



# Onondaga County Planning Board

September 30, 2015

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

## I. ATTENDANCE

### MEMBERS PRESENT

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

### STAFF PRESENT

Megan Costa  
Gilly Cantor  
Don Jordan  
Robin Coon

### GUESTS PRESENT

Rustan Petrela

## II. CALL TO ORDER

The meeting was called to order at 11:00 AM on September 30, 2015

## III. MINUTES

Minutes from September 9, 2015 were submitted for approval. Daniel Cupoli made a motion to accept the minutes. Chester Dudzinski seconded the motion. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Brian Donnelly - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Chester Dudzinski - yes.

### OTHER BUSINESS

Rustan Petrela presented the Onondaga County 2016-2021 Capital Improvement Plan to the Planning Board. A motion was made by Daniel Cupoli to accept the Capital Improvement Plan. Brian Donnelly seconded the motion. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Brian Donnelly - yes; Daniel Cupoli - yes; Robert Antonacci - no; Chester Dudzinski - no.

Discussion initiated by Mr. Antonacci regarding coordination between the Planning and Economic Development departments.

Update from staff regarding the posting of minutes online.

See attached documents for a summary of the above discussion and a copy of the resolution endorsing the Capital Improvement Plan.

## IV. ACTIONS ON GML SECTION 239 REFERRALS

### Summary

S-15-72	TMarPB	No Position With Comment	S-15-73	TLafPB	Extension Granted
S-15-74	TCamPB	Modification	S-15-75	TCamPB	Modification
Z-15-337	CSyrPB	No Position	Z-15-338	TSkaPB	Modification
Z-15-339	TGedTB	No Position	Z-15-340	TVanPB	Modification
Z-15-341	TVanPB	Modification	Z-15-342	TSkaPB	No Position With Comment
Z-15-343	TSkaPB	No Position With Comment	Z-15-344	TSkaPB	No Position With Comment
Z-15-345	TSkaPB	No Position With Comment	Z-15-346	CSyrPB	No Position With Comment
Z-15-347	TClapB	No Position	Z-15-348	TCicZBA	Modification
Z-15-349	TDewPB	Modification	Z-15-350	TDewPB	Extension Granted
Z-15-351	TDewPB	Extension Granted	Z-15-352	TDewPB	No Position
Z-15-353	VBalVB	No Position With Comment	Z-15-354	VBalVB	Approval

## OCPB Meeting Minutes – September 30, 2015

### Discussion Items

#### Capital Improvement Plan 2016-2021: Presentation from Rustan Petrela, Deputy Commissioner of Onondaga County Department of Facilities Management

- Mr. Petrela outlined key elements of the Tentative CIP to the Board and staff.
  - 68% of this CIP is focused on maintenance.
  - The scope of the plan has been decreased from \$629 million dollars to \$476.5 million dollars, primarily due to the Onondaga Lake West Shore project which accounted for nearly \$80 million which is now authorized, as well as the authorization of some of the OCC projects, changes in scope, more accurate cost estimates in several WEP projects, and some other projects having been authorized.
  - Local project requests have decreased.
  - New projects related to planning and infrastructure include:
    - *Oblique Aerial Digital Imagery Refresh (\$299,000)*: updated digital imagery for Pictometry/GIS purposes
    - *Public Safety Radio Tower Replacement (\$494,000)*: one in the Town of Marcellus and one in the Town of Onondaga
    - *Northwestern Area Wastewater Conveyance Improvements (\$3,775,000)*: improvements to the northwestern portion of the Metropolitan Wastewater Treatment Plant service area to serve industrial zoned areas in portions of the Towns of Geddes, Van Buren, and Lysander to address capacity issues at the Baldwinsville Seneca Knolls Wastewater Treatment Plant and provide capacity for future economic growth
- Board members inquired about several projects:
  - *Beach Development at Onondaga Lake Park (\$300,000)*: It was explained that this project is for a study to explore feasibility of adding a beach to the parks system and to determine possible locations, amenities, and cost estimates.
  - *Carnegie Library Rehabilitation (\$600,000)*: It was explained that funding for this project will not be requested until 2017. Mr. Antonacci expressed that he cannot support this project given the results of his office's audit and the County's increasing debt load. Mr. Petrela noted that this document represents the intention to ask the Legislature for funding of individual projects, not the commitment of the actual funds.
  - *Sales tax revenue sharing*: Mr. Dudzinski noted that since the County stopped sharing sales tax revenue with the Towns, they have spent more on County projects. Without the sales tax revenue, the Towns are unable to support local improvements projects, particularly related to infrastructure. He further noted that the Villages receive support in lieu of sales tax, but the Towns do not, and would like the County to reconsider this practice.
- Mr. Morris asked for a motion to vote on the 2016-2021 Tentative CIP.
  - The motion was made by Mr. Cupoli and seconded by Mr. Donnelly.
  - The votes were recorded as follows: Mr. Morris – yes; Mr. Cupoli – yes; Mr. Donnelly – yes; Mr. Jokl – yes; Mr. Antonacci – no; Mr. Dudzinski – no.
  - The motion passed 4 to 2 and a resolution was issued.

## Coordination between Planning and Economic Development

- The Board discussed potential conflicts and opportunities for coordination between SOCPA, the OCPB, Economic Development, and OCIDA.
  - Mr. Antonacci brought up the recent tax breaks approved by OCIDA for the expansion of luxury apartments in the Radisson Community in Lysander.
  - Mr. Antonacci additionally raised concerns regarding the Board modifying projects to reflect required traffic studies for industrial and large commercial projects which the County is simultaneously seeking to incentivize.
    - Mr. Donnelly noted that traffic studies help determine if any mitigations are required to make a project feasible/minimize negative impacts to existing and future developments. Studies also provide due diligence to protect public resources and not repeat past errors.
    - Mr. Donnelly further noted that studies have a limited shelf life. Studies for longstanding development sites may need updating to reflect new conditions.
    - The Board expressed interest in Planning and Economic Development discussing ways to approach DOT requirements without jeopardizing desired investment and job growth.
  - Staff agreed to pursue discussion of the above issues with Economic Development representatives.

## Posting of Minutes

- Staff outlined proposed changes to posting of meeting minutes on the website.
  - Upon consultation with Open Meetings Law, minutes must be prepared and made available within two weeks of the meeting date. Draft minutes may be posted if approved minutes are not available in that time frame.
    - Staff shall begin posting draft minutes to the website in advance of Board adoption, to be replaced with final minutes once approved.
  - Additionally, the name of the referring municipal board has been added to the minutes cover sheet so individuals may more easily identify case numbers by municipality.



Joanne M. Mahoney  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## Onondaga County Planning Board Resolution Concerning the 2016 to 2021 Capital Improvement Plan

WHEREAS, pursuant to the Administrative Code of the County of Onondaga, Section 6.02 (d), the Onondaga County Planning Board has reviewed the 2016 – 2021 Tentative Capital Improvement Plan; and

WHEREAS, debt management remains a high priority in the 2016 – 2021 Tentative Capital Improvement Plan; and

WHEREAS, the projects proposed in the 2016 – 2021 Tentative Capital Improvement Plan emphasize the maintenance of existing county facilities and transportation assets, stewardship of the natural environment, and sound fiscal management; and

WHEREAS, the goals and policies of Onondaga County's comprehensive plan, the *2010 Development Guide and Framework For Growth in Onondaga County*, support economic growth, an attractive community, well maintained and cost effective infrastructure, stewardship of natural resources, investment in existing communities, and sustainable development practices; and

WHEREAS, the 2016 – 2021 Tentative Capital Improvement Plan is consistent with the goals and policies of the *2010 Development Guide* for Onondaga County; and

WHEREAS, the Capital Improvement Plan provides an effective means of communicating the intention of the County of Onondaga with respect to planned capital investments; and

NOW, THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board endorses the 2016–2021 Tentative Capital Improvement Plan.

