



Onondaga County Planning Board

September 04, 2013

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

I. ATTENDANCE MEMBERS

Douglas Morris
Brian Donnelly
Daniel Cupoli
Robert Jokl
Chester Dudzinski, Jr.

STAFF PRESENT

Ilana Kanfer
Megan Costa
Andrew Maxwell
Tracey Waldron

GUESTS PRESENT

Christian Brunelle - Byrne Dairy

II. CALL TO ORDER

The meeting was called to order at 1:00 PM on September 04, 2013

III. MINUTES

Minutes of the August 14, 2013 meeting were submitted for approval. Chester Dudzinski made a motion to accept the minutes. Daniel Cupoli seconded the motion. The motion was put to a vote as follows: Douglas Morris - yes; Brian Donnelly - yes; Daniel Cupoli - yes; Chester Dudzinski - yes and Robert Jokl - yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-13-58	No Position With Comment	S-13-59	No Position With Comment	S-13-60	No Position
S-13-61	No Position	S-13-62	No Position With Comment	S-13-63	No Position With Comment
S-13-64	No Position	S-13-65	Modification	Z-13-257	No Position
Z-13-258	No Position With Comment	Z-13-259	Modification	Z-13-260	No Position
Z-13-261	No Position With Comment	Z-13-262	No Position With Comment	Z-13-263	Modification
Z-13-264	Modification	Z-13-265	No Position	Z-13-266	No Position With Comment
Z-13-267	No Position	Z-13-268	Modification	Z-13-269	Disapproval
Z-13-270	Modification	Z-13-271	Modification	Z-13-272	No Position With Comment
Z-13-273	Modification	Z-13-274	No Position	Z-13-275	No Position With Comment



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 04, 2013

OCPB Case # S-13-58

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of Van Buren Planning Board at the request of Lou Cannata Jr. for the property located at 7363 NYS Route 48; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of NYS Route 48, a state highway; and
- WHEREAS, the applicant is proposing a lot line adjustment for three existing parcels to create two new tax parcels, proposed Lot 1B (1.27 acres) and Lot 1C (8.94 acres) in Local Business (LB) and R-40 zoning districts; and
- WHEREAS, the lot line adjustment plan revised July 18, 2013 shows an existing building, asphalt area and pump islands on proposed Lot 1B and an existing building and asphalt and gravel areas on proposed Lot 1C; and
- WHEREAS, the plan shows that a portion of the existing Lots 1B and 1C would be swapped, and 9.10 acres of the adjacent parcel to the north (zoned R-40) would be added to proposed Lot 1C; and
- WHEREAS, the plan shows three existing driveways on Route 48; one of these driveways would be on proposed Lot 1C and two driveways would be on proposed Lot 1B; any existing or proposed access on Route 48 must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the plan shows an existing septic area on proposed Lot 1B; the Onondaga County Health Department stated that the site is served by public water and septic systems for both proposed lots have been installed and approved by the Department; and
- WHEREAS, the plan shows an area of federal wetlands on both proposed lots; and
- WHEREAS, the applicant must obtain appropriate permits from the New York State Department of Environmental Conservation and/or the U.S. Army Corps of Engineers for any proposed development or drainage in State and/or Federal wetlands, respectively, and/or State wetland buffers on site; and
- WHEREAS, the plan shows a drainage easement running through proposed Lot 1B; 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 New York State Department of Transportation requests that the applicant contact the Department to review access on Route 48.

2. The Onondaga County Water Authority (OCWA) recommends that the

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 04, 2013

OCPB Case # S-13-59

- 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 St. Joseph's Hospital Health Center, Nojaim Inc and Alexander Prop. West LLC for the property located at 319, 321, 323,325,327,331 & 331 Gifford Street; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of West Street Arterial, a state highway; and
- WHEREAS, the applicant is proposing to combine three existing tax parcels into one new lot, in order to facilitate the construction of a parking lot for the proposed St. Joseph's Westside Family Health Center; and
- WHEREAS, the Board is concurrently reviewing a modified Project Site Review referral (Z-13-261) to demolish two houses and construct the 21-car parking lot; and
- WHEREAS, in 2012, the Board offered modification of project referrals (Z-12-310, Z-13-311, S-13-76), citing coordination with City and State Departments of Transportation, and recommended pedestrian oriented design elements; and
- WHEREAS, per the local application and Site Plan dated July 25, 2013, the project would involve the demolition of two multi-story houses on 331 and 333 Gifford Street, and the construction of a 21 car parking lot, with perimeter landscape screening, a 4-6 foot chain link fence surrounding the parking lot, and sidewalks; and
- WHEREAS, per the resubdivision map dated July 30, 2013, tax parcels 096.-01-02 and 096.-01-03 at 331 and 333 Gifford Street, would be combined with an existing parcel labeled Lot 4A (existing 321 Gifford Street) to become New Lot 2A (331 Gifford Street); for a total parcel size of approximately 30,492 square feet; and
- WHEREAS, the parking lot would serve the adjacent planned St. Joseph's Westside Family Health Center, which also has shared parking to the east of the building; and
- WHEREAS, the proposed parking lot has driveway access onto Gifford Street, a city street; the plan shows concrete sidewalk along the public right-of-way crossing the driveway; and
- WHEREAS, the Site Plan reflects the installation of stormwater infiltration infrastructure beneath the parking lot; and
- WHEREAS, per the NYS Historic Preservation Office in correspondence to SOCPA dated September 2012, the neighborhood derives much of its original physical character and cultural identity from the mid-to late- 19th century residential and industrial development; the two homes proposed for demolition reflect that traditional character; 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 City and applicant are encouraged to continue to work together to ensure adequate consideration of screening, lighting, access and stormwater accommodations on this property, and continued coordination and planning to ensure the sustainability of remaining adjacent parcels and buildings.

