



Onondaga County Planning Board

June 04, 2014

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

<u>I. ATTENDANCE</u>	<u>STAFF PRESENT</u>	<u>GUESTS PRESENT</u>
<u>MEMBERS</u>		
Douglas Morris	Gilly Cantor	
Robert Jokl	Don Jordan, Jr.	
Daniel Cupoli	Robin Coon	
Brian Donnelly		
Chester Dudzinski, Jr.		

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on June 04, 2014

III. MINUTES

Minutes from May 14, 2014 were submitted for approval. Daniel Cupoli made a motion to accept the minutes. Chester Dudzinski, Jr. seconded the motion. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Brian Donnelly - yes; Daniel Cupoli - yes; Chester Dudzinski, Jr. - yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-14-40	No Position	S-14-41	No Position With Comment	S-14-42	Modification
S-14-43	No Position	S-14-44	Modification	Z-14-179	No Position With Comment
Z-14-180	No Position With Comment	Z-14-181	No Position With Comment	Z-14-183	No Position
Z-14-184	No Position	Z-14-185	No Position With Comment	Z-14-186	No Position With Comment
Z-14-187	Approval	Z-14-188	No Position With Comment	Z-14-189	Modification
Z-14-190	Modification	Z-14-191	No Position With Comment	Z-14-192	No Position With Comment
Z-14-193	No Position With Comment	Z-14-194	No Position With Comment	Z-14-195	Modification
Z-14-196	Modification	Z-14-197	Modification	Z-14-198	No Position With Comment
Z-14-199	Modification	Z-14-200	Modification	Z-14-201	No Position
Z-14-202	No Position	Z-14-203	Modification	Z-14-204	Modification
Z-14-205	No Position With Comment	Z-14-207	Modification	Z-14-208	Modification
Z-14-209	Modification	Z-14-210	Modification	Z-14-211	Modification
Z-14-212	Modification				



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 04, 2014

OCPB Case # S-14-40

- 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 Dmitriy Novoselya for the property located at 108 Woerner Avenue - Town of Salina; and
- WHEREAS, the site is located within three miles of the City of Syracuse and subject to the extra-territorial jurisdiction of the City of Syracuse under the three-mile limit rule and the site is located within 500 feet of Old Liverpool Road, a county road, and the Liverpool Wet Weather Facility and Onondaga Lake Park, both county-owned facilities; and
- WHEREAS, the applicant is requesting a Three Mile Limit review to combine two existing tax parcels into one new lot totaling 0.193 acres in a Residential zoning district, in order to construct a new residence; and
- WHEREAS, the two lots are situated at the end of Woerner Avenue, a local dead end road which leads to Old Liverpool Road; and
- WHEREAS, the two parcels are currently vacant; one parcel once had a house located on the parcel; no plans were submitted to indicate the future buildout of the site; and
- WHEREAS, the site is located adjacent to the Liverpool Wet Weather holding tank property owned by the Onondaga County Department of Water Environment Protection; the site also lies a short distance from Onondaga Lake Park and an active CSX rail line; and
- WHEREAS, the site has access to public water and is located in the Metropolitan Wastewater Treatment Plant service area, in an area tributary to active combined sewer overflows; 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; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 04, 2014

OCPB Case # S-14-41

- 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 City of Syracuse Planning Commission at the request of Rocklyn 7, LLC / Rocklyn ET, LLC for the property located at 3062 & 3068 Erie Boulevard East; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Erie Boulevard East, a state highway, and the municipal boundaries between the City of Syracuse and the Town of DeWitt and the Village of East Syracuse; and
- WHEREAS, the applicant is proposing to adjust lot lines between two existing tax parcels in order to convert an existing vacant gas station (Mobil) into an AutoZone store in a Commercial Class A (CA) zoning district; and
- WHEREAS, the Board previously offered No Position on a Project Site Review referral (Z-14-124) for 3068 Erie Boulevard to demolish the existing gas station building and grade and stabilize the site for future development; and
- WHEREAS, the city application dated May 14, 2014 notes the purpose of the resubdivision is to enable the redevelopment of the two properties and to provide a common means of ingress from Erie Boulevard and egress onto Headson Drive; and
- WHEREAS, the Preliminary Plan updated on May 7, 2014 shows the reconfigured property lines to create New Lot 1A (0.5595 acres) and New Lot 2B (0.3488 acres); and
- WHEREAS, the plan shows New Lot 1A to contain a one-story masonry building, concrete area, metal canopy, and shed (the gas station structures to be demolished per the previous referral), and New Lot 2B to contain an existing one-story masonry building with parking area which the application identifies as an empty Sherwin-Williams store; some of the existing parking spaces on New Lot 2B encroach or require backing up into the city right-of-way; and
- WHEREAS, the plan shows New Lot 1A to have frontage on Thompson Road, Headson Drive, and Erie Boulevard East, all local roads in that location, and New Lot 2B to have frontage on Erie Boulevard East and Headson Drive; and
- WHEREAS, the plan shows New Lot 1A to have two existing driveways on Erie Boulevard East, two existing driveways on Thompson Road, and open access to Headson drive; New Lot 2B is shown to have an existing driveway on Erie Boulevard East and open access to Headson Drive; the plan also shows a common ingress and egress easement along Erie Boulevard "to be extinguished"; the common means of ingress and egress mentioned in the application are not specifically shown on the plan; and
- WHEREAS, the plan also shows the location of overhead utility lines on the site, as well as a traffic signal box and pole near the Thompson Road/Erie Boulevard intersection, which is owned by the New York State Department of