Douglas Morris, Chairman  
Onondaga County Planning Board  
September 30, 2015



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 30, 2015

OCPB Case # S-15-72

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Marcellus Planning Board at the request of Helen Schneider for the property located at 2054 Old 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 Old Seneca Turnpike and North West Townline Road, both county roads, the municipal boundary between the Town of Skaneateles and the Town of Marcellus, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing a lot line adjustment between two parcels totaling 5.8 acres in a Residential (R1) zoning district, in order to locate a gas line on the property it serves; and
- WHEREAS, the Subdivision and Boundary Survey dated August 14, 2015 shows 0.17 acres of land from proposed 3.85-acre tax parcel 014.-01-02.0 will be added along the western and southern boundaries of proposed 1.95-acre tax parcel 014.-01-03.0 (12' and 6' of land, respectively); and
- WHEREAS, the survey shows tax parcel 014.-01-02.0 is vacant and tax parcel 014.-01-03.0 contains an existing two-story stone residence and detached one-story garage; per the referral materials, no development is proposed for either lot at this time; and
- WHEREAS, the survey shows both lots with frontage on Old Seneca Turnpike, and the residential lot with an existing driveway on Old Seneca Turnpike, which must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the site is served by public water and private septic system and is located outside the Onondaga County Sanitary District; the Environmental Assessment Form dated August 31, 2015 notes a septic system would be required if the vacant parcel is developed in the future; and
- WHEREAS, the Onondaga County Agricultural Districts map shows the site is located near several farmed properties in New York State Agricultural District 2; and
- WHEREAS, per § 305-a of the New York State Agriculture and Markets Law, any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on property within a New York State Certified Agricultural District containing a farm operation or property with boundaries within 500 feet of a farm operation located in an Agricultural District shall include an Agricultural Data Statement; and
- WHEREAS, per GML § 239-nn, the legislative body or other authorized body having

jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; 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 Town is advised to require an Agricultural Data Statement from the applicant prior to approving the proposed lot line adjustment application, per state law.
2. The Town and applicant are advised to contact the Onondaga County Department of Transportation at (315) 435-3205 for any future access to Old Seneca Turnpike.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 30, 2015

OCPB Case # S-15-73

- 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 LaFayette Planning Board at the request of Deborah J. West for the property located at 3845 Eager 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 Eager Road, a county road, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing a lot line adjustment between two parcels totaling 11.27 acres in an Agricultural-Residential (AR) zoning district, in order to construct a garage that meets setback requirements on one of the resulting lots; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has obtained an EXTENSION from the referring municipality as commented below.

Per an email from the Town Clerk dated September 17, 2015, the current application will remain incomplete until a new survey is received from the applicant and forwarded to the Board for review. Therefore, the Board has been granted an extension to act on this referral at the meeting scheduled on October 21, 2015, or at a later agreed upon date should the survey not meet the filing deadline of October 9, 2015.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 30, 2015

OCPB Case # S-15-74

- 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 Camillus Planning Board at the request of Sam Pitcher for the property located at 2739 Warners 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 Warners Road, a county road, and the municipal boundary between the Town of Camillus and the Town of Van Buren; and
- WHEREAS, the applicant is proposing to convert five parcels totaling 7.295 acres into four new lots to be sold in a Residential (R-3) zoning district; and
- WHEREAS, the Preliminary Plan dated June 18, 2015 shows four proposed lots each with at least 80 feet of frontage and access on Warners Road: proposed New Lot 1-A (0.41 acres), New Lot 1-B (0.376 acres), New Lot 1-C (4.651 acres), and proposed New Lot 1-E (1.858 acres); and
- WHEREAS, the plan shows an existing garage on New Lot 1-A, an existing house on New Lot 1-B, and three sheds on New Lot 1-C; per aerial photography, the rear portion of New Lots 1-C and 1-E contain cleared land and some wooded land along the adjacent railroad tracks; and
- WHEREAS, the plan shows two gravel driveways on New Lot 1-A, one which appears to be shared with a house on the adjacent parcel to the west, and one which leads back through New Lot 1-C and connects with an asphalt drive on New Lot 1-E; the plan further shows an asphalt driveway spanning New Lots 1-B and 1-C; any existing or proposed access to Warners Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, per the Onondaga County Department of Transportation, a minimum of 100 feet is required between driveways located on the same parcel, and parcels with two driveways must have a minimum of 150 feet of frontage; and
- WHEREAS, the plan shows the edge of a pond located on New Lot 1-C and the approximate location of a federal wetland boundary around the shoreline; the applicant must obtain appropriate permits from the U.S. Army Corps of Engineers for any proposed development or drainage in federal wetlands on site; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and
- WHEREAS, the site has access to public water and is located outside the Onondaga



County Sanitary District; and

WHEREAS, the plan shows percolation tests on New Lot 1-E; per the Onondaga County Health Department, a sewage disposal plan for proposed New Lot 1-C was approved on July 28, 2015; and

WHEREAS, per aerial photography, the site is located in a rural area with an increasing number of frontage residential lots surrounded by larger lots containing active farmland, including farms in New York State Agricultural District 3; and

WHEREAS, per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; 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. Per the Onondaga County Department of Transportation, the existing access on Warners Road on proposed New Lot 1-A does not meet Department requirements for multiple accesses to a single parcel. The Town and applicant must contact the Department at (315) 435-3205 to bring all existing and proposed access to Warners Road up to Department standards, and the plan must be modified to reflect all driveway requirements.
2. Per the Onondaga County Department of Transportation, any existing or proposed shared driveways must have access agreements and maintenance responsibilities added to the deeds.
3. Per the Onondaga County Health Department, all septic system information, including percolation rates, must be removed from the subdivision plan. The Department must formally accept or approve, respectively, any existing or proposed septic system to service all vacant lots under five acres prior to Department endorsement of the plan.