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; Brian Donnelly - yes and Chester Dudzinski - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 04, 2013

OCPB Case # S-13-60

- 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 Onondaga Planning Board at the request of Sonbyrne Sales for the property located at 4848 East Avenue; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of NYS Route 175, a state highway, and Velasko Road, a county road; and
- WHEREAS, the applicant is proposing to subdivide a 0.395 acre parcel into two proposed lots, Lot 1 (0.366 acres) and Lot 2 (0.029 acres), in a Professional and Commercial Office (PCO) zoning district; and
- WHEREAS, the Board is concurrently reviewing a subdivision referral (S-13-61) for the parcel that would be combined with proposed Lot 2; and
- WHEREAS, the Board took no position with comment on a zone change referral (Z-13-74) on March 20, 2013 from PCO to Neighborhood Shopping (NS) in order to demolish three buildings and two sheds and construct a 5,500 square foot convenience store (Byrne Dairy) and 6-pump gas station with related parking lots; and
- WHEREAS, the preliminary plat dated August 7, 2013 shows that proposed Lot 2 will be combined with the adjacent parcel to the north (TM# 21.-5-25); and
- WHEREAS, aerial photography shows that proposed Lot 1 is vacant (paved or gravel) and shows existing buildings on the parcel that would be combined with proposed Lot 2; and
- WHEREAS, the plan shows that both proposed lots have frontage on East Avenue, a local road that ends just south of Route 175; and
- WHEREAS, the site is located in the Metropolitan Syracuse Wastewater Treatment Plant service area; per the Onondaga County Department of Water Environment Protection, sanitary sewer flow from this site is tributary to previously constructed combined sewers with active overflows; 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 municipal 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; Brian Donnelly - yes and Chester Dudzinski - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 04, 2013

OCPB Case # S-13-61

- 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 Onondaga Planning Board at the request of Sonbyrne Sales for the property located 4854 West Seneca Turnpike; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of NYS Route 175, a state highway, and Velasko Road, a county road; and
- WHEREAS, the applicant is proposing to subdivide 0.801 acres into two proposed lots, Lot 1 (0.508 acres) and Lot 2 (0.293 acres) in a Professional and Commercial Office (PCO) zoning district; and
- WHEREAS, the Board is concurrently reviewing a subdivision referral (S-13-60) for an adjacent parcel that would involve combining additional land with proposed Lot 1; and
- WHEREAS, the Board took no position with comment on a zone change referral (Z-13-74) on March 20, 2013 from PCO to Neighborhood Shopping (NS) in order to demolish three buildings and two sheds and construct a 5,500 square foot convenience store (Byrne Dairy) and 6-pump gas station with related parking lots; and
- WHEREAS, the preliminary plat dated August 7, 2013 shows that proposed Lot 2 would be combined with the adjacent Sonbyrne Sales parcel to the south; and
- WHEREAS, aerial photography shows existing buildings on proposed Lot 1 and a building on the adjacent lot that would be combined with proposed Lot 2; and
- WHEREAS, aerial photography shows that proposed Lot 1 has access to East Avenue, a local road that ends just south of Route 175, and the adjacent parcel with which proposed Lot 2 would be combined an existing driveway on Route 175; any existing or proposed access on Route 175 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 service area; per the Onondaga County Department of Water Environment Protection, sanitary sewer flow from this site is tributary to previously constructed combined sewers with active overflows; 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 municipal 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; Brian Donnelly - yes and Chester Dudzinski - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 04, 2013

OCPB Case # S-13-62

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SUBDIVISION from the Town of Lysander Planning Board at the request of Ronald Kohutanich for the property located on Lamson 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 Lamson Road, a county road, and a farm operation located in an agricultural district; and
- WHEREAS, the applicant is proposing to subdivide 59.565 acres into two proposed lots, Lot 1 (24.842 acres) and Lot 2 (34.723 acres), in an Agricultural zoning district; and
- WHEREAS, the final plan dated July 31, 2013 shows an existing house and barn on proposed Lot 1; the referral notice states that proposed Lot 2, which is primarily wooded, would be used for recreational (private) use; and
- WHEREAS, the plan shows two existing driveways on Lamson Road from proposed Lot 1 and a proposed driveway on Lamson Road from proposed Lot 2; any existing or proposed access on Lamson Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the plan states that proposed Lot 1 has an existing well and septic system and proposed Lot 2 is not a residential building lot under Onondaga County Health Department subdivision regulations and is therefore not approved by that department for residential use; and
- WHEREAS, the plan shows two areas, one on proposed Lot 1 and one on both proposed lots, identified as approximate locations of wetlands per the National Wetland Inventory Map; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; and
- WHEREAS, the applicant must obtain appropriate permits from the New York State Department of Environmental Conservation and/or the U.S. Army Corps of Engineers for any proposed development or drainage in State and/or Federal wetlands, respectively, and/or State wetland buffers on site; and
- WHEREAS, the referral included an Agricultural Data Statement; 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:

Access to proposed Lot 2 shall be contingent upon sight distance standards to meet the requirements of the Onondaga County Department of Transportation.

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



JOANNE M. MAHONEY
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Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 04, 2013

OCPB Case # S-13-63

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of Lysander Planning Board at the request of James Grady for the property located at 7378 Cross Lake Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Cross Lake Road, a county road; and
- WHEREAS, the applicant is proposing to subdivide 14.231 acres into two proposed lots, Lot 1 (2.000 acres) and Lot 2 (12.231 acres) in an Agricultural zoning district; and
- WHEREAS, the final plat dated August 1, 2013 shows an existing house, garage and shed on proposed Lot 1 and a concrete pad on proposed Lot 2; and
- WHEREAS, the plan shows two existing driveways on Cross Lake Road from proposed Lot 1 and a proposed driveway on Cross Lake Road from proposed Lot 2; any existing or proposed access on Cross Lake Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the plan states that Lot 1 has an existing well and septic system and Lot 2 is not a residential building lot under Onondaga County Health Department subdivision regulations; the well on Lot 1 appears to be under one of the driveways; and
- WHEREAS, the plan shows a pond, and National Wetland Inventory maps indicate that this pond 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 Onondaga County Agricultural District map shows that both proposed lots are located in Agricultural District #3; the Agricultural Data Statement states that proposed Lot 2 will stay under cultivation; and

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

The applicant must obtain a driveway permit from the Onondaga County Department of Transportation for any proposed access on Cross Lake Road.

