Facilities, 2004, including the performance and leak testing of the system. The Town and developer should not assume that the Department of Water Environment Protection can provide any operation, emergency repair or response, or maintenance services associated with this private infrastructure.

3. The Board and the Central New York Regional Transportation Authority (CENTRO) strongly encourage the Town and applicant to consider the siting and design of senior living facilities in relationship to residents' potentially limited mobility and related public transit needs.

4. The Board recommends that the applicant and municipality incorporate site design recommendations from the Onondaga County Settlement Plan, including a mix of uses, potential connections to future neighboring developments, transit and pedestrian accommodations, and orientation of buildings toward each other, rather than being segmented and surrounded by parking.

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.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 14, 2013

OCPB Case # Z-13-241

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Spafford Town Board at the request of Finger Lakes Land Trust Inc. for the property located on NYS Route 41 near Covey Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and is located within 500 feet of NYS Route 41, a state highway; and
- WHEREAS, the applicant is proposing a Planned Development District (PDD) to allow for use of the property as a public conservation area and hiking trails; and
- WHEREAS, the Board is concurrently reviewing a local law referral (Z-13-243) for the portion of the site located on the east side of Route 41; and
- WHEREAS, the Board took no position with comment on text amendment (Z-13-129), final subdivision (S-13-30) and site plan (Z-13-130) referrals on May 22, 2013 and took no position on local law (Z-13-229) and preliminary subdivision (S-13-53) referrals on July 24, 2013; and
- WHEREAS, the proposed local law is titled, "A Local Law Amending the Town of Spafford Zoning Code and Creating the Burns Planned Development District No. 1 as 'PDD-1'"; the proposed local law addresses the portion of the site located on the west side of Route 41; and
- WHEREAS, the proposed local law states that the site shall be used as a public conservation area, shall be accessed via Covey Road, and shall consist of a parking area for 12 vehicles, an interpretive kiosk and benches for visitors to the site and associated hiking trails and pathways as depicted on the Trail Plan; and
- WHEREAS, the proposed local law establishes conditions on the site including setbacks, lighting, signage, and access; and
- WHEREAS, the proposed local law states that the applicant shall coordinate with the NYS Department of Transportation, the Onondaga County Department of Transportation and /or the Town of Spafford Highway Department to ensure that all required signage and road markings are placed and properly maintained at the trail crossing located at the intersection of Covey Road and NYS Route 41; and
- WHEREAS, the proposed local law states that no utilities or restrooms of any kind shall be extended to, brought onto, or constructed on the premises; and
- WHEREAS, the survey map revised July 1, 2013 shows proposed Parcel A (196.14 acres) on the west side of Route 41, proposed Parcel B (10.00 acres), a 121 foot by 3,697 foot strip of land on the east side of Route 41, and Parcel C (1.4 acres), which consists of Covey Road; and
- WHEREAS, proposed Parcel A accesses Covey Road, a town road that intersects with

Route 41, and proposed Parcel B would have 121 feet of frontage on Route 41; any existing or proposed access to Route 41 must meet the requirements of the New York State Department of Transportation; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 14, 2013

OCPB Case # Z-13-242

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Baldwinsville Planning Board at the request of Baldwinsville Planning Board for the property located on the Tri-County Mall site; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of the County-owned portion of Downer Street (Route 31) and the municipal boundary between the Village of Baldwinsville and the Town of Van Buren; and
- WHEREAS, the applicant is proposing to build high density multi-family residential buildings and a fast food establishment on four parcels totaling 26.31 acres in a Planned Development District (PDD) zoning district; and
- WHEREAS, the Board is concurrently reviewing a local law referral (Z-13-245); a coordinated review was held for this project on August 12, 2013 to discuss issues and opportunities including intermunicipal impacts, traffic, pedestrian facilities, transit, drainage, sewage treatment, and site design; and
- WHEREAS, the site and pavement marking plan dated June 11, 2013 shows 16 proposed apartment buildings with 26 units per building, for a total of 416 units, as well as a proposed 5,500 square foot club house, pool, 1,200 square foot maintenance building, and 2,000 square foot restaurant building; and
- WHEREAS, the plan shows 15 detached garage bays with 10 spaces each (150 total spaces), 192 parking spaces within apartment buildings, and 612 surface parking spaces, for a total of 954 spaces on site; and
- WHEREAS, the plan shows two existing driveways on the Village-owned portion of Downer Street and two existing driveways (for the adjacent hotel and bank parcels) and one proposed driveway on Meigs Road, a village street; the Environmental Assessment Form states that the maximum vehicular trips generated per hour would be 225 upon project completion; and
- WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), this site has transit service, with a bus line that provides 11 trips per weekday, and residents will be eligible for the Call-A-Bus demand responsive service for the elderly and disabled; CENTRO stated that there is an existing informal park-and-ride in the adjacent Rite Aid parking lot; and
- WHEREAS, the plan shows a proposed stormwater management facility (static water) that would be located on the southeast corner of the site; the stormwater pond is proposed to be lined due to the proximity of the aquifer; and
- WHEREAS, the plan shows sidewalks along a portion of Meigs Road and on portions of the internal site; several of the proposed internal sidewalks lack connectivity with other sidewalks and are interrupted by parking lot driveways and large apartment building garage bays; and