The Board also offers the following comments:

1. Per the Onondaga County Department of Transportation, the Town and applicant are advised that a permit is required prior to any proposed work in the County right-of-way.
2. The Board encourages the Town to carefully consider the potential long-term effects of subdividing road frontage lots within rural areas, as it can have negative effects on agricultural viability, scenic viewsheds and habitats, and road safety and mobility. Gradual changes in area character can also lead to increased local government spending on infrastructure and service provision to new areas.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 30, 2015

OCPB Case # S-15-75

- 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 Camillus Planning Board at the request of Jan & Barbara Raczka for the property located at 3717 Warners 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 Warners Road, a county road; and
- WHEREAS, the applicant is proposing to subdivide a 1.528-acre parcel into two new lots, New Lot 3717A (0.593 acres) and New Lot 3717B (0.936 acres), in a Residential (R-3) zoning district in order to construct a house on New Lot 3717A; and
- WHEREAS, the Location Survey revised August 31, 2015 shows an existing two-story frame house on New Lot 3717B and a foundation location on New Lot 3717A; and
- WHEREAS, the survey shows New Lot 3717A with 30' of frontage and the end of two driveways on Warners Road which split to serve the adjacent lots on each side: one is a gravel driveway partially located on New Lot 3717A which serves the lot to the east, and one is an asphalt driveway with a turnaround on New Lot 3717A and leads to the existing house on New Lot 3717B; any existing or proposed access to Warners Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, per aerial photography, there appears to be a steep grade between Warners Road and the existing house on New Lot 3717B and the survey shows a staircase leading to the road; and
- WHEREAS, the site is served by public water and sewers and is located in the Metropolitan Wastewater Treatment Plant and Westside Pump Station service areas; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at [www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html); and
- WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; 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. Per the Onondaga County Department of Transportation, the existing driveways on Warners Road do not meet Department standards. The Town and applicant must contact the Department at (315) 435-3205 to bring all existing and proposed access to Warners Road up to Department standards, and the plan must be modified to reflect all driveway requirements.
2. Per the Onondaga County Department of Transportation, any existing or proposed shared driveways or turnarounds must have access agreements and maintenance responsibilities added to the deeds.

The Board also offers the following comment:

1. Per the Onondaga County Department of Transportation, the Town and applicant are advised that no additional access to Warners Road will be permitted and a permit is required prior to any proposed work in the County right-of-way.
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 30, 2015

OCPB Case # Z-15-337

- 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 David Harding for the property located at 2 Technology Place in the Town of DeWitt; 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 Fly Road, a county road, and Interstate Route 481, a state highway; and
- WHEREAS, the applicant is proposing to combine two lots into one parcel (10.406 acres) in a High-Tech (H-T) zoning district, as part of the Inficon building expansion; and
- WHEREAS, the Board previously offered no position on a final subdivision referral (S-14-52) and recommended modification of two site plan referrals (Z-14-97 and Z-14-131) and an area variance referral (Z-14-132) for the Inficon building expansion project, citing traffic study requirements and wastewater infrastructure coordination; and
- WHEREAS, the prior site plan referral materials identified the project as a 69,000 square foot single-story building expansion (and "Future Potential 40' Building Addition") on the subject parcels and a reconfiguration of parking on a portion of a National Grid substation property to the south and on a vacant parcel south of the National Grid parcel; and
- WHEREAS, the Subdivision Map dated and approved by the Town in June 2014 shows the applicant is proposing to combine existing tax parcels 029.-02-30.3 (6.57 acres) and 029.-02-30.4 (3.836 acres) which contain the existing building as well as existing parking and stormwater detention for the site; parking areas to the south on adjacent parcels are not proposed as part of the re-subdivision; and
- WHEREAS, the map shows existing driveways on Technology Place and Benedict Road to serve the northern parking area and drop-offs; the new reconfigured parking area (not shown on subdivision plan) will include two driveways onto Benedict Road, one for employee traffic and one for shipping and receiving truck traffic; Technology Place and Benedict Road are both local roads which have sole access onto Fly Road, a county road; the map shows the site is adjacent to Interstate Route 481; and
- WHEREAS, the plan shows an abandoned 20' drainage easement per a Town of DeWitt resolution from October 6, 2014 which is located along the National Grid Boundary and along the former parcel boundary; and
- WHEREAS, the proposed project may disturb one acre or more of land and must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) and the applicant must

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submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the DEC 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 of construction plans with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the New York State Department of Environmental Conservation Bureau of Water Permits; the proposed project is located within the Onondaga Lake watershed and the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual as specified in the SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001); and

WHEREAS, the Onondaga County Department of Transportation requests a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies be submitted to the Department for review; and

WHEREAS, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; Inficon is an existing permitted industrial user; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at [www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html); and

WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 30, 2015

OCPB Case # Z-15-338

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Skaneateles Planning Board at the request of Michele Gardner & Jessie Carbone for the property located at 1410 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of East Genesee Street (U.S. Route 20), a state highway; and
- WHEREAS, the applicant is requesting a special permit to establish a CrossFit Facility in an existing commercial building on a 2.15-acre lot in Highway Commercial and Lake Watershed Overlay (HC and LWOD) zoning districts; and
- WHEREAS, the Board previously recommended modification of special permit referrals (Z-05-56 and Z-07-132) to operate prior businesses in the existing building with requirements to pave the driveway, review the adequacy of the existing septic system, and obtain approval from the City of Syracuse Department of Water; and
- WHEREAS, the referral materials note that the facility will offer adult and children's training with an average class size of 5 to 10 people, that the mostly vacant building will require minor cosmetic changes to the interior, and that no changes to the exterior are proposed; and
- WHEREAS, a plan from 2002 was submitted with the referral for reference purposes only and shows two existing buildings, a crushed gravel parking area with 21 spaces, and additional cleared space for vehicles; the application materials state there are 25 parking spaces available for clients; and
- WHEREAS, the plan shows an existing driveway on U.S. Route 20 which appears to be gravel, per aerial photography; any existing or proposed access to U.S. Route 20 must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the plan shows the location of a seasonal watercourse which crosses the lot between the two buildings, which New York State Department of Environmental Conservation data indicates is a tributary of Skaneateles Lake; and
- WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that the developed portion of this parcel is in a Special Flood Hazard Area (SFHA); 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, per the referral materials, the site is served by village water and sewers; a letter dated August 28, 2015 from the Village Board to the Town of Skaneateles Planning Board notes the Village Board of Skaneateles unanimously approved the change of use as the applicants anticipate no increase in sewer use beyond the two existing bathrooms; and

WHEREAS, the plan shows an existing 5'10" x 4' sign (7' high) in the front yard; per the plan and aerial photography, the site is located at the edge of the commercial area with no sidewalks just east of the Village of Skaneateles; and

WHEREAS, the recently adopted 2015 Skaneateles Joint Comprehensive Plan emphasizes the enhancement of the Town/Village gateway areas to create higher density, mixed use, and walkable neighborhoods compatible and connected with adjacent village development patterns; the plan notes commercial and industrial properties should locate parking in the rear and side yards which is well-screened from the road and adjacent properties, and that traditional street network with connecting sidewalks should be incentivized and encouraged; 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. Per the New York State Department of Transportation, the portion of the driveway located in the State right-of-way must be paved per Department requirements, and the applicant must obtain a highway work permit for work in the State right-of-way.
2. The Skaneateles Watershed Rules and Regulations require that the applicant consult with the City of Syracuse Water Department prior to commencing this project.

The Board also offers the following comment:

The Board encourages the Town to consider the proposal in the context of its location at the gateway to the Village. The Town should ensure that any proposed changes enhance the character at this important location and considerations should include locating all parking behind the building, incorporating adequate natural screening of parking, and installing sidewalks.