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; Brian Donnelly - yes and Chester Dudzinski - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 04, 2013

OCPB Case # S-13-64

- 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 Syracuse University for the property located at 1301-1487 E Colvin St/1408-1500 Lancaster Ave/312 & 400 Haffenden Rd/242 Morningside Terrace; 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 Meadowbrook, a county owned stream; and
- WHEREAS, the applicant is proposing to combine five existing tax parcels into a single lot for the construction of the proposed Syracuse University indoor football practice facility; and
- WHEREAS, the Board recently took No Position With Comment on a Project Site Review referral (Z-13-232) and a District Plan Amendment (Z-13-193) for the practice facility, recommending coordination with the Department of Water Environment Protection and opportunities for green infrastructure; and
- WHEREAS, the 102,300 square foot practice facility is planned on the site of an existing track and field within a 50+ acre Planned Institutional District (Manley PID); per the local application, the Manley PID contains Manley Field House, the Carmelo Anthony Practice Facility, Comstock Art Facility a restroom/concessions building, and the proposed football facility; and
- WHEREAS, the Final Resubdivision Plan revised August 12, 2013, shows parcels bordered by Lancaster Avenue, East Colvin Street and Comstock Avenue, combined into proposed Lot 1 (58 acres); and
- WHEREAS, the Plan shows a small 10' Niagara Mohawk utility easement near Comstock Avenue, and a 30' City of Syracuse Drainage Easement crossing significant portions of the proposed lot; Meadowbrook Creek is encased underground along this easement; 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; Brian Donnelly - yes and Chester Dudzinski - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 04, 2013

OCPB Case # S-13-65

- 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 Onondaga Planning Board at the request of Steve Infanti for the property located at 3600 Griffin 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 Griffin Road, a county road; and
- WHEREAS, the applicant is proposing to subdivide 80.738 acres into five proposed lots, Lot A (34.58 acres), Lot B (4.649 acres), Lot C (6.205 acres), Lot D (6.997 acres) and Lot E (28.307 acres), in a R-C zoning district; and
- WHEREAS, the resubdivision plan dated June 4, 2013 shows that proposed Lots C, D and E would be landlocked and the plan states that these parcels would be purchased by adjacent property owners; and
- WHEREAS, the plan shows an existing house and horse corrals on proposed Lot A; and
- WHEREAS, the plan shows an existing driveway on Griffin Road from proposed Lot A, and the plan shows that proposed Lot B would have frontage on Griffin Road; any existing or proposed access on Griffin Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the referral notice states that the site is served by public water and private septic system; a septic plan is on file with the Onondaga County Health Department for proposed Lot B, which was approved on August 15, 2013; and
- WHEREAS, the Onondaga County Agricultural District map shows that the entire site, except for the existing house location, is located in Agricultural District #1; and
- WHEREAS, the plan shows a creek running through proposed Lots A and B; 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 plan must show proposed Lots C, D, and E as combined with the adjacent parcels as stated on the plan.
2. The applicant must obtain a driveway permit from the Onondaga County Department of Transportation for any proposed access on Griffin Road.

The Board offers the following comments:

1. The Board encourages the Town to consider the potential long-term effects of subdivisions to create new residential lots in rural areas, including areas containing NYS agricultural district properties and in farm/agricultural zoning districts, as potential conflicts with agricultural operations, changes to the

rural character, reduction of open space and farmland, and impacts to road safety and mobility may cumulatively occur.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 04, 2013

OCPB Case # Z-13-257

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the City of Syracuse Board of Zoning Appeals at the request of Monique Winnett for the property located at 1222 Westmoreland Avenue; 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 Meadowbrook, a county owned stream; and
- WHEREAS, the applicant is requesting an area variance to maintain a 6 foot by 20 foot paved parking area located in the front yard setback in a Residential Class A-1 zoning district; and
- WHEREAS, the referral notices states that an area variance would be required as the existing pavement creates parking in the front yard setback area and the driveway exceeds the maximum 12 foot width; and
- WHEREAS, the survey revised on August 3, 2011 shows an existing house and driveway on Westmoreland Avenue, a city street; and
- WHEREAS, the survey shows an area of additional pavement located on the top of the driveway adjacent to the garage; a letter from the applicant dated June 17, 2013 states that the driveway allows two cars to park off the road and does not impact the 15 feet of driveway closest to the road; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 04, 2013

OCPB Case # Z-13-258

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Manlius Planning Board at the request of Morgan Management LLC for the property located at 7650-7666 Highbridge 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 Highbridge Road (Route 92), a state highway; and
- WHEREAS, the applicant is proposing construction of a mixed use building with retail (including Kinney Drugs), office and apartments on 3.72 acres in a PUD zoning district; and
- WHEREAS, the Board recommended modification of a zone change referral (Z-13-222) to amend the PUD on July 24, 2013 and took no position with comment on site plan (Z-11-27) and subdivision (S-11-10) referrals on February 2, 2011 and on a zone change referral (Z-10-248) on July 29, 2010; and
- WHEREAS, the layout plan revised July 26, 2013 shows a proposed two-story mixed use building with a Kinney store and additional retail and restaurant on the first floor and four apartments and office space on the second floor; and
- WHEREAS, the plan shows that the building would front on Route 92 with parking to the rear (67 spaces) and side (9 spaces) of the building, and the plan shows a pick-up window on the rear of the building; and
- WHEREAS, the plan shows a right-in restricted driveway on Route 92 and a driveway on Stickley Drive, a local road; any existing or proposed access on Route 92 must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the plan shows sidewalks along the Route 92 and Stickley Drive frontages and leading to the rear parking area, as well as a Limestone Gardens connector walk providing pedestrian access to the adjacent Limestone Gardens to the west; and
- WHEREAS, the plan shows two additional parcels to the east with a Key Bank and public parking lot that are part of the overall Madison Row development; the storm detention basin is primarily located on the parcel with the parking lot and a small portion of the basin is located on this site; and
- WHEREAS, images of proposed building elevations show that the mixed use building would be designed to appear as multiple building facades along the Route 92 frontage with large sidewalk-level windows to enhance the pedestrian experience; the elevations show that some of the windows on the Kinney building along Route 92 would be located high off the ground, and the areas of the Kinney building facing the parking areas would have high windows or completely lack windows; and

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

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

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

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

1. The Board encourages the applicant and the Village to continue working with the New York State Department of Transportation to address traffic and community character issues on this highly traveled NYS Route 92 corridor and the balance of providing State highway mobility within a traditional village context.
2. The New York State Department of Transportation requests that the applicant submit a comparison for full build-out of the impervious surface originally proposed versus the impervious surface proposed for the current site plan.
3. The Board encourages the Village, Town, State and local landowners to continue work toward a long-term redevelopment strategy within the Village core, including buildout scenarios that are matched with appropriate transportation, parking, stormwater and other solutions. The Syracuse Metropolitan Transportation Council and/or the Syracuse-Onondaga County Planning Agency are agencies that could facilitate and assist in a coordinated planning process.
4. A shared access and parking agreement should be established between the three PUD lots.
5. Responsibility for ownership and maintenance of the storm detention basin should be clearly established and funded.
6. The Board encourages the Village and applicant to work together to ensure a pedestrian-friendly corridor by adding deciduous street trees along Route 92 and enhancing the Kinney building façade with large sidewalk-level windows

along all sides of the building, particularly the Route 92 frontage.