WHEREAS, the project would be served by Village of Baldwinsville water; the Environmental Assessment Form states that the site is adjacent to the Village well; the SEQR Negative Declaration dated July 24, 2013 states that lining the swale as it approaches Canton Street will protect the Village well; and

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

WHEREAS, if the proposed project cumulatively disturbs one acre or more of land, it must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity, and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality and the applicant must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water Permits; and

WHEREAS, in 2009, the Syracuse Metropolitan Transportation Council, working with the Town of Van Buren and Village of Baldwinsville, completed the Downer Street Corridor Study, with the goals of improving roadway safety and accessibility, improving pedestrian, bicycle and transit options, improving the visual character of the corridor, and coordinating land use and transportation decisions for sustainable growth along the transitioning corridor; recommendations included various alterations to the road system (including modeled alternatives), addition of bicycle, pedestrian and transit infrastructure, and application of design criteria for density, mixed-use, streetscaping and landscaping; 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 should contact the Onondaga County Department of Transportation and New York State Department of Transportation to provide copies of existing traffic data for analysis.
2. The applicant should provide a copy of the SWPPP to the Onondaga County Department of Transportation and New York State Department of Transportation for review.
3. 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.
4. The Board encourages the Village and applicant to work together to provide a site layout that is consistent with the desired traditional character of the Village. A more formalized road network (versus driveways) that features sidewalks, curbing, lighting, trees or other right-of-way landscaping, and formal connections to Meigs Road and Landrush Way, could promote village character, an improved pedestrian experience, and relieve traffic pressure on Downer Street. Recommendations also include placing buildings where they

will face sidewalks, roads and public spaces and locating parking and storage behind buildings, as is found within village environments.

5. The Board encourages the Village to review the Downer Street Corridor study for roadway, intersection, right-of-way and urban design recommendations for this and future projects along the corridor and to coordinate with the County, State and Town of Van Buren regarding potential associated mitigation.

6. The Board encourages the Village and applicant to contact CENTRO and the school district to discuss potential transit opportunities for this site, such as a formal park-and-ride lot, shelter, bus pull off location along Downer Street, pedestrian crossings, or other opportunities to provide enhanced transit service for residents.

7. The site plan should be reviewed for emergency vehicle access by the local fire department.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 14, 2013

OCPB Case # Z-13-243

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Town of Spafford Town Board at the request of Finger Lakes Land Trust Inc for the property located on NYS Route 41 near Covey Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and is located within 500 feet of Route 41, a state highway; and
- WHEREAS, the applicant is proposing a Planned Development District (PDD) to allow for use of the property as a public conservation area and hiking trails; and
- WHEREAS, the Board is concurrently reviewing a local law referral (Z-13-241) for the portion of the site located on the west side of Route 41; and
- WHEREAS, the Board took no position with comment on text amendment (Z-13-129), final subdivision (S-13-30) and site plan (Z-13-130) referrals on May 22, 2013 and took no position on local law (Z-13-229) and preliminary subdivision (S-13-53) referrals on July 24, 2013; and
- WHEREAS, the proposed local law is titled, "A Local Law Amending the Town of Spafford Zoning Code and Creating the Burns Planned Development District No. 2 as 'PDD-2'"; the proposed local law addresses the portion of the site located on the east side of Route 41; and
- WHEREAS, the proposed local law states that the site shall be used as a public conservation area and shall consist of a proposed hiking trail/pathway to be accessed via the site's frontage along Route 41; and
- WHEREAS, the proposed local law states that the applicant shall not construct any buildings on site and no roadways, parking areas or similar improvements shall be permitted on site; and
- WHEREAS, the proposed local law states that the applicant shall coordinate with the NYS Department of Transportation, the Onondaga County Department of Transportation and /or the Town of Spafford Highway Department to ensure that all required signage and road markings are placed and properly maintained at the convergence of the hiking trail/pathway and NYS Route 41; and
- WHEREAS, the proposed local law states that no utilities or restrooms of any kind shall be extended to, brought onto, or constructed on the premises; and
- WHEREAS, the survey map revised July 1, 2013 shows proposed Parcel A (196.14 acres) on the west side of Route 41, proposed Parcel B (10.00 acres), a 121 foot by 3,697 foot strip of land on the east side of Route 41, and Parcel C (1.4 acres), which consists of Covey Road; and
- WHEREAS, proposed Parcel A accesses Covey Road, a town road that intersects with Route 41, and proposed Parcel B would have 121 feet of frontage on Route 41;