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





JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 30, 2015

OCPB Case # Z-15-339

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Geddes Town Board at the request of Jonathan Bennett for the property located at 100 Farrell 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 State Fair Boulevard (New York State Route 48), a state highway, John Glenn Boulevard and Stiles Road, both county roads, and the municipal boundary between the Town of Geddes and the Town of Van Buren; and
- WHEREAS, the applicant is proposing to separate an existing 145-room two-story hotel building into two separate hotel buildings as well as construct a lobby addition and reconfigure the driveway and parking lot on a 9.22-acres lot in an Industrial A(IA) zoning district; and
- WHEREAS, the Site Plan dated July 12, 2015 shows the existing hotel building to be split into Building No. 1 with 93 guest rooms and Building No. 2 with 52 guest rooms (newer documents indicate 45 rooms), a proposed lobby/vestibule addition and porte-cochere attached to Building No. 2, an existing one-story building next to building No. 1 (Marcella's Restaurant), and an existing pool and courtyard area between the buildings; and
- WHEREAS, the plan shows existing parking and internal drives around the buildings which would be extended along with additional parking to create a loop around the entire site; and
- WHEREAS, the plan shows the site has frontage and three existing driveways on Farrell Road, a local road; 8' wide landscape isle with curbs are proposed along the southernmost driveway; and
- WHEREAS, the Environmental Assessment Form (EAF) dated September 2, 2015 notes 0.05 acres will be physically disturbed by the project and that the existing storm water system is to remain; and
- WHEREAS, the site is served by public water and sewer and is located in the Baldwinsville Seneca-Knolls service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at [www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html); and
- WHEREAS, per aerial photography, the rear of the property is cleared lawn and the site appears to be buffered from adjacent commercial and industrial properties by trees or vertical hedgerows; the referral materials note the amount of landscape square footage will increase due to the addition of the parking aisle

buffers and a landscape berm in the location of the removed building section;  
and

WHEREAS, aerial photography further shows a very tall freestanding sign with a thick base situated within a planter at the middle driveway entrance; no signage details were submitted with the plan; and

WHEREAS, per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 30, 2015

OCPB Case # Z-15-340

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Van Buren Planning Board at the request of Tessy Plastics Corporation for the property located at 7474 State Fair Boulevard; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of State Fair Boulevard (New York State Route 48), a state highway, and O'Brien Road, a county road; and
- WHEREAS, the applicant is proposing to construct a 173,500 square foot warehouse addition to an existing manufacturing facility (Tessy Plastics) along with a 100,000 square foot future addition, modified drive lanes, and additional employee parking and truck bays on 57.73-acre lot in an Industrial A (IN-A) zoning district; and
- WHEREAS, the Board previously recommended modification of a site plan referral (Z-14-396) for an earlier version of this project, requiring traffic and drainage studies; the Board previously recommended modification of a subdivision referral (S-10-61) which created two lots that appear to have been recently recombined into the subject parcel, citing that access to State Fair Boulevard must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the Final Site Plan dated August 2015 shows an existing 271,658 square foot metal and block building with 79 existing parking spaces and 15 existing loading docks, the proposed addition with 11 rear loading docks with a proposed adjacent employee parking lot (78 spaces), the location of the future warehouse addition with accompanying loading docks, and a reconfigured internal 25' wide drive lane forming a loop around the existing and proposed buildings; and
- WHEREAS, the plan shows the developed portion of the site with frontage and one right-in only and one right-out only driveway on State Fair Boulevard, both of which must meet the requirements of the New York State Department of Transportation; the plan shows additional access points from the internal drive lane onto the adjacent parcel to the west, which appears to be part of the overall facility, per aerial photography; and
- WHEREAS, the plan shows railroad tracks along the rear of the site (CSX NY Central Lines) and vacant wooded land on the eastern half of the site which is surrounded by residential parcels; two small pieces of frontage on Van Ness Road and one piece of frontage on State Fair Boulevard are shown, all of which are located between existing residential properties; the plan further shows a landlocked parcel within the wooded land along with the approximate location of an existing access easement which contains an existing driveway on Van Ness

Road North, per aerial photography; and

WHEREAS, the Environmental Assessment Form dated August 28, 2015 indicates 14 acres will be physically disturbed, 3 acres of trees will be removed, and 9 acres of impervious surface will be created by the project; the EAF notes: "Runoff from developed areas of the site will be directed to stormwater management facilities, while all other areas will be allowed to discharge similar to existing conditions"; the plan shows a proposed "micropool" stormwater management area and a bioretention area "to serve as forebay"; and

WHEREAS, the proposed project may disturb one acre or more of land and must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the DEC 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 of construction plans with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the New York State Department of Environmental Conservation Bureau of Water Permits; and

WHEREAS, the EAF notes the Seneca River, federal wetlands (PFO1A), and state wetlands (BAL-21) are located near the project site; the plan states none are on site, per DEC and US Fish and Wildlife; 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; the EAF further indicates that the site is located over, or immediately adjoining, primary and principal aquifers; and

WHEREAS, the EAF notes that the site of the proposed action contains a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and

WHEREAS, the EAF notes the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; the site is near the Seneca River which is part of the historic Erie Canalway National Heritage Corridor; and

WHEREAS, the site is served by public water and sewer and is located in the Baldwinsville-Seneca Knolls Wastewater Treatment Plant service area; the EAF notes existing water and sewer service lines will be extended to serve the addition; per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at [www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html); and

WHEREAS, per the plan and aerial photography, there is existing lawn along the State Fair Boulevard frontage and no landscaping or buffering for residential properties facing and adjacent to the site; and

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

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

E-mail Address: [countyplanning@ongov.net](mailto:countyplanning@ongov.net)

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

1. The New York State Department of Transportation has determined that the applicant must complete a Traffic Impact Study (TIS) for full build out to meet Department requirements and is required to 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. A copy of the traffic study should also be submitted to the Onondaga County Department of Transportation for review.
2. The municipality must submit copies of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the New York State and Onondaga County Departments of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Departments.

The Board also offers the following comments:

1. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
2. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
3. Per the New York State Department of Environmental Conservation (NYS DEC), if a proposed project is in an area containing threatened or endangered species and/or associated habitats, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional NYS DEC Division of Environmental Permits office.
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. The Town and applicant are strongly encouraged to add vertical landscape screening along State Fair Boulevard and along the side yards of adjacent houses.

**The motion was made by Robert Jokl and seconded by Daniel Cupoli. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Brian Donnelly - yes; Daniel Cupoli - yes; Robert Antonacci - no; Chester Dudzinski - yes.**



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 30, 2015

OCPB Case # Z-15-341

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Van Buren Planning Board at the request of Brown's Moving & Storage Co., Inc. for the property located at 6950 Winchell 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 Interstate Route 90 (New York State Thruway), a state highway, and Winchell Road, a county road; and
- WHEREAS, the applicant is proposing to operate a moving and storage company in an existing vacant warehouse building and to construct a 2,800 square foot accessory Quonset hut to be used for vehicle maintenance on a 4.91-acre lot in a Planned Unit (PUD) zoning district; and
- WHEREAS, the Site Plan dated August 31, 2015 shows a cleared gravel lot to contain an existing 40,800 square foot warehouse, the proposed 35' x 80' Quonset hut, a proposed visitor parking lot (17 spaces), parking for staff around the building (23 spaces), 17 proposed spaces for trucks and trailers, a proposed truck scale, and proposed chain link fence (6' high) around the site; and
- WHEREAS, the plan shows power lines running across the site in the location of the proposed visitor parking lot, north of which is land owned by the New York State Thruway; and
- WHEREAS, the plan shows the site with frontage and an existing driveway on Winchell Road on a 40-foot wide access easement partially located on the vacant lot to the north; the driveway is proposed to be paved and reconfigured to lead back to the visitor parking lot with an additional access point via 30' wide slide gate to the gravel area west of the warehouse building; and
- WHEREAS, the plan further shows three existing access points onto a paved driveway on Winchell Road which is shared with the adjacent hotel (Holiday Inn Express); the northernmost access point serving the Quonset hut is proposed to be paved, and 28' wide slide gates are proposed for the remaining two access points; and
- WHEREAS, the Environmental Assessment Form dated August 31, 2015 notes 0.5 acres will be physically disturbed by the project, with storm water discharged directed to existing roadside swales; and
- WHEREAS, the EAF notes the site or land adjoining the site contains wetlands or other regulated waterbodies; wetland maps indicate potential federal wetlands on adjacent parcels; and
- WHEREAS, the EAF notes the site the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; and