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

8. 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; Brian Donnelly - yes and Chester Dudzinski - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 04, 2013

OCPB Case # Z-13-259

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of Richard F. Christiana for the property located at 7924 Oswego Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Owego Road (Route 57), a county road; and
- WHEREAS, the applicant is proposing to amend a site plan for commercial use of a small building located behind the main office structure on 1.763 acres in a NC-1 zoning district; and
- WHEREAS, the Board took no position with comment on a zone change referral (Z-13-103) on May 1, 2013 to change the zoning from O-1 to NC-1; and
- WHEREAS, the existing conditions site plan shows an existing 1,910 square foot office building, 840 square foot accessory structure, and parking area with 21 spaces; and
- WHEREAS, the plan states that there is no planned additional development on site and no area is being disturbed; and
- WHEREAS, the plan shows a driveway on Route 57, which must meet the requirements of the Onondaga County Department of Transportation; the referral included a permit from the Onondaga County Department of Transportation; and
- WHEREAS, the site is located in the Oak Orchard Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection (WEP), Oak Orchard Wastewater Treatment Plant's actual influent mass loading of Biochemical Oxygen Demand (BOD) has reached the design influent loading (limit) for this parameter for its State Pollutant Discharge Elimination System (SPDES) permit. All new connections within the Oak Orchard service area are temporarily suspended for a six (6) month period commencing April 1, 2013. The Commissioner of WEP may determine to extend the period of suspension as necessary to satisfy any NYSDEC directive requiring continuation of the suspension of further sewer connection approvals to Oak Orchard, pursuant to 6 NYCRR Part 750-2.9(C)(3)(ii); and

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

The Town and/or applicant must demonstrate that the increased sanitary flow for this project was previously accounted for in the original site plan in order for the Onondaga County Department of Water Environment Protection to

accept the additional BOD load at the Oak Orchard Wastewater Treatment Plant.

The 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; Brian Donnelly - yes and Chester Dudzinski - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 04, 2013

OCPB Case # Z-13-260

- 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 Bridge Street Commons LLC for the property located at 5841 Bridge 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 Erie Boulevard East, Bridge Street and Route 690, all state highways, and the municipal boundary between the Town of DeWitt and the Village of East Syracuse; and
- WHEREAS, the applicant is proposing to subdivide three existing tax parcels into four new lots in a Business zoning district in the Town of DeWitt; and
- WHEREAS, the Board recommended modification of a subdivision referral (S-12-25) from the Town of DeWitt on March 28, 2012, recommending traffic and drainage studies per the New York State Department of Transportation; the Board also offered several comments, such as encouraging development of an internal road network between Bridge Street and Erie Boulevard and requesting a coordinated review for this project; and
- WHEREAS, the subdivision map revised January 30, 2012 shows proposed Lot 1 (2.396 acres), Lot 2 (1.500 acres), Lot 3 (10.835 acres), and a fourth parcel that would convey 0.074 acres to Lot 2 and gain 0.458 acres from an existing parcel; and
- WHEREAS, the map shows that proposed Lot 1 would have frontage on Bridge Street and Kravec Drive, a local road, Lot 2 would have frontage on Bridge Street, and Lot 3 would have frontage on Erie Boulevard East and Kravec Drive; any existing or proposed access on Bridge Street or Erie Boulevard East must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the map shows New York State Department of Transportation and Town of DeWitt drainage easements, an Onondaga County sanitary sewer easement, and an NMPC right-of-way; and
- WHEREAS, the site is located on the edge of the Ley Creek Watershed and Onondaga County Drainage District in the Onondaga Lake Basin; projects that require a Stormwater Pollution Prevention Plan (SWPPP) within an Onondaga County Drainage District must submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection for review; and
- WHEREAS, NYS wetlands maps show substantial areas of wetland on site; the map does not show the wetland boundaries 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 Engineers for any proposed development or drainage in State and/or Federal wetlands, respectively, and/or State wetland buffers on site; and

WHEREAS, the site is located in the Metropolitan Syracuse Wastewater Treatment Plant service area; 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; Brian Donnelly - yes and Chester Dudzinski - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 04, 2013

OCPB Case # Z-13-261

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Planning Commission at the request of St Joseph's Hospital Health Center/ Nojaim Inc/ Alexander Prop West, LLC for the property located at 319.321.323.325.327,331&333 Gifford Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of project site plans and the site is located within 500 feet of West Street Arterial, a state highway; and
- WHEREAS, the applicant is proposing to modify a previously approved project site review to construct a 16,000 sf Health Center, to demolish two houses and construct an additional parking lot with landscaping and drainage on two parcels adjacent to the proposed Health Center; and
- WHEREAS, the Board is concurrently reviewing a Subdivision referral (S-13-59) to combine lots to support the project; and
- WHEREAS, in 2012, the Board offered modification of project referrals (Z-12-310, Z-13-311, S-13-76), citing coordination with City and State Departments of Transportation, and recommended pedestrian oriented design elements; and
- WHEREAS, per the local application and Site Plan dated July 25, 2013, the project would involve the demolition of two multi-story houses on 331 and 333 Gifford Street, and the construction of a 21 car parking lot, with perimeter landscape screening, a 4-6 foot chain link fence surrounding the parking lot, and sidewalks; and
- WHEREAS, the parking lot would serve the adjacent planned St. Joseph's Westside Family Health Center, which also has shared parking to the east of the building; and
- WHEREAS, the proposed parking lot has driveway access onto Gifford Street, a city street; the plan shows concrete sidewalk along the public right-of-way crossing the driveway; and
- WHEREAS, the Site Plan reflects the installation of stormwater infiltration infrastructure beneath the parking lot; and
- WHEREAS, per the NYS Historic Preservation Office in correspondence to SOCPA dated September 2012, the neighborhood derives much of its original physical character and cultural identity from the mid-to late- 19th century residential and industrial development; the two homes proposed for demolition reflect that traditional character; 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 City and applicant are encouraged to continue to work together to ensure adequate consideration of screening, lighting, access and stormwater accommodations on this property, and continued coordination and planning to ensure the sustainability of remaining adjacent parcels and buildings.