any existing or proposed access to Route 41 must meet the requirements of the New York State Department of Transportation; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 14, 2013

OCPB Case # Z-13-244

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a THREE-MILE LIMIT from the City of Syracuse Planning Commission at the request of Roger Baker for the property located at 4422 South Street; and
- WHEREAS, the site is located within three miles of the City of Syracuse and subject to the extra-territorial jurisdiction of the City of Syracuse under the three-mile limit rule and the site is located within 500 feet of South Street (Apulia Road), a county road; and
- WHEREAS, the applicant is proposing a lot line adjustment to create two lots, proposed Lot 1 (2.142 acres) and Lot 2 (0.784 acres), in a R-1 zoning district in the Town of DeWitt; and
- WHEREAS, the Board recommended modification of a subdivision referral (S-13-43) from the Town of DeWitt on July 3, 2013; and
- WHEREAS, the survey dated June 20, 2013 shows a house, two buildings, a garage and a shed on proposed Lot 1; and
- WHEREAS, the survey shows a 60 foot easement to National Grid primarily running through the area that would be added to proposed Lot 1; and
- WHEREAS, the survey shows two existing driveways on South Street from Lot 1, 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 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 Brian Donnelly - yes, Robert Antonacci - yes and Chester Dudzinski - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 14, 2013

OCPB Case # Z-13-245

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a LOCAL LAW from the Village of Baldwinsville Planning Board at the request of Baldwinsville Planning Board for the property located on the Tri-County Mall site; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and within 500 feet of the County-owned portion of Downer Street (Route 31) and the municipal boundary between the Village of Baldwinsville and the Town of Van Buren; and
- WHEREAS, the applicant is proposing Local Law No. 2 amending the Zoning Map and existing Planned Development District (PDD); and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-13-242); a coordinated review was held for this project on August 12, 2013 to discuss issues and opportunities including intermunicipal impacts, traffic, pedestrian facilities, transit, drainage, sewage treatment, and site design; and
- WHEREAS, the proposed local law states that the uses permitted within the PDD are high density multi-family residential buildings, retail, business, office, hotel, restaurant/fast-food establishment with outdoor seating, off-street parking and related areas; and
- WHEREAS, the proposed law references the site plan regarding all permitted uses, building locations and layout, bulk and area requirements, height restrictions, off-street parking requirements, property ingress or egress, on-site roads and pedestrian ways, fire lanes, service drives, signage, green space, and storm water management infrastructure; and
- WHEREAS, the site and pavement marking plan dated June 11, 2013 shows 16 proposed apartment buildings with 26 units per building, for a total of 416 units, as well as a proposed 5,500 square foot club house, pool, 1,200 square foot maintenance building, and 2,000 square foot restaurant building; and
- WHEREAS, the plan shows 15 detached garage bays with 10 spaces each (150 total spaces), 192 parking spaces within apartment buildings, and 612 surface parking spaces, for a total of 954 spaces on site; and
- WHEREAS, the plan shows two existing driveways on the Village-owned portion of Downer Street and two existing driveways (for the adjacent hotel and bank parcels) and one proposed driveway on Meigs Road, a village street; the Environmental Assessment Form states that the maximum vehicular trips generated per hour would be 225 upon project completion; and
- WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), this site has transit service, with a bus line that provides 11 trips per weekday, and residents will be eligible for the Call-A-Bus demand responsive service for

the elderly and disabled; CENTRO stated that there is an existing informal park-and-ride in the adjacent Rite Aid parking lot; and

WHEREAS, the plan shows a proposed stormwater management facility (static water) that would be located on the southeast corner of the site; the stormwater pond is proposed to be lined due to the proximity of the aquifer; and