WHEREAS, the site is served by public water and sewers which currently flow to the Metropolitan Wastewater Treatment Plant and Westside Pump Station service areas; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at [www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html); and

WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; 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. A drainage and grading plan must be provided to the New York State Thruway Authority for review, and the Town and applicant are advised that no increase to the amount of site drainage entering onto the Thruway as a result of this construction will be permitted.
2. The Onondaga County Department of Transportation has determined that the applicant must provide the Department with ITE Trip Generation traffic figures and complete any appropriate mitigation as may be determined by the Department.

The Board also offers the following comments:

1. Per the Onondaga County Department of Transportation, the Town and applicant are advised that no additional access to Winchell Road will be permitted, and a permit will be required for any proposed driveways and prior to any proposed work within a county road right-of-way.
2. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
3. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
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; Robert Jokl - yes; Brian Donnelly - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Chester Dudzinski - yes.**





JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 30, 2015

OCPB Case # Z-15-342

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Skaneateles Planning Board at the request of Micheline Yuan for the property located at 3257 East Lake Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Lake Road (New York State Route 41), a state highway, Pork Street, a county road, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing to redevelop the shoreline at an existing residence on a preexisting non-conforming 2.3-acre lot in Rural and Farming and Lakefront Watershed Overlay (RF and LWOD) zoning districts, including relocating a shed and gazebo outside the 50-foot lake yard setback and adding a seawall for erosion control; and
- WHEREAS, the Board is concurrently reviewing a special permit referral for this project (Z-15-343); a special permit is required redevelop a non-conforming lot and to construct and modify shoreline structures within 50 feet of the lake line; and
- WHEREAS, the Site Plan dated September 1, 2015 shows an existing two-story frame house, detached frame garage, existing shoreline structures to be removed (shed, steps, and deck), an existing shoreline gazebo to be relocated out of the lake line setback, a proposed 16' x 8' shed outside the lake line setback, and a proposed 600 square foot permeable paver patio with steps and a 100' long limestone rock wall to be placed along the shoreline; and
- WHEREAS, a 15' waterline easement is shown on the plan leading to 30' of lake frontage which the application materials indicate to be shared with two other property owners; and
- WHEREAS, the plan shows an existing gravel driveway on East Lake Road with portions near the house and garage to be removed; any existing or proposed access to East Lake Road must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the plan states impermeable surface coverage will be decreased from 11.5% to 11%; the narrative notes the applicant is prepared to make a contribution to the Town's Land and Development Rights Acquisition Fund to compensate for not meeting the 10% requirement; and
- WHEREAS, the Environmental Assessment Form dated September 1, 2015 notes the site is located in the 100 year floodplain; FEMA Flood Insurance Rate Maps (FIRM) and wetland maps indicate that the shoreline is in a Special Flood Hazard Area (SFHA) and may contain federal wetlands; the application included a permit issued by the NYS DEC for the retaining wall effective July 15, 2015; and
- WHEREAS, the application further notes the City of Syracuse Water Department has been

contacted as of September 1, 2015 and the applicant is awaiting a response;  
and

WHEREAS, the site is served by private water and septic; a hand drawn septic area is shown on the plan located north of the house; and

WHEREAS, the Onondaga County Agricultural Districts map shows the site is located near farmed properties in New York State Agricultural District 2; and

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

The Town is advised to ensure all City of Syracuse Department of Water conditions are met prior to approving the proposed application.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 30, 2015

OCPB Case # Z-15-343

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Skaneateles Planning Board at the request of Micheline Yuan for the property located at 3257 East Lake Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of East Lake Road (New York State Route 41), a state highway, Pork Street, a county road, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is requesting a special permit to redevelop the shoreline at an existing residence on a preexisting non-conforming 2.3-acre lot in Rural and Farming and Lakefront Watershed Overlay (RF and LWOD) zoning districts, including relocating a shed and gazebo outside the 50' lake yard setback and adding a seawall for erosion control; and
- WHEREAS, the Board is concurrently reviewing a site plan referral for this project (Z-15-342); a special permit is required redevelop a non-conforming lot and to construct and modify shoreline structures within 50 feet of the lake line; and
- WHEREAS, the Site Plan dated September 1, 2015 shows an existing two-story frame house, detached frame garage, existing shoreline structures to be removed (shed, steps, and deck), an existing shoreline gazebo to be relocated out of the lake line setback, a proposed 16' x 8' shed outside the lake line setback, and a proposed 600 square foot permeable paver patio with steps and a 100' long limestone rock wall to be placed along the shoreline; and
- WHEREAS, a 15' waterline easement is shown on the plan leading to 30' of lake frontage which the application materials indicate to be shared with two other property owners; and
- WHEREAS, the plan shows an existing gravel driveway on East Lake Road with portions near the house and garage to be removed; any existing or proposed access to East Lake Road must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the plan states impermeable surface coverage will be decreased from 11.5% to 11%; the narrative notes the applicant is prepared to make a contribution to the Town's Land and Development Rights Acquisition Fund to compensate for not meeting the 10% requirement; and
- WHEREAS, the Environmental Assessment Form dated September 1, 2015 notes the site is located in the 100 year floodplain; FEMA Flood Insurance Rate Maps (FIRM) and wetland maps indicate that the shoreline is in a Special Flood Hazard Area (SFHA) and may contain federal wetlands; the application included a permit issued by the NYS DEC for the retaining wall effective July 15, 2015; and
- WHEREAS, the application further notes the City of Syracuse Water Department has been

contacted as of September 1, 2015 and the applicant is awaiting a response;  
and

WHEREAS, the site is served by private water and septic; a hand drawn septic area is shown on the plan located north of the house; and

WHEREAS, the Onondaga County Agricultural Districts map shows the site is located near farmed properties in New York State Agricultural District 2; and

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

The Town is advised to ensure all City of Syracuse Department of Water conditions are met prior to approving the proposed application.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 30, 2015