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; Brian Donnelly - yes and Chester Dudzinski - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 04, 2013

OCPB Case # Z-13-262

- 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 Feldmeier Equipment Inc. for the property located at 6800 Townline 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 the municipal boundary between the Town of Salina and Town of DeWitt and Townline Road, a county road; and
- WHEREAS, the applicant is proposing to construct at 60 foot by 150 foot dry storage facility on a 7.11 acre parcel in an Industrial zoning district; and
- WHEREAS, the plan dated June 3, 2013 shows an existing front building and back building and existing parking areas; the proposed storage building would be located adjacent to the back building; and
- WHEREAS, the plan shows that 60 feet of parking (6 spaces) would be added and 60 feet (6 spaces) would be removed near the proposed storage building; and
- WHEREAS, the plan shows two driveways on Townline Road; any existing or proposed access on Townline Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the plan shows that the site also has frontage on Earl Avenue to the south and 14th Street to the east, both local roads, and a permanent easement to the north; and
- WHEREAS, the plan shows a sewer easement running along the southern side of the lot and a 20 foot fire apparatus access road running around the back building; 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, per Onondaga County Water Authority (OCWA) records, there is an OCWA water main crossing this site and there are private hydrants on site; the plan does not show the OCWA water main or any private hydrants; and

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

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

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

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; Brian Donnelly - yes and Chester Dudzinski - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 04, 2013

OCPB Case # Z-13-263

- 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 WSYR News Channel 9 for the property located at 5904 Bridge 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 NYS Route 690 and Bridge Street, both state highways, and the municipal boundary between the Town of DeWitt and Village of East Syracuse; and
- WHEREAS, the applicant is proposing a one-story 3,850 square foot addition onto an existing building and a new parking area on a 3.61 acre parcel in a Hi-Tech zoning district; and
- WHEREAS, the site plan dated August 12, 2013 shows an existing building, the proposed addition on the north side of the building, a fenced satellite dish area, existing parking areas and a proposed new parking area with 28 spaces (117 total spaces); and
- WHEREAS, the plan shows a driveway on Bridge Street; the driveway actually leads to an internal access road, Marginal Road, that accesses Bridge Street at a signalized intersection; per the New York State Department of Transportation, this section of Bridge Street is "without access"; and
- WHEREAS, the plan shows drainage easement running through the site and an edge of water located along the northern property line; 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, if the proposed project cumulatively disturbs one acre or more of land, it must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity, and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality and the applicant must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water Permits; if the proposed project is located within the Onondaga Lake watershed the SWPPP must include Enhanced

Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual; and

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

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

The Board offers the following comments:

1. The 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 site plan should be revised to show that the road accessed by this parcel is Marginal Road, not Bridge Street. The section of Bridge Street in front of this site is "without access" per the New York State Department of Transportation.
3. The municipality and the applicant are encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure, and to visit the Onondaga County Save The Rain Program web site at <http://savetherain.us> and contact the Onondaga County Department of Water Environment Protection at 315-435-2260.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 04, 2013

OCPB Case # Z-13-264

- 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 Geddes Zoning Board of Appeals at the request of Bohler Engineering for the property located at 922 State Fair Boulevard; 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 State Fair Boulevard, a county road; and
- WHEREAS, the applicant is requesting area variances for a freestanding sign, parking spaces, and parking setbacks in order to build a 9,100 square foot retail store (Dollar General) on a 1.21 acre parcel in a Commercial zoning district; and
- WHEREAS, the Board recommended modification of a site plan referral (Z-13-220) on July 24, 2013; and
- WHEREAS, variances are required to increase the maximum allowable area for a freestanding sign from 25 square feet to 32 square feet, increase the maximum allowable height for a freestanding sign from 15 feet to 19 feet, increase the maximum total area for all signs from 100 square feet to 133 square feet, decrease the minimum parking requirement from 46 spaces to 32 spaces (with 8 land banked spaces for future parking if necessary), increase the maximum allowable drive aisle width from 24 feet to 36 feet, and allow parking in the 30 foot front yard setback that would vary in distance from 18.5 feet to 20.4 feet; and
- WHEREAS, the site plan revised August 14, 2013 shows the proposed building, 32 parking spaces, and a stormwater management area; and
- WHEREAS, the plan shows a proposed driveway on State Fair Boulevard directly across from Conklin Street, which must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the plan shows an ingress/egress easement running along the southern lot boundary for an adjacent parcel, and aerial photography shows a cross connection to this easement from the site; the plan shows that this connection would be closed and a 10 foot buffer would be established between this lot and the adjacent residential zoning district; and
- WHEREAS, the site is located in the Metropolitan Syracuse Wastewater Treatment Plant service area tributary to the Westside Pump Station; 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 municipal engineer must coordinate and offset any proposed increase in projected water usage with a 1:1 inflow/infiltration reduction project; and

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

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

1. The Onondaga County Department of Transportation has determined that the applicant is required to complete a traffic study, including a gap analysis at AM/PM peak hours or 7:00 - 9:00 AM and 4:00 - 6:00 PM, for full build-out relating to the proposed action to meet Department requirements and is required to first contact the Department to determine the scope of the study; the applicant must submit the traffic study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.
2. The applicant must obtain an access permit from the Onondaga County Department of Transportation.
3. The Onondaga County Department of Transportation has determined that the applicant must complete a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to meet Department requirements verifying that the proposed development would not create additional stormwater runoff into the County's drainage system and is required to first contact the Department to determine the scope of the study; the applicant must submit the drainage study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.
4. No parking shall be allowed in the County right-of-way per the Onondaga County Department of Transportation.