WHEREAS, the plan shows sidewalks along a portion of Meigs Road and on portions of the internal site; several of the proposed internal sidewalks lack connectivity with other sidewalks and are interrupted by parking lot driveways and large apartment building garage bays; and

WHEREAS, the project would be served by Village of Baldwinsville water; the Environmental Assessment Form states that the site is adjacent to the Village well; the SEQR Negative Declaration dated July 24, 2013 states that lining the swale as it approaches Canton Street will protect the Village well; and

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

WHEREAS, in 2009, the Syracuse Metropolitan Transportation Council, working with the Town of Van Buren and Village of Baldwinsville, completed the Downer Street Corridor Study, with the goals of improving roadway safety and accessibility, improving pedestrian, bicycle and transit options, improving the visual character of the corridor, and coordinating land use and transportation decisions for sustainable growth along the transitioning corridor; recommendations included various alterations to the road system (including modeled alternatives), addition of bicycle, pedestrian and transit infrastructure, and application of design criteria for density, mixed-use, streetscaping and landscaping; 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 should contact the Onondaga County Department of Transportation and New York State Department of Transportation to provide copies of existing traffic data for analysis.
2. The applicant should provide a copy of the SWPPP to the Onondaga County Department of Transportation and New York State Department of Transportation for review.
3. 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.
4. The Board encourages the Village and applicant to work together to provide a site layout that is consistent with the desired traditional character of the Village. A more formalized road network (versus driveways) that features sidewalks, curbing, lighting, trees or other right-of-way landscaping, and formal connections to Meigs Road and Landrush Way, could promote village character, an improved pedestrian experience, and relieve traffic pressure on Downer Street. Recommendations also include placing buildings where they will face sidewalks, roads and public spaces and locating parking and storage

behind buildings, as is found within village environments.

5. The Board encourages the Village to review the Downer Street Corridor study for roadway, intersection, right-of-way and urban design recommendations for this and future projects along the corridor and to coordinate with the County, State and Town of Van Buren regarding potential associated mitigation.

6. The Board encourages the Village and applicant to contact CENTRO and the school district to discuss potential transit opportunities for this site, such as a formal park-and-ride lot, shelter, bus pull off location along Downer Street, pedestrian crossings, or other opportunities to provide enhanced transit service for residents.

7. The site plan should be reviewed for emergency vehicle access by the local fire department.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 14, 2013

OCPB Case # Z-13-246

- 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 Suzanne Paul for the property located at 1580 Pork 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 Pork Street, a county road; and
- WHEREAS, the applicant is proposing to improve the existing farm driveway for a future single family dwelling on a 32.6 acre parcel in a Rural and Farming zoning district; and
- WHEREAS, the Town application states that the project would involve construction of an approximately 1,200 linear foot residential driveway (on the site of an existing farm driveway) to a new single family dwelling, and a new culvert will be designed and installed by the Skaneateles Lake Watershed Agricultural Program (SLWAP) for Richards Farm; and
- WHEREAS, the driveway design plan dated July 24, 2013 shows a proposed house and garage, the proposed driveway, and an intermittent stream to Skaneateles Lake running along the front of the parcel through the location of the proposed driveway; and
- WHEREAS, the Onondaga County Department of Transportation stated that a driveway permit for the proposed driveway has been issued; and
- WHEREAS, the referral notice states that the site is not served by public water or sewer; the Onondaga County Health Department stated that a septic design was approved in 2007; and
- WHEREAS, the site is located in Agricultural District #2; 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 Brian Donnelly - yes, Robert Antonacci - yes and Chester Dudzinski - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 14, 2013

OCPB Case # Z-13-247

- 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 Thomas and Brenda Parkes for the property located at 2809 East Lake Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Lake Road, a state highway; and
- WHEREAS, the applicant is proposing to demolish the existing dwelling and construct a new single family home with detached garage and reconstruct the shoreline structure on a 0.97 acre parcel in a Rural and Farming zoning district and the Lake Watershed Overlay District; and
- WHEREAS, the Board is concurrently reviewing special permit (Z-13-255) and area variance (Z-13-256) referrals; and
- WHEREAS, a letter from the Town Code Enforcement Officer states that an area variance is required to construct the new dwelling 76.8 feet and attached deck 59.7 feet from the lake line where 100 feet is required; and
- WHEREAS, the letter states that the application requires a special permit and site plan for change of grade within 50 feet of the lake, shoreline structures, alteration of steep slopes, relocation of a nonconforming structure and disturbance of more than 200 square feet within 200 feet of the lake; and
- WHEREAS, the site plan dated July 19, 2013 shows a proposed 2-story frame house and attached deck and porch, a detached garage, and stairs and patio on the lake shoreline; and
- WHEREAS, the plan shows a driveway on East Lake Road; any existing or proposed access on East Lake Road must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the plan shows existing stone gabian erosion control that would be removed and a new modular masonry seawall and retaining wall near the lake shoreline; and
- WHEREAS, the plan shows the existing septic tank and pump chamber and a septic system area; a narrative dated July 30, 2013 states that the house will utilize the existing septic system designed and installed 10 years ago for 4 bedrooms; and
- WHEREAS, the narrative states that the impermeable surface coverage is 10.8 percent, which was allowed by a previous special permit; and
- WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that a portion of this parcel near the lakeshore is in a Special Flood Hazard Area (SFHA); and