OCPB Case # Z-15-344

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Skaneateles Planning Board at the request of Thomas Potter for the property located at 3173 East Lake Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of New York State Route 41 (East Lake Road), a state highway, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is proposing to construct a shoreline retaining wall for erosion control at an existing residence on a 0.92-acre lot in Rural and Farming and Lakefront Watershed Overlay (RF and LWOD) zoning districts; and
- WHEREAS, the Board is concurrently reviewing a special permit referral for this project (Z-15-345); a special permit is required for the construction of shoreline structures within 10 feet of the lake line; and
- WHEREAS, the Land Survey dated March 10, 2009 shows an existing frame house and detached frame garage on a landlocked parcel on Skaneateles Lake; the Proposed Retaining Wall Plan dated August 25, 2015 shows the shoreline of the site which has existing dock and existing planting beds, trees, and scrub, a proposed 2' high retaining wall with a proposed boat launch; and
- WHEREAS, the survey shows an existing right-of-way to East Lake Road which is shared with the adjacent parcel to the south; per aerial photography, the driveway also appears to be shared with the frontage parcel to the east along East Lake Road; the town application materials state the applicant reached out to the New York State Department of Transportation on August 27, 2015 and the Department had no concerns; and
- WHEREAS, the Environmental Assessment Form dated September 1, 2015 notes the site is located in the 100 year floodplain; FEMA Flood Insurance Rate Maps (FIRM) and wetland maps indicate that the shoreline is in a Special Flood Hazard Area (SFHA) and may contain federal wetlands; the application notes the NYS DEC and the US Army Corps of Engineers have been contacted as of August 31, 2015 and the applicant is awaiting a response; and
- WHEREAS, the application further notes the City of Syracuse Water Department has been contacted as of August 31, 2015 and the applicant is awaiting a response; and
- WHEREAS, the site is served by private water and septic; the survey shows one septic easement on the subject parcel and one on the adjacent parcel to the south; and
- WHEREAS, the Onondaga County Agricultural Districts map shows the site is located near farmed properties in New York State Agricultural District 2; and

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

The Town is advised to ensure all conditions are met and approvals are obtained from the City of Syracuse Department of Water, the New York State Department of Environmental Conservation, and the U.S. Army Corps of Engineers prior to approving the proposed application.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 30, 2015

OCPB Case # Z-15-345

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Skaneateles Planning Board at the request of Thomas Potter for the property located at 3173 East Lake Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of East Lake Road (New York State Route 41), a state highway, and a farm operation in an agricultural district; and
- WHEREAS, the applicant is requesting a special permit to construct a shoreline retaining wall for erosion control at an existing residence on a 0.92-acre lot in Rural and Farming and Lakefront Watershed Overlay (RF and LWOD) zoning districts; and
- WHEREAS, the Board is concurrently reviewing a site plan referral for this project (Z-15-344); a special permit is required for the construction of shoreline structures within 10 feet of the lake line; and
- WHEREAS, the Land Survey dated March 10, 2009 shows an existing frame house and detached frame garage on a landlocked parcel on Skaneateles Lake; the Proposed Retaining Wall Plan dated August 25, 2015 shows the shoreline of the site which has existing dock and existing planting beds, trees, and scrub, a proposed 2' high retaining wall with a proposed boat launch; and
- WHEREAS, the survey shows an existing right-of-way to East Lake Road which is shared with the adjacent parcel to the south; per aerial photography, the driveway also appears to be shared with the frontage parcel to the east along East Lake Road; the town application materials state the applicant reached out to the New York State Department of Transportation on August 27, 2015 and the Department had no concerns; and
- WHEREAS, the Environmental Assessment Form dated September 1, 2015 notes the site is located in the 100 year floodplain; FEMA Flood Insurance Rate Maps (FIRM) and wetland maps indicate that the shoreline is in a Special Flood Hazard Area (SFHA) and may contain federal wetlands; the application notes the NYS DEC and the US Army Corps of Engineers have been contacted as of August 31, 2015 and the applicant is awaiting a response; and
- WHEREAS, the application further notes the City of Syracuse Water Department has been contacted as of August 31, 2015 and the applicant is awaiting a response; and
- WHEREAS, the site is served by private water and septic; the survey shows one septic easement on the subject parcel and one on the adjacent parcel to the south; and
- WHEREAS, the Onondaga County Agricultural Districts map shows the site is located near farmed properties in New York State Agricultural District 2; and

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

The Town is advised to ensure all conditions are met and approvals are obtained from the City of Syracuse Department of Water, the New York State Department of Environmental Conservation, and the U.S. Army Corps of Engineers prior to approving the proposed application.

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





JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 30, 2015

OCPB Case # Z-15-346

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of Michael Orso for the property located at 638 West Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Interstate Route 690, a state highway; and
- WHEREAS, the applicant is requesting a special permit to replace the face of an existing monument sign with an LED message box at an existing collision repair shop (Nick Orso's Body Shop) on a 1.39-acre parcel in Commercial Class A (CA) zoning district; and
- WHEREAS, aerial photography shows the site is located along the commercial West Genesee Street corridor between a surface parking lot housing car sales inventory and a church buffered by vertical hedgerows; and
- WHEREAS, the Location Survey revised February 11, 1999 shows an existing one-story concrete block and brick building and one-story brick building on a paved lot with fenced frontage on West Belden Avenue to the north; and
- WHEREAS, per the survey and aerial photography, the site has two existing driveways on West Genesee Street and one curb cut on West Belden Avenue which does not appear to be used; both frontages show concrete sidewalks and the West Genesee Street right-of-way includes brick pavers and street trees; and
- WHEREAS, the referral materials including images of the existing sign indicate the existing 3' high monument base/planter will remain, and a proposed 8' x 8' LED message box will replace the existing unlit sign face which appears to be shorter overall; and
- WHEREAS, per city code, a maximum of 40 square feet of signage is permitted and animated signs with images and messages of a duration less than four seconds are not permitted; 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 Board encourages the City to limit the size of the proposed sign per existing code, and further advises the City to update its sign ordinance with additional limitations on electronic messaging signs in order to prevent visual clutter and maintain safety along major corridors.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 30, 2015

OCPB Case # Z-15-347

- 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 Hiawatha Plaza Assoc., Inc. for the property located at 7365 Oswego Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Oswego Road (Route 57), Long Branch Road, and John Glenn Boulevard, all county roads, and the municipal boundary between the Town of Clay and the Town of Salina; and
- WHEREAS, the applicant is proposing minor exterior changes, façade renovations, and interior renovations to an existing commercial outbuilding in a retail plaza (Glenn Crossing) on an 11.14-acre lot in a Regional Commercial (RC-1) zoning district, in order to open an urgent care facility (5 Star Urgent Care); and
- WHEREAS, the Board previously offered no position in 2004 on various referrals for projects in the Glenn Crossing plaza (S-04-135, Z-04-273, Z-04-274, and Z-04-312); and
- WHEREAS, a survey revised June 4, 2013 shows an existing retail plaza with two large attached masonry buildings set behind a large parking lot and a row of smaller buildings along Oswego Road, some of which are located on plaza outparcels; aerial photography and the referral materials indicate the proposed urgent care facility would be located in a frame building between the existing Hess Station to the south and the plaza's main Oswego Road entrance to the north; and
- WHEREAS, the Site Plans and Details dated September 9, 2015 shows two small building additions, proposed new concrete pavement and ramps, and 48 existing parking spaces (separate from the main plaza parking lot); and
- WHEREAS, the plan shows an ingress and egress easement leading to the adjacent gas station outparcel and access to an internal plaza road which access the main entrance on Oswego Road and must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the application materials note the proposed facility would have hours from 8am to 8pm every day, 20 part-time employees, and 50 customers per day, with no significant increase in traffic from the previous building use anticipated; and
- WHEREAS, the Environmental Assessment Form dated September 8, 2015 notes drainage will flow to existing structures located on-site; and
- WHEREAS, the EAF notes the site or land adjoining the site may contain wetlands or other regulated waterbodies, threatened or endangered species or associated habitats, and the site is located in an archaeological sensitive area; and
- WHEREAS, the site is served by public water and sewer and is located in the Wetzel Road