Transportation; the municipal boundary between the City of Syracuse and the Town of DeWitt appears to align with the Thompson Road centerline; and

WHEREAS, the Environmental Assessment Form dated May 15, 2014 notes the site contains underground storage tanks from the old gas station that need to be removed from the site along with any contaminated soil; the EAF submitted with the previous referral stated that the previous owner (Mobil) performed remediation when the station was closed, and that additional work would be required per the New York State Department of Environmental Conservation approved action plan; the application submitted with the previous approval further noted the applicant was proposing remediation work on soils which have petroleum contamination resulting from prior use; and

WHEREAS, the site has access to public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; 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:

Per the New York State Department of Transportation, the applicant should continue to coordinate appropriate access and site details with the Department and the city.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 04, 2014

OCPB Case # S-14-42

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of Pompey Planning Board at the request of Timothy Robinson for the property located at Palmer Road & Owahgena 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 Palmer Road and Owahgena Road, both county roads, New York State Route 92, a state highway, the municipal boundary between the Town of Pompey and the Town of Cazenovia, and the county boundary between Onondaga County and Madison County; and
- WHEREAS, the applicant is proposing to subdivide a vacant 91.02-acre parcel into five new lots, Lot 2A (3.79 acres), Lot 2B (4.56 acres), Lot 2C (4.14 acres), Lot 2D (58.96 acres), and Lot 2E (16.86 acres) in a Farm (F) zoning district; and
- WHEREAS, the Environmental Assessment Form dated April 27, 2014 notes the project includes road construction and a five home subdivision; and
- WHEREAS, the Preliminary Plan dated May 16, 2014 shows an existing Lot 2 to be subdivided into the five proposed new lots, as well as an existing Lot 1 that tax maps indicate is part of the parcel being subdivided; per a conversation with the town on May 21, 2014, Lot 1 was recently subdivided from the applicant's parcel through a simple subdivision at the local level, and then conveyed to the adjacent lot to the east; and
- WHEREAS, the plan shows the proposed lots to be served by a proposed new access road (cul-de-sac) that leads to Owahgena Road; the applicant is required to obtain an Onondaga County Department of Transportation permit prior to any new road connections or proposed work within a County road right-of-way; and
- WHEREAS, the plan shows all five proposed lots with frontage on the proposed access road; proposed Lots 2A and 2B also have frontage on Owahgena Road and proposed Lot 2D also has frontage on Palmer Road; and
- WHEREAS, the plan shows the location of a stream running through proposed Lots 2B and 2C, and an approximate location of an abandoned railroad bed on proposed Lot 2D; and
- WHEREAS, the topographic lines on the plan show the land on proposed Lots 2E and 2D to be sloped steeply downward heading southeast (towards Palmer Road); and
- WHEREAS, the site does not have access to public water and is located outside the Onondaga County Sanitary District; the referral notice dated May 7, 2014 states the lots will be served by private septic but the subdivision plan does not show proposed septic locations; the applicant must have an approved septic plan for each proposed lot that is less than five acres prior to Onondaga County Heath Department endorsement of the plan; and

WHEREAS, aerial photography shows the existing parcel to be primarily wooded, and surrounding parcels include properties that are farmed, wooded, and residential; and

WHEREAS, the Onondaga County 2010 Development Guide, adopted by the Onondaga County Legislature, as well as subsequent countywide planning documents, emphasize rural area policies including: 1) protecting the rural economy, agriculture, and access to natural resources, 2) promoting sustainable land development practices, and 3) encouraging compact development in rural areas; 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. The Onondaga County Department of Transportation has determined that the proposed access road must provide access to any proposed future development on the remaining site and on any future adjacent parcel(s), and additional access to Palmer Road and Owahgena Road for the remaining site and for any future adjacent parcel(s) will not be permitted.
2. The applicant is required to obtain a permit from the Onondaga County Department of Transportation for any proposed new road connections and prior to any proposed work within a County road right-of-way.
3. The Onondaga County Health Department must formally approve any existing or proposed septic system for all lots less than five acres prior to Department endorsement of this subdivision plan.