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

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

1. The Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property to ensure that the previous conditions of acceptance are still valid.
2. The applicant is required to obtain any necessary approvals and/or permits required by the Onondaga County Health Department, New York State Department of Environmental Conservation and the City of Syracuse Department of Water.

The Board offers the following comment:

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 14, 2013

OCPB Case # Z-13-248

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Skaneateles Planning Board at the request of Daniel & Agnes Robert for the property located at 2707 East Lake Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of East Lake Road (NYS Route 41), a state highway; and
- WHEREAS, the applicant is proposing to add dormers to provide more head room on the second floor on a 0.35 acre parcel in a Rural and Farming zoning district and Lake Watershed Overlay District (LWOD); and
- WHEREAS, the Board is concurrently reviewing an area variance referral (Z-13-249); and
- WHEREAS, a project narrative dated July 24, 2013 states that the applicant is proposing to add a 3 foot by 10 foot dormer on the east roof and raise the height of the 12 foot by 18 foot dormer on the west roof approximately 4 feet to allow better head room in the master bedroom suite, which will add 138 square feet of floor area; and
- WHEREAS, a letter from the Town Codes Enforcement Officer dated July 22, 2013 states that a special permit is required for redevelopment of a lot with existing impermeable surface coverage of 24.1 percent; and
- WHEREAS, the letter states that variances would be required to reduce the minimum lot area required for development of a nonconforming lot located in the LWOD from the required 20,000 square feet to 15,232 square feet and increase the floor space from the existing 23.1 percent to 24 percent of the lot area where 10 percent is allowed; and
- WHEREAS, the site plan dated July 18, 2013 shows an existing house with a deck and porch, the proposed dormer, the existing dormer that is proposed to be raised, and a sidewalk leading to a deck on the lakeshore; 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 shows a existing leach field; the narrative states that the septic field will be marked and roped off to prevent construction traffic and staging in that area; and
- WHEREAS, the narrative states that the owner is prepared to contribute to the Town's Land and Development Rights Acquisition Fund to mitigate the 24.1 percent impermeable surface coverage; 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.

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

E-mail Address: countyplanning@ongov.net

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 Brian Donnelly - yes, Robert Antonacci - yes and Chester Dudzinski - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 14, 2013

OCPB Case # Z-13-249

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Skaneateles ZBA at the request of Daniel & Agnes Robert for the property located at 2707 East Lake Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of East Lake Road (NYS Route 41), a state highway; and
- WHEREAS, the applicant is proposing to add dormers to provide more head room on the second floor on a 0.35 acre parcel in a Rural and Farming zoning district and Lake Watershed Overlay District (LWOD); and
- WHEREAS, the Board is concurrently reviewing a special permit referral (Z-13-248); and
- WHEREAS, a project narrative dated July 24, 2013 states that the applicant is proposing to add a 3 foot by 10 foot dormer on the east roof and raise the height of the 12 foot by 18 foot dormer on the west roof approximately 4 feet to allow better head room in the master bedroom suite, which will add 138 square feet of floor area; and
- WHEREAS, the letter states that variances would be required to reduce the minimum lot area required for development of a nonconforming lot located in the LWOD from the required 20,000 square feet to 15,232 square feet and increase the floor space from the existing 23.1 percent to 24 percent of the lot area where 10 percent is allowed; and
- WHEREAS, a letter from the Town Codes Enforcement Officer dated July 22, 2013 states that a special permit is required for redevelopment of a lot with existing impermeable surface coverage of 24.1 percent; and
- WHEREAS, the site plan dated July 18, 2013 shows an existing house with a deck and porch, the proposed dormer, the existing dormer that is proposed to be raised, and a sidewalk leading to a deck on the lakeshore; 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 shows a existing leach field; the narrative states that the septic field will be marked and roped off to prevent construction traffic and staging in that area; and
- WHEREAS, the narrative states that the owner is prepared to contribute to the Town's Land and Development Rights Acquisition Fund to mitigate the 24.1 percent impermeable surface coverage; 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.