Wastewater Treatment Plant service area; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at [www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html); and

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 30, 2015

OCPB Case # Z-15-348

- 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 Beth Wallace Powell for the property located at 8578 Whiting 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 Whiting Road and South Bay Road, both county roads; and
- WHEREAS, the applicant is requesting an area variance to construct a 36' x 48' post frame cold storage building for antique cars on a vacant 1.54-acre lot in an Agricultural (AG) zoning district; and
- WHEREAS, per the referral notice, a minimum of two acres in lot area is required for nonresidential uses in this district; and
- WHEREAS, a survey dated May 6, 2014 and a hand-drawn sketch show the proposed storage building with a proposed 12' driveway on South Bay Road in the location of an existing culvert and possible dirt drive; any existing or proposed access to South Bay Road must meet the commercial requirements of the Onondaga County Department of Transportation; and
- WHEREAS, per aerial photography, surrounding properties include vacant wooded land, active farmland, and residential properties; and
- WHEREAS, the EAF notes no water or wastewater connections are proposed for the project; and

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

Per the Onondaga County Department of Transportation, the proposed 12-foot wide driveway on South Bay Road does not meet Department commercial standards. The Town and applicant must contact the Department at (315) 435-3205 to bring the proposed driveway up to Department standards, and the plan must be modified to reflect all driveway requirements.

The Board also offers the following comment:

Per the Onondaga County Department of Transportation, the Town and applicant are advised that access to South Bay Road will be determined by the availability of sight distance, and the applicant is required to obtain a permit for any proposed driveways and prior to any proposed work within a county road right-of-way.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 30, 2015

OCPB Case # Z-15-349

- 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 Safety Kleen for the property located at 6741 V.I.P. Parkway; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Molloy Road, a county road; and
- WHEREAS, the applicant is proposing to construct a 75' x 65' garage and add parking at an existing waste processing facility on a 4.774-acre lot in an Industrial zoning district; and
- WHEREAS, the Site Plan dated June 26, 2015 shows an existing masonry and metal building (12,898 square feet) at the front of the site with a proposed 156 square foot addition, a proposed garage (4,875 square feet) at the rear of the site, 55 existing parking spaces (44 for employees and visitors and 11 for large trucks), and a proposed expansion of a parking lot in front of the proposed garage and in a few other locations on site (9 additional employee and visitor spaces, 13 additional large truck spaces, 10 new light truck/van spaces, 5 new trailer spaces, and 5 new spaces for trailers and tows); and
- WHEREAS, the plan shows the site with two existing driveways on V.I.P. Parkway, a local road which ends at East Molloy Road, a county road; and
- WHEREAS, a statement of use on the plan notes the site will "continue to be used for warehousing, including storage of flammable and combustible liquids in drums and bulk storage tanks for solvent, oils and petroleum products"; and
- WHEREAS, the Environmental Assessment Form dated August 28, 2015 notes 1.4 acres will be physically disturbed by the project and a grading plan was submitted with the referral; and
- WHEREAS, the proposed project may disturb one acre or more of land and must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the DEC 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 of construction plans with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the New York State Department of Environmental Conservation Bureau of Water Permits; the proposed project is located within the Onondaga Lake watershed and the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual as specified in the SPDES General Permit for

Stormwater Discharges from Construction Activity (GP-0-10-001); and

WHEREAS, the EAF notes the site or an adjoining property has been the subject of ongoing or completed remediation for hazardous waste; and

WHEREAS, the plan states the garage will connect to all utilities; the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at [www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html); and

WHEREAS, the Onondaga County Department of Water Environment Protection has determined that the submitted project is located in an area designated as flow constrained or impacted by excessive wet weather flow or is tributary to a Combined Sewer Overflow (CSO); unless it can be demonstrated that anticipated flows will not exceed previous flows, the project applicant is required to offset any additional sanitary flow in excess of the most recent land use; the applicant must develop a 1 gallon to 1 gallon offset plan/project in coordination with the municipal engineer; a letter confirming the acceptance of the offset plan must be submitted to the Department of Water Environment Protection documenting the offset plan; and

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

1. The Onondaga County Department of Transportation has determined that the applicant must provide the Department with ITE Trip Generation traffic figures at East Molloy Road and V.I.P. Parkway, and complete any appropriate mitigation as may be determined by the Department.
2. The municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department.

The Board also offers the following comments:

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



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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 30, 2015

OCPB Case # Z-15-350

- 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 Dig Safely New York, Inc. for the property located at 6706 Collamer 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 Collamer Road (New York State Route 298), a state highway, and Fly Road, a county road; and
- WHEREAS, the applicant is proposing to install an underground facilities training site on a 4.14-acre lot containing an existing residence in a High-Tech (H-T) zoning district; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has obtained an EXTENSION from the referring municipality as commented below.

Per an email from the Town of DeWitt Director of Planning & Zoning dated September 22, 2015, the current application will remain incomplete until further information from the applicant regarding proposed access and parking is submitted and forwarded to the Board for review. Therefore, the Board has been granted an extension to act on this referral at the meeting scheduled on October 21, 2015, or at a later agreed upon date should the survey not meet the filing deadline of October 9, 2015.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 30, 2015

OCPB Case # Z-15-351

- 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 Magnum Properties Company, LLC for the property located at 6834 Kirkville 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 Interstate Route 481, a state highway, Kirkville Road, a county road, and the municipal boundary between the Town of DeWitt and the Village of East Syracuse; and
- WHEREAS, the applicant is proposing a filling and grading project on approximately 35 acres of a vacant 71.31-acre lot in a High-Tech (H-T) zoning district; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has obtained an EXTENSION from the referring municipality as commented below.

Per an email from the Town of DeWitt Director of Planning & Zoning dated September 22, 2015, the current application will remain incomplete until a Full Environmental Assessment Form is submitted by the applicant and forwarded to the Board for review. Therefore, the Board has been granted an extension to act on this referral at the meeting scheduled on October 21, 2015, or at a later agreed upon date should the survey not meet the filing deadline of October 9, 2015.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 30, 2015

OCPB Case # Z-15-352

- 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 Veterinary Medical Center for the property located at 5841 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 Bridge Street, a state highway; and
- WHEREAS, the applicant is proposing to install a freestanding monument sign at an existing multi-tenant building site (AT&T Wireless Store and Veterinary Medical Center) on a 2.783-acre lot containing in a Business zoning district; and
- WHEREAS, a Boundary Survey Map dated May 2, 2014 shows an existing building at an angle along Bridge Street, an existing asphalt parking lot on the south side of the building, and an existing parking lot on the north side of the building which continues onto the adjacent parcel; and
- WHEREAS, the proposed sign location is hand drawn on the survey in a lawn area between the parking lot and Bridge Street; per the New York State Department of Transportation, the proposed sign may not impede sight distance; and
- WHEREAS, signage imagery revised November 14, 2015 shows a proposed 65.5" x 44" double-sided internally illuminated sign box (20 square feet) with push-thru acrylic letters and translucent green/digital print vinyl on a 24" high dark gray stone base surrounded by small plantings; and
- WHEREAS, the survey shows the site with two existing driveways on Bridge Street, both of which must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the survey shows a 50' wide Town of DeWitt Drainage Easement running north/south along the rear of the parcel and the end of a 24' wide New York State Department of Transportation Drainage/Cross Access Easement, both of which continue onto the adjacent bank parcel to the southwest (Community Bank); a proposed 30' wide continuation of the Cross Access Easement is shown along the boundary with the bank parcel; and