The Board offers the following comments:

1. The Onondaga County Department of Water Environment Protection recommends that the municipality and/or applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
2. The Board encourages the applicant and Town to maintain the existing connection with the adjacent ingress/egress easement.
3. The municipality and the applicant are encouraged to reduce stormwater

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

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

5. A lighting plan should be developed to prevent glare and spillover onto neighboring parcels and the highway.

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; Brian Donnelly - yes and Chester Dudzinski - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 04, 2013

OCPB Case # Z-13-265

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the City of Syracuse Planning Commission at the request of Syracuse Housing Authority for the property located at 1207-11 Almond 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 Interstate Route 81, a state highway; and
- WHEREAS, the applicant is proposing to modify a previously approved site plan review by removing 3 antennas, installing 9 new antennas, installing 15 remote radio units and installing 3 surge arrestors, cables and fibers from an existing rooftop wireless facility on a 3.8 acre parcel in Residential class B and Local Business Class A zoning districts; and
- WHEREAS, the site has frontage on Almond Street and East Taylor Street, both city streets, and Interstate 81; 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; Brian Donnelly - yes and Chester Dudzinski - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 04, 2013

OCPB Case # Z-13-266

- 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 Lysander Town Board at the request of Town of Lysander for the property located on Cold Springs Peninsula; 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 a Local Law to impose a temporary moratorium on zone changes within the Agricultural Residential AR-40 zoning district; and
- WHEREAS, per the proposed law, the moratorium would occur from the effective date of the proposed amendment until February 20, 2014, with the possibility of extensions of up to six months; and
- WHEREAS, the proposed law states " traffic, drainage and agricultural land protection concerns in the AR-40 zoning district and particularly on the Cold Springs Peninsula have been raised"; and
- WHEREAS, the law further states the Town Board proposes to consider possible changes to the zoning law and comprehensive plan for the Town in respect to the zoning district, and proposes to temporarily halt zone changes as a result; and
- WHEREAS, per the Town of Lysander Zoning Map, the AR-40 zoning district, which requires a 40,000 square foot minimum lot size, primarily occurs within the Cold Springs Peninsula, along Route 31 to the west of the Village of Baldwinsville, and along River Road in West Phoenix; and
- WHEREAS, the Town of Lysander has enacted a Transfer of Development Rights (TDR) program within the Town, which is currently being considered for changes or elimination; primary goals of the TDR program upon its inception included protecting farmland, minimizing infrastructure investments, and managing growth limitations on the Cold Springs Peninsula; and
- WHEREAS, recent development projects within the peninsula and AR-40 zoning district have been the Timber Banks planned development, YMCA and residential subdivisions; zone changes to R-20 and PUD have occurred on scattered locations on the peninsula; and
- WHEREAS, the AR-40 zoning district contains varying levels of public infrastructure, developed lands, farmland, and varying intensity of adjacent uses; and
- WHEREAS, recent Onondaga County Planning Board referrals have reflected transportation and sewer infrastructure constraints and the ability of existing systems to support significant additional development on the Cold Springs Peninsula, in particular the intersection of River Road and NYS Route 31; and
- WHEREAS, the County Planning Board also offered in recent referral recommendations "The Town is encouraged to continue to study and plan for land use on the Lysander peninsula, taking into consideration development pressures, limited

transportation routes, availability and proximity of services, agricultural land preservation and avoidance of costly expenditures for infrastructure. The Syracuse-Onondaga County Planning Agency is willing to facilitate a discussion between the Town, State and County agencies to further explore conditions and options;" and

WHEREAS, several parcels within the AR-40 zoning district are currently enrolled within the NYS Agricultural Districts program, which 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, 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

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

1. The Board supports the enactment of a moratorium for the purposes of carefully considering the appropriateness of local zoning in relationship to community goals and analysis of infrastructure capacity. The Board reiterates its willingness to participate in planning activities upon request, and offers to facilitate a discussion between the Town, State and County agencies to further explore conditions and options for infrastructure in the Town of Lysander.
2. The New York State Department of Agriculture and Markets encourages the Town to consult with the Department prior to enactment of any local laws, to ensure against conflicts with NYS Agricultural District protections for certified properties.

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; Brian Donnelly - yes and Chester Dudzinski - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 04, 2013

OCPB Case # Z-13-267

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Van Buren Town Board at the request of Big Red Towing for the property located at 3313 Walters Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zone change and the property is located within 500 feet of Walters Road and Van Buren Road, both county roads; and
- WHEREAS, the applicant is requesting a zone change of a 5 acre parcel from Industrial A (IN-A) to Overlay Zone Planned Industrial District (IND-P) to allow construction of a 8,000 square foot one story service building to house tow trucks and to perform minor service and repairs; and
- WHEREAS, the Board recommended modification of a site plan referral (Z-13-221) on July 24, 2013; modifications included obtaining an access permit from the Onondaga County Department of Transportation, providing ITE trip generation traffic figures and a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to the Onondaga County Department of Transportation, and obtaining Onondaga County Health Department approval of an individual sewage disposal plan prior to Town approval of the site plan; and
- WHEREAS, the topographic map dated February 18, 2013 shows that the site has frontage on Walters Road and Van Buren Road; any existing or proposed access on Walters Road or Van Buren Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the referral notice states that the site is not served by public water or sewer; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 04, 2013

OCPB Case # Z-13-268

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of Donald Wehrung for the property located at 4 Ethel 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 Onondaga County and Oswego County; and
- WHEREAS, the applicant is requesting an area variance to construct a one family house and garage in a RA-100 zoning district; and
- WHEREAS, the referral notice states that an area variance would be required to reduce front yard setback from the required 75 feet to 60 feet; and
- WHEREAS, the plot plan dated July 23, 2013 shows a proposed house with frontage on Ethel Road, a local road; and
- WHEREAS, the site has frontage on the Oneida River, and National Wetland Inventory maps indicate that this parcel may be located within federally-designated wetlands; 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 current FEMA Flood Insurance Rate Maps (FIRM) indicate that the entire parcel is in a Special Flood Hazard Area (SFHA); and
- WHEREAS, the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

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

1. The applicant must obtain approval from the Onondaga County Health Department for a septic system meeting current standards to service this property prior to Town approval of the area variance.
2. A formal wetland delineation must be conducted on site to determine the presence and location of any federal and/or state wetlands, and the delineated wetlands must be shown on the proposed subdivision plan.