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

E-mail Address: countyplanning@ongov.net

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 Brian Donnelly - yes, Robert Antonacci - yes and Chester Dudzinski - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 14, 2013

OCPB Case # Z-13-250

- 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 DeWitt Zoning Board of Appeals at the request of David Bugnacki for the property located at 5189 Jamesville 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 Jamesville Road, a county road; and
- WHEREAS, the applicant is proposing to add new roof rafters, a new porch, a two car garage and a Florida room to an existing house on a 18,000 square foot parcel in a R-2 zoning district; and
- WHEREAS, the Town application states that variances are required to reduce the minimum side yard setback from the required 9 feet to 7 feet, and the total side yard setback from the required 25 feet to 16.89 feet; and
- WHEREAS, the survey (date not visible) shows an existing house, the proposed porch on the front of the house, and the proposed garage and Florida room on the side of the house; and
- WHEREAS, the survey shows a driveway on Jamesville Road, which must meet the requirements of the Onondaga County Department of Transportation; 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 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 Brian Donnelly - yes, Robert Antonacci - yes and Chester Dudzinski - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 14, 2013

OCPB Case # Z-13-251

- 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 Sleep Inn for the property located at 6344 East Molloy Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Molloy Road and Kinne Street, a county road; and
- WHEREAS, the applicant is proposing redevelopment of an existing restaurant and banquet facility based upon construction of a three story approximately 11,000 square foot hotel and related site improvements on a 4.55 acre parcel in an Industrial zoning district; and
- WHEREAS, the site plan dated July 29, 2013 shows an existing building and a proposed building that connects to the existing building; and
- WHEREAS, the plan shows an existing parking area and proposed parking area with a total of 302 spaces; the plan notes that 350 spaces are required and the referral notice states that a variance will be required to reduce the parking requirement; and
- WHEREAS, the plan shows an existing driveway on East Molloy Road and an existing driveway on Old Collamer Road, a town road; any existing or proposed access on East Molloy Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the plan shows an existing cross connection with the adjacent parcel to the east; and
- WHEREAS, the plan shows a Niagara Mohawk Power Corporation easement running through a large portion of the rear parking lot; and
- WHEREAS, the site is located in the Metropolitan Syracuse Wastewater Treatment Plant and Ley Creek Pump Station service areas; and
- WHEREAS, Onondaga County has adopted Local Law No. 1 of 2011 to address significant wet weather capacity issues in the Ley Creek Pump Station service area and to be in compliance, per the Onondaga County Department of Water Environment Protection (WEP), developers and the Town engineer must coordinate and offset any proposed increase in projected water usage with a 1:1 inflow/infiltration reduction project; and
- WHEREAS, an engineering memorandum dated July 29, 2013 states that stormwater will be treated at the site in multiple locations; the grading and site utility plan dated July 29, 2013 shows several small stormwater basins and drainage easements on the site; and
- WHEREAS, if the proposed project cumulatively disturbs one acre or more of land, it must be covered under the New York State SPDES II General Permit for Stormwater

Discharges from Construction Activity, and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality and the applicant must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water Permits; if the proposed project is located within the Onondaga Lake watershed the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual; and

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

1. The Onondaga County Department of Transportation has determined that the applicant is required to complete a traffic study, including a gap analysis at AM/PM peak hours, for full build-out relating to the proposed action to meet Department requirements and is required to first contact the Department to determine the scope of the study; the applicant must submit the traffic study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.
2. The Onondaga County Department of Transportation has determined that the applicant must complete a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to meet Department requirements verifying that the proposed development would not create additional stormwater runoff into the County's drainage system and is required to first contact the Department to determine the scope of the study; the applicant must submit the drainage study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.