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

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 30, 2015

OCPB Case # Z-15-353

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Village of Baldwinsville Village Board at the request of Village of Baldwinsville for the property located on the northeast corner of Tappan Street and Canton Street; 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 the site is located within 500 feet of New York State Route 48 (Syracuse Street), and the municipal boundary within the Village of Baldwinsville between the Town of Van Buren and the Town of Lysander; and
- WHEREAS, the applicant is requesting a zone change from Residential (R-1) to Business (B-1) on five parcels totaling approximately one acre, in order to allow mixed uses on the block and expand the existing B-1 district; and
- WHEREAS, per the referral materials and village zoning maps, each of the subject parcels contains an existing house (primarily multi-family rentals), and the remainder of the block bordered by Canton Street, Tappan Street, Water Street, and Syracuse Street (New York State Route 48) is currently in the B-1 district and includes a church, restaurant, and mixed-use retail/residential uses; properties across Tappan Street and Canton Street include townhome style housing and other small-lot residences; and
- WHEREAS, per a narrative submitted with the Environmental Assessment Form, this area makes up the "Water Street Area" as defined in a 2006 Strategic Development Plan, which recommended that existing two-story wood frame structures be enhanced and modified for mixed use, such as cafes or small retail establishments on the first floor; and
- WHEREAS, per village code, in addition to uses permitted in residential districts, the B-1 district allows retail stores, shops, banks, business offices, personal service establishments, restaurants (excluding drive-ins), mortuaries, hotels, motels, theaters, and recreation establishments; and
- WHEREAS, per aerial photography, each house has an existing residential driveway and continuous concrete sidewalks; the church and businesses on the block are served by large side and rear parking areas and concrete sidewalks which do not continue through all of the driveways; and
- WHEREAS, per the EAF narrative, traffic issues are not anticipated as the business uses would be of minimal size, and parking is needed for the occupants of the buildings, and if there are applications for a change in use, site plan approval will be required and on site parking would be arranged; the narrative further notes there is off-site parking available on Tappan Street; and
- WHEREAS, per village code, parking for mixed use site depends on the primary and other uses, shared parking and payment in lieu of parking is permitted, and parking

may be located in front, side, or rear yards in the B-1 district; and  
WHEREAS, the overall block faces a historic lock (Lock 24) and includes parcels on the Seneca River which is part of the historic Erie Canalway National Heritage Corridor; per the New York State Office of Parks, Recreation & Historic Preservation, the Heritage Area System is a state-local partnership established to preserve and develop areas that have special significance to New York State; and  
WHEREAS, the parcels are currently served by village water and sewers; 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 Board encourages the incorporation of mixed uses on the subject parcels, given their location between the existing business district and surrounding residential neighborhood. Should the Village approve the zone change, the plan for the next stage of development should include the following:

1. The Board and the New York State Department of Transportation encourage the Village to require cross-access between properties, as driveways which meet commercial standards may be difficult to achieve in this location and cross-access will help minimize the number of curb cuts and ensure safety and ease of access for customers and residents.
2. As the subject properties are converted for mixed use, the Village is encouraged to take into consideration surrounding residential character by maintaining building density and by protecting against demolitions for parking.
3. The Board further advises the Village to minimize additional parking by exploring opportunities for shared parking for the entire block.

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



JOANNE M. MAHONEY  
COUNTY EXECUTIVE

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 30, 2015

OCPB Case # Z-15-354

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Village of Baldwinsville Village Board at the request of Village of Baldwinsville for the property located in the center of the Village at the corners of Genesee Street and Oswego and Syracuse Streets; 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 the site is located within 500 feet of West and East Genesee Streets (New York State Route 31/370) and Oswego and Syracuse Streets (New York State Route 48), both state highways; and
- WHEREAS, the applicant is proposing to create the Four Corners Overlay District to be applied to approximately 3.5 acres in the center of the Village of Baldwinsville, in order to provide and encourage principles of traditional neighborhood design; and
- WHEREAS, the subject parcels are located along Oswego Street (New York State Route 48) just north and south of the four corners intersection with East Genesee Street (New York State Route 31/370), including three parcels on Mill Island on Syracuse Street (Route 48), along with five parcels along West Genesee Street and River Street, a local road west of the four corners intersection; and
- WHEREAS, per the referral materials, the underlying zoning in the historic main street downtown area is currently Business (B-2) and the area includes a mix of retail, office, civic, restaurant, and other service business buildings, many with upper floor residential uses; and
- WHEREAS, per the Purpose and Intent of the Four Corners Overlay District, the district's purpose is "to promise the preservation and rehabilitation of these historic civic and mixed-use buildings and insure new infill construction is consistent with the historic character of the District... and to also encourage and enhance the principles of 'traditional neighborhood design', which calls for a mixtures of uses, improved walkability/connectivity, enhancement of neighborhood appeal, and preservation of community character"; and
- WHEREAS, the code notes the proposed standards are "in accordance with the Village of Baldwinsville Central Business District Development Plan and include: building hierarchy, building site relationship, building massing and proportions, building height, roof type, façade patterns, street level facades, and window patterns"; and
- WHEREAS, per the proposed new standards, all buildings in the district must: be placed at the build-to line, have 100% build-out (coverage) if fronting main streets, include sidewalks with no curb cuts, have rear parking (no minimum requirements), be between two and four stories high, have similar architectural elements on all visible facades, use original materials (cosmetic "face-lifts"



prohibited), incorporate vertical and horizontal subdivisions and sufficient transparency, have parapets and low sloped roofs, and include primary entrances facing primary streets; and

WHEREAS, the overlay area includes parcels on the Seneca River which is part of the historic Erie Canalway National Heritage Corridor; per the New York State Office of Parks, Recreation & Historic Preservation, the Heritage Area System is a state-local partnership established to preserve and develop areas that have special significance to New York State; and

WHEREAS, parcels in this area may contain federal wetlands, and parcels in a Special Flood Hazard Area (SFHA), per FEMA Flood Insurance Rate Maps (FIRM); 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 applicant must obtain appropriate permits from the U.S. Army Corps of Engineers for any proposed development or drainage in federal wetlands on site; and

WHEREAS, a narrative submitted with the Environmental Assessment Form notes there should be a positive environmental impact as the proposal is to apply a design overlay to existing regulations in order to better preserve the area and promote connectivity and walkability; and

WHEREAS, the Four Corners area is served by village water and sewers; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends that said application be APPROVED.

The Board commends the efforts of the Village to enhance and maintain the traditional village character of the Four Corners area. The Village may also wish to consider incorporating requirements for shared access and parking into the proposed overlay standards if being provided on site. The New York State Department of Transportation advises that driveways which meet commercial standards may be difficult to achieve in this area, and encourages the use of cross-access when possible. The Board further encourages off-site parking and sharing arrangements in order to minimize the number of parking lots and curb cuts, ensure safety, and facilitate access for customers and residents.

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