The Board offers the following comment:

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

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; Brian Donnelly - yes and Chester Dudzinski - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 04, 2013

OCPB Case # Z-13-269

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of Vito Barletta for the property located at 7421 & 7443 Buckley 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 Buckley Road, a county road; and
- WHEREAS, the applicant is requesting an area variance to construct a senior housing complex with 130 units on two parcels totaling 14.02 acres in a R-SR zoning district; and
- WHEREAS, the Board took no position with comment on a zone change referral (Z-12-195) on May 30, 2012; and
- WHEREAS, the referral notices states that variances will be required to increase the allowable height of a principal structure from 35 feet to 49 feet, allow a detached accessory structure (dumpster enclosure) in front of a principal structure, and allow for a reduction in the driving aisle from 20 feet to 16 feet; and
- WHEREAS, the site plan dated June 12, 2013 shows four proposed three-story apartment buildings (one would also be an administrative building), a one-story lounge and courtyard in the middle of the four apartment buildings, a support restaurant, a support/maintenance building, garage buildings and parking areas with 261 total spaces, walking trails at the rear of the site, community gardens, and two dumpster enclosures; and
- WHEREAS, the plan shows a driveway on Buckley Road for the proposed senior housing complex, and it is unclear if additional access/parking will be proposed for the support restaurant; any existing or proposed access to Buckley Road must meet the requirements of the Onondaga County Department of Transportation, and the Department will allow only a single access on Buckley Road for the entire site; and
- WHEREAS, the plan shows sidewalks running around and between the buildings and to the restaurant, however, the plan does not show a sidewalk to Buckley Road or through the parking lot to the walking trail at the rear of 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; and

WHEREAS, the site is located in the Oak Orchard Wastewater Treatment Plant service area; and

WHEREAS, per the Onondaga County Department of Water Environment Protection (WEP), Oak Orchard Wastewater Treatment Plant's actual influent mass loading of Biochemical Oxygen Demand (BOD) has reached the design influent loading (limit) for this parameter for its State Pollutant Discharge Elimination System (SPDES) permit. All new connections within the Oak Orchard service area are temporarily suspended for a six (6) month period commencing April 1, 2013. The Commissioner of WEP may determine to extend the period of suspension as necessary to satisfy any NYSDEC directive requiring continuation of the suspension of further sewer connection approvals to Oak Orchard, pursuant to 6 NYCRR Part 750-2.9(C)(3)(ii); and

WHEREAS, per the Central New York Regional Transportation Authority (CENTRO), this site has no regular public transit service and is beyond 3/4 mile from the nearest regular bus line and therefore is not eligible for the Call-A-Bus demand responsive service; and

WHEREAS, the character of the surrounding area is primarily single-family homes; and

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

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

The Board offers the following comments:

1. 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 transit needs.
2. If the Town and applicant consider re-siting the proposed project, the Board encourages consideration of the neighborhood character as well as fire safety review by the local fire department.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 04, 2013

OCPB Case # Z-13-270

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Camillus Planning Board at the request of Dr. Mark Paciorek for the property located at 4981 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, a county road; and
- WHEREAS, the applicant is proposing to construct a new professional office building to be used as a dentist office on a vacant 0.96 acre parcel in a Limited Business Office (LBO) zoning district; and
- WHEREAS, the site layout plan dated August 7, 2013 shows a proposed 5,136 square foot office building, 34 parking spaces and a stormwater management area; and
- WHEREAS, the plan shows a proposed driveway on Bramley Drive, a local road, and the plan shows a cross connection with the adjacent parcel to the west the provides access to West Genesee through this parcel; any existing or proposed access on West Genesee Street must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the site is located in the Metropolitan Syracuse Wastewater Treatment Plant and Westside 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 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

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

The applicant must obtain a permit from the Onondaga County Department of Transportation for any work in the County right-of-way.

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. If the applicant prepares a Stormwater Pollution Prevention Plan (SWPPP) for the proposed project, the Onondaga County Department of Transportation requests a copy of the SWPPP.
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 Jokl and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Daniel Cupoli - yes; Robert Jokl - yes; Brian Donnelly - yes and Chester Dudzinski - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 04, 2013

OCPB Case # Z-13-271

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of Hammerschmidt Realty LLC for the property located at 6992 Route 31; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of NYS Route 31, a state highway, and Cicero Center Road, a county road; and
- WHEREAS, the applicant is proposed to demolish the former Cicero Center Methodist Church to renovate the existing community building and construct a 5,266 square foot addition on two parcels totaling 7.93 acres in an Agricultural zoning district; and
- WHEREAS, a project description states that the building would be used as a veterinary hospital, animal rehabilitation facility, doggy daycare facility, and animal boarding facility; and
- WHEREAS, the site plan dated August 21, 2013 shows the existing 4,485 square foot building and proposed 5,266 square foot building with a fenced lawn area and two parking areas (28 total spaces); and
- WHEREAS, the plan shows that the existing lot lines between the two parcels would be moved further to the east and south to create proposed Lot 1 (proposed veterinary hospital) and proposed Lot 2 (vacant); and
- WHEREAS, the plan shows two proposed driveways on Cicero Center Road, which must meet the requirements of the Onondaga County Department of Transportation; no access is shown on Route 31; and
- WHEREAS, the plan shows a proposed new septic field and bio-filter to the rear (east) of the existing building; and
- WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that a small portion of Lot 1 and larger portion of Lot 2 is in a Special Flood Hazard Area (SFHA); and
- WHEREAS, the plan shows a proposed drainage easement running from the southeast corner of Lot 1 at the location of the bio-filter and through Lot 2 to a ditch running through Lot 2; 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

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municipality to the Bureau of Water Permits; and

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

1. The applicant must obtain two driveway permits and a work in the right-of-way permit from the Onondaga County Department of Transportation.
2. The New York State Department of Transportation has determined that the applicant must provide the Department with ITE Trip Generation traffic figures and complete any appropriate mitigation as may be determined by the Department.
3. The Onondaga County and New York State Departments of Transportation have determined that the applicant must complete a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to meet the Departments' requirements verifying that the proposed development would not create additional stormwater runoff into the County and/or State drainage system and is required to first contact the Departments to determine the scope of the study; the applicant must submit the drainage study to the Departments for approval and complete any appropriate mitigation as may be determined by the Departments.
4. The Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to Department endorsement of this subdivision plan.