The Board offers the following comments:

1. The Onondaga County Department of Water Environment Protection recommends that the municipality and/or applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
2. The municipality and the applicant are encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure, and to visit the Onondaga County Save The Rain Program web site at <http://savetherain.us> and contact the Onondaga County Department of Water Environment Protection at 315-435-2260.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 14, 2013

OCPB Case # Z-13-252

- 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 Onondaga Town Board at the request of Town of Onondaga Town Board for the property located R-1 Zoning Districts; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing to impose a moratorium on the construction, installation, erection, location, placement or establishment of farms or applications therefore in areas of the Town of Onondaga zoned R-1 for a period of six months; and
- WHEREAS, the Findings and Intent of the proposed law states as a result of recent State legislation determining that certain brewery operations will now qualify as farm operations, and given the development of many areas of the town as suburban-type subdivisions, the continued co-existence of farm and non-farm uses in R-1 zoning districts is called into question; and
- WHEREAS, per the proposed law, the Town Board has determined that a review of regulations pertaining to the construction, installation, erection, location, placement or establishment and operation of farms within the district must be conducted; and
- WHEREAS, according to the Town zoning map, the R-1 district covers a large portion of northern Onondaga, loosely following the Onondaga County Sanitary District boundary; current land uses within the R-1 district are suburban housing developments, Onondaga Community College, agriculture and vacant land; and
- WHEREAS, per the Town zoning code, farms are a permitted use within the R-1 zoning district, with limitations on manure or odor-producing substances and regarding stables; and
- WHEREAS, according to Agricultural District maps, several properties in the R-1 district are also currently enrolled in NYS certified Onondaga County Agricultural District #1; and
- WHEREAS, NYS Agricultural Districts law is aimed to preserve, protect and encourage the development and improvement of agricultural land for the production of food and other agricultural products; Agricultural Districts require that local governments enact and administer plans and laws in a manner that realizes the intent of the Ag Districts Law and does not unreasonably restrict or regulate farm operations; and
- WHEREAS, pursuant to AML 305-a, a subdivision 1, local governments are prohibited from enacting and administering laws that would unreasonably restrict farm operations within an agricultural district unless it can be shown that the public health or safety is threatened; and

WHEREAS, the New York State Department of Agriculture and Markets notes a conflict appears to exist with the proposed Town moratorium and the Onondaga County Agricultural Districts program; the County has established an open enrollment program from January 1-30 of each year for land owners with viable agricultural land, including active farmland to apply to the County to have their land included in the district; The Town moratorium may extend through the County open enrollment period, creating possible conflicts and uncertainty; and

WHEREAS, the Department also notes it would object if, at the end of the review, the Town eliminates, prohibits or limits agricultural activities within a certified agricultural district; 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 Town must consult with the New York State Department of Agriculture and Markets prior to enactment of the moratorium and prior to enactment of any local laws, to ensure against conflicts with NYS Agricultural District protections for certified properties in the R-1 zoning district.

The Board also offers the following comment:

The Board discourages the Town from permanently eliminating all farm activities within the R-1 district. The Town is encouraged to consider the benefits of urban farming and consider creative, low-impact farming opportunities with appropriate conditions to protect residential uses in and near the more developed areas of the town. Small plot cropland can help maximize vacant land, promote economic development, manage stormwater, and to help provide for the gradual transition from urban to rural land uses.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 14, 2013

OCPB Case # Z-13-253

- 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 Onondaga Zoning Board of Appeals at the request of McDonald's USA LLC for the property located at 6105 South Salina 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 South Salina Street (Route 11), a state highway; and
- WHEREAS, the applicant is proposing to add a third drive thru window and extend the existing concrete pad and drive thru pad for an existing McDonald's restaurant on a 0.1 acre parcel in a Neighborhood Shopping-Nedrow (N-NS) zoning district; and
- WHEREAS, a letter from the applicant dated July 29, 2013 states that the purpose of a third drive-thru window is so that when a car needs to be pulled forward to allow efficient drive-thru operation of other customers, it allows an employee to provide the product to the customer in evening hours without having to exit the building; and
- WHEREAS, the site plan dated May 20, 2013 shows the existing building, existing parking, and the proposed pick-up window in front of the other drive-thru windows; and
- WHEREAS, the plan shows two existing driveways on South Salina Street, which must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the plan shows a sidewalk running along the South Salina Street frontage; 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 Brian Donnelly - yes, Robert Antonacci - yes and Chester Dudzinski - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 14, 2013

OCPB Case # Z-13-254

- 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 Van Buren Zoning Board of Appeals at the request of Mark Ferguson for the property located at 990 Morgan 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 Town of Lysander and Town of Elbridge; and
- WHEREAS, the applicant is requesting an area variance to construct a 24 foot by 28 foot detached garage on an approximately 9,500 square foot lot in a R-20 zoning district; and
- WHEREAS, the Town application states that area variances are required to reduce minimum front yard setback from the required 50 feet to 21 feet and minimum side yard setback from the required 10 feet to 5 feet; and
- WHEREAS, the survey (date cut off) shows an existing house, deck and shed; and
- WHEREAS, the survey shows two driveways on Morgan Road, a town road; and
- WHEREAS, the referral notice states that the site is served by public water and private septic system; and
- WHEREAS, aerial photography shows that the rear (south) side of the site is adjacent to the Seneca River; and