The Board also offers the following comments:

1. Per the Onondaga County Department of Transportation, the Town is advised that any proposed additional access to Palmer Road or Owahgena Road from Lot 1 is prohibited.
2. The Board encourages the Town to consider the potential long-term effects of subdivisions to create new residential lots in rural areas, including potential conflicts with agricultural operations, changes to the rural character, new demands for urban services, reduction of open space and farmland, changes to scenic viewsheds, and impacts to road safety and mobility that may cumulatively occur. The Town is advised to ensure consistency of this subdivision with the goals outlined within its comprehensive plan.
3. Should the Town wish to approve this subdivision, the Town and the applicant are strongly encouraged to consider a cluster and/or conservation subdivision that can preserve open space, agricultural land, and scenic

resources.

4. The Town should ensure that the applicant is capable of obtaining adequate water supply for each lot prior to issuing a building permit.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 04, 2014

OCPB Case # S-14-43

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SUBDIVISION from the City of Syracuse Planning Commission at the request of Andrew Crast for the property located at 707 Mountainview Avenue; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of the Syracuse Developmental Center, a state-owned facility; and
- WHEREAS, the applicant is proposing to combine two parcels into one new lot totaling 0.29 acres in a Residential Class A-1 (RA-1) zoning district; and
- WHEREAS, the Resubdivision Plan dated June 9, 2012 shows New Lot 158A, combined from Lots 158 and 159, with frontage on Mountainview Avenue, a city street; and
- WHEREAS, per the plan and aerial photography, a single existing two-story house and driveway are currently located on site; the remainder of the site contains lawn and landscaping and no changes to the site are proposed; and
- WHEREAS, the parcel is located in a primarily residential area and is located near the Le Moyne College campus; and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 04, 2014

OCPB Case # S-14-44

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of DeWitt Planning Board at the request of Hampshire Hospitality LLC for the property located at 6527 Thompson Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Thompson Road and New York State Route 298 (Court Street), both state highways, and Sanders Creek, a county-owned drainage channel; and
- WHEREAS, the applicant is proposing to subdivide a 2.87-acre parcel into two new lots, Lot 1 (1.319 acres) and Lot 2 (1.915 acres), in an Industrial zoning district, in order to construct a new hotel on each lot; and
- WHEREAS, the Board is concurrently reviewing five other referrals for this project: Site Plan referrals for each hotel (Z-14-209 and Z-14-211), Area Variance referrals for each hotel (Z-14-210 and Z-14-212) for both height-to-setback ratios and one front yard, and a Site Plan referral for the adjacent McDonald's (Z-14-208) in order to reconfigure the site to allow access to the proposed hotels; and
- WHEREAS, the Environmental Assessment Form dated May 12, 2014 states the first hotel (Home 2 Suites by Hilton) will be a four-story, 78-room building, and the second hotel (franchise to be determined) will be a four-story, 68-room building, and that site improvements will include access driveways, drop-off area, approximately 150 parking spaces, landscaping, utilities, and subsurface stormwater management facilities; the EAF further notes that site access will be through the western portion of the adjoining McDonald's property, which will require a reconfiguration of a portion of the McDonald's site; and
- WHEREAS, per the town applications for the area variance referrals, both dated May 23, 2014, variances are required for the front yard of the Home 2 hotel (39'1" proposed, 50' required), the height of the Home 2 hotel (46'8" proposed, 22'6" allowed), and the height of the unnamed hotel (26' proposed, 50" allowed); the applications note the presence of Sanders Creek and a 20-foot Onondaga County sanitary sewer on site, which limits the buildable portions of the property and makes the need for a variance likely for any potential building configuration; and
- WHEREAS, the Subdivision Plan dated May 14, 2014 shows proposed Lots 1 and 2, a "Permanent Easement to Onondaga County" crossing both lots (east/west), a triangular easement on proposed Lot 1 along Thompson Road and the adjacent parcel to the east (a vacant gas station), and Sanders Creek running along the northern boundary of both proposed lots; the plan further shows a proposed parking and parking access easement with 11 spaces designated for future use by McDonald's and a proposed access and construction easement leading into the McDonald's parcel, both to be located along/across the

intersection between McDonald's and the proposed lots; and

WHEREAS, the plan shows that the proposed lots have frontage on New York State Route 298 to the north and Thompson Road to the east (along Carrier Circle), and that the McDonald's parcel has frontage on Thompson Road; an existing ingress and egress easement on the McDonald's parcel labeled Common Drive is shown to lead to Thompson Road, and is right-in/right-out only due to the median on that portion of Thompson Road; both Route 298 and Thompson Road are shown on the plan with the label "No Access"; aerial photography shows the vacant gas station has two existing driveways on Thompson Road that can currently be accessed by the proposed lots; all existing and proposed access must meet the requirements of the New York State Department of Transportation; and