The Board offers the following comments:

1. The municipality is encouraged to minimize exposure to damage from natural hazards and uphold local flood ordinance requirements, as required for good standing in the National Flood Insurance Program, by ensuring that any proposed development would not negatively affect drainage patterns in or near the floodplain.
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 Jokl and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Daniel Cupoli - yes; Robert Jokl - yes; Brian Donnelly - yes and Chester Dudzinski - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 04, 2013

OCPB Case # Z-13-272

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Cicero Zoning Board of Appeals at the request of Thomas Woznica, Trustee for the property located at 7029 Island 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 Island Road and Cicero Center Road, both county roads; and
- WHEREAS, the applicant is requesting an area variance to subdivide a 38.06 acre parcel containing two residential properties into two proposed lots, a 0.92 acre parcel and a 37.14 acre parcel (residual lands), to create an individual parcel for each residence in an Agricultural zoning district; and
- WHEREAS, the referral notice states that variances would be required to create a 0.92 acre parcel where a minimum of 1.0 acre is required and to create a parcel with a lot depth of 161.19 feet where a minimum of 200 feet is required; and
- WHEREAS, the plan dated August 12, 2013 shows an existing house on the proposed 0.92 acre parcel and a house and two buildings on the proposed residual lands; and
- WHEREAS, the plan shows existing driveways on Island Road for both proposed lots and a 20 foot ingress and egress easement on the 0.92 acre parcel along the proposed lot boundary leading to the adjacent parcel to the north, and the proposed 0.92 acre parcel also has frontage on Cicero Center Road; any existing or proposed access on Island Road or Cicero Center Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the referral notice states that the site is served by public water and private septic system; and
- WHEREAS, the Onondaga County Agricultural District map shows that the entire site is located in Agricultural District #3; an Agricultural Data Statement was not included with the referral; and

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

The applicant must obtain a permit from the Onondaga County Department of Transportation for the 20 foot ingress and egress easement accessing Island Road.

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; Brian Donnelly - yes and Chester Dudzinski - abstained.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 04, 2013

OCPB Case # Z-13-273

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Cicero Planning Board at the request of 7561 East Taft Road for the property located at 7561 East Taft 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 Taft Road, a county road; and
- WHEREAS, the applicant is proposing to construct a 50 foot by 100 foot pole barn for cold storage on a vacant 4.96 acre parcel in an Agricultural (AG) zoning district; and
- WHEREAS, the simple site plan revised August 22, 2013 shows a proposed 5,000 square foot storage building; and
- WHEREAS, the plan shows a proposed gravel drive on East Taft Road to the proposed building and an existing gravel drive on East Taft Road west of the building; any existing or proposed access on East Taft Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the plan shows an area of New York State Department of Environmental Conservation (NYSDEC) and U.S. Army Corps of Engineers (USACE) wetlands and the 100 foot state wetland buffer on the northwest portion of the site; and
- WHEREAS, the plan states that the wetlands shown hereon were scanned from the record NYSDEC Freshwater and National Wetlands Inventory Maps; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; and
- WHEREAS, the applicant must obtain appropriate permits from the New York State Department of Environmental Conservation and/or the U.S. Army Corps of Engineers for any proposed development or drainage in State and/or Federal wetlands, respectively, and/or State wetland buffers on site; and
- WHEREAS, the plan shows a proposed silt fence running along the north and east side of the proposed building and driveway; and
- WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that the entire site is located in a Special Flood Hazard Area (SFHA); and
- WHEREAS, the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and
- WHEREAS, the referral notice states that a septic system would be needed; it is unclear if any indoor plumbing or a septic system are proposed for the 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 applicant must obtain a permit from the Onondaga County Department of Transportation for the proposed gravel drive on East Taft Road, and the existing gravel drive to the west of the proposed drive must be closed.
2. 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 offers the following comments:

1. Per the Onondaga County Health Department, a sewage disposal plan must be approved by the Department for any proposed construction that requires inside plumbing.
2. The municipality is encouraged to minimize exposure to damage from natural hazards and uphold local flood ordinance requirements, as required for good standing in the National Flood Insurance Program, by ensuring that any proposed development would not negatively affect drainage patterns in or near the floodplain.
3. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 04, 2013

OCPB Case # Z-13-274

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Cicero Zoning Board of Appeals at the request of Michael Scuderi for the property located at 7655 Glenview Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Thompson Road, a county road; and
- WHEREAS, the applicant is requesting an area variance to construct a 12 foot by 16 foot storage shed on a 0.2 acre residential parcel in an R-15 zoning district; and
- WHEREAS, the referral notice states that a variance is required to locate the proposed shed 16 feet from the street line where a minimum of 30 feet is required; and
- WHEREAS, the plan dated August 10, 2013 shows an existing house, future patio, and proposed shed to the west of the house; and
- WHEREAS, the plan shows a driveway and future driveway on Sunset Place, a local road; the lot also has frontage on Glenview Drive, a local road; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 04, 2013

OCPB Case # Z-13-275

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Cicero Zoning Board of Appeals at the request of Carl & Mary Ellen Reistrom for the property located at 9170 Beach 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 Onondaga and Oswego Counties; and
- WHEREAS, the applicant is requesting an area variance to remove an existing seasonal residence and construct a year-round modular house on a 0.14 acre parcel in a R-10 zoning district; and
- WHEREAS, the referral notice states that a variance is required as the proposed structure would be located 25 feet from the street line where a minimum of 30 feet is required; and
- WHEREAS, the plot plan dated July 18, 2013 shows a proposed house and deck with frontage on Oneida Lake and Beach Road, a local road; and
- WHEREAS, the plan shows a parcel located across Beach Road under the same ownership, which is largely located in New York State Department of Environmental Conservation and U.S. Army Corps of Engineers wetlands; the wetlands and 100 foot wetland buffer are not shown on the plan; and
- WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that the entire site is located in a Special Flood Hazard Area (SFHA); and
- WHEREAS, the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and
- WHEREAS, the referral notice states that the site is served by public water and sewer; the site is located in the Brewerton Wastewater Treatment Plant service area; and

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

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

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

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natural hazards and uphold local flood ordinance requirements, as required for good standing in the National Flood Insurance Program, by ensuring that any proposed development would not negatively affect drainage patterns in or near the floodplain.

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; Brian Donnelly - yes and Chester Dudzinski - yes.