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

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 14, 2013

OCPB Case # Z-13-255

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Skaneateles Planning Board at the request of Thomas & Brenda Parkes for the property located at 2809 East Lake Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of East Lake Road, (Route 41), a state highway; and
- WHEREAS, the applicant is proposing to demolish the existing dwelling and construct a new single family home with detached garage and reconstruct the shoreline structure on a 0.97 acre parcel in a Rural and Farming zoning district and the Lake Watershed Overlay District; and
- WHEREAS, the Board is concurrently reviewing site plan (Z-13-247) and area variance (Z-13-256) referrals; and
- WHEREAS, a letter from the Town Code Enforcement Officer states that an area variance is required to construct the new dwelling 76.8 feet and attached deck 59.7 feet from the lake line where 100 feet is required; and
- WHEREAS, the letter states that the application requires a special permit and site plan for change of grade within 50 feet of the lake, shoreline structures, alteration of steep slopes, relocation of a nonconforming structure and disturbance of more than 200 square feet within 200 feet of the lake; and
- WHEREAS, the site plan dated July 19, 2013 shows a proposed 2-story frame house and attached deck and porch, a detached garage, and stairs and patio on the lake shoreline; and
- WHEREAS, the plan shows a driveway on East Lake Road; any existing or proposed access on East Lake Road must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the plan shows existing stone gabian erosion control that would be removed and a new modular masonry seawall and retaining wall near the lake shoreline; and
- WHEREAS, the plan shows the existing septic tank and pump chamber and a septic system area; a narrative dated July 30, 2013 states that the house will utilize the existing septic system designed and installed 10 years ago for 4 bedrooms; and
- WHEREAS, the narrative states that the impermeable surface coverage is 10.8 percent, which was allowed by a previous special permit; and

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

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

1. The Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property to ensure that the previous conditions of acceptance are still valid.
2. The applicant is required to obtain any necessary approvals and/or permits required by the Onondaga County Health Department, New York State Department of Environmental Conservation and the City of Syracuse Department of Water.

The Board offers the following comment:

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 14, 2013

OCPB Case # Z-13-256

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Skaneateles ZBA at the request of Thomas & Brenda Parkes for the property located at 2809 East Lake Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of East Lake Road (Route 41), a state highway; and
- WHEREAS, the applicant is proposing to demolish the existing dwelling and construct a new single family home with detached garage and reconstruct the shoreline structure on a 0.97 acre parcel in a Rural and Farming zoning district and the Lake Watershed Overlay District; and
- WHEREAS, the Board is concurrently reviewing site plan (Z-13-247) and special permit (Z-13-255) referrals; and
- WHEREAS, a letter from the Town Code Enforcement Officer states that an area variance is required to construct the new dwelling 76.8 feet and attached deck 59.7 feet from the lake line where 100 feet is required; and
- WHEREAS, the letter states that the application requires a special permit and site plan for change of grade within 50 feet of the lake, shoreline structures, alteration of steep slopes, relocation of a nonconforming structure and disturbance of more than 200 square feet within 200 feet of the lake; and
- WHEREAS, the site plan dated July 19, 2013 shows a proposed 2-story frame house and attached deck and porch, a detached garage, and stairs and patio on the lake shoreline; and
- WHEREAS, the plan shows a driveway on East Lake Road; any existing or proposed access on East Lake Road must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the plan shows existing stone gabian erosion control that would be removed and a new modular masonry seawall and retaining wall near the lake shoreline; and
- WHEREAS, the plan shows the existing septic tank and pump chamber and a septic system area; a narrative dated July 30, 2013 states that the house will utilize the existing septic system designed and installed 10 years ago for 4 bedrooms; and
- WHEREAS, the narrative states that the impermeable surface coverage is 10.8 percent, which was allowed by a previous special permit; and

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

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

E-mail Address: countyplanning@ongov.net

1. The Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property to ensure that the previous conditions of acceptance are still valid.
2. The applicant is required to obtain any necessary approvals and/or permits required by the Onondaga County Health Department, New York State Department of Environmental Conservation and the City of Syracuse Department of Water.

The Board offers the following comment:

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

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