WHEREAS, the Site Layout Plan submitted for both hotels shows the Home 2 building on proposed Lot 2, the Unnamed Hotel building on proposed Lot 1, and 151 parking spaces across both lots connected via an internal circulation network; the Existing Conditions and Site Demolition plan revised on May 12, 2014 shows all existing buildings and associated structures to be removed, including some activities noted on the plan as being within the state right-of-way and requiring approval and permits from the New York State Department of Transportation; and

WHEREAS, the Layout Plan and the Existing Conditions and Demolition Plan for McDonald's, both revised on May 12, 2014, show the existing McDonald's building with surrounding parking and drive-thru lane; changes to the site include a proposed cash booth relocation, the removal of fencing and new curbing and landscaping along the access easement and northern boundary of the parcel, the removal of a shed, and a new pedestrian path; and

WHEREAS, the EAF notes the project will require a stormwater permit, and that stormwater runoff will be directed to onsite stormwater management facilities that will provide stormwater quality and quantity treatment; the Site Grading, Drainage and Utilities Plan revised May 12, 2014 shows the underground stormwater management area to be located under the parking area on proposed Lot 2; 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; and 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; projects that require a Stormwater Pollution Prevention Plan (SWPPP) within an Onondaga County Drainage District must submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection for review; 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 demolition plan notes that the New York State Department of

Environmental Conservation has been contacted and has verified that there are no regulated wetlands on, or immediately adjacent to the project site, however the EAF notes a portion of the site or land adjacent to the site contain wetlands or other waterbodies regulated by a federal, state, or local agency, and wetland maps indicate the potential presence of state and/or federal wetlands and/or the 100-foot state wetland buffer on the subject property; 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 applicant must obtain appropriate permits from the New York State Department of Environmental Conservation and/or the U.S. Army Corps of Engineers for any proposed development or drainage in state and/or federal wetlands, respectively, and/or state wetland buffers on site; and

WHEREAS, the sites are served by public water and sewer and are located in the Metropolitan Wastewater Treatment Plant service area; 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; the Onondaga County Department of Water Environmental 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

WHEREAS, the Site Planting Plan revised on May 12, 2014 shows landscaped islands in the hotel parking areas, seeded lawn and trees around the road frontage and between the proposed lots and adjacent parcels, and landscaping around each hotel; the plan also shows a network of crosswalks and pedestrian pathways around and between the hotels and parking areas, including paths leading to the McDonald's parcel; the Site Lighting Plan revised on May 12, 2014 shows lighting will not spill over to adjacent parcels or roads; aerial photography shows sidewalks along the western side of Thompson Road in this area and further south; and

WHEREAS, the Central New York Regional Planning and Development Board led a Carrier Site Reuse Plan and subsequently the Syracuse Metropolitan Transportation Council completed a Carrier Site Access Transportation Study in 2009, in an effort to identify a future reuse plan for certain parcels formerly part of the Carrier Corporation campus, as well as to look at access and circulation opportunities for nearby parcels requiring access to Thompson Road, including those which are the subject of the current project; recommendations for access included internal access roads leading to existing or proposed signalized intersections at Thompson Road; 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, only temporary construction access to the subject property via the vacant gas station driveways on Thompson Road will be permitted, and the applicant must

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

E-mail Address: countyplanning@ongov.net

contact the New York State Department of Transportation to obtain permits for any work in the State right-of-way.

2. The applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) to the Onondaga County Department of Water Environment Protection and the New York State Department of Transportation for review.

3. The location of state and/or federally designated wetlands on site and the 100-foot state wetland buffer must be confirmed by the New York State Department of Environmental Conservation and the U.S. Army Corps of Engineers, and the confirmed wetland delineation and buffer areas must be shown on the plans for this site.

4. The applicant must obtain appropriate permits from the New York State Department of Environmental Conservation and/or the U.S. Army Corps of Engineers for any proposed development or drainage in state and/or federal wetlands, respectively, and/or state wetland buffers on site.

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. The Town, applicant, and related property owners are encouraged to consult the recommendations from the Carrier Site Reuse Plan and the Carrier Site Access Transportation Study and to incorporate any relevant modifications to the plans for this overall project that have the potential to improve the internal road network, site circulation, and access to Thompson Road. The Board specifically encourages the Town and applicant to take this opportunity to work with the Carrier Corporation to utilize the neighboring land to the south, in particular the vacant parking lot directly adjacent to the McDonald's parcel, in order to facilitate future development on the Thompson Road corridor and to improve safety and community appearance in this location. The Town and applicant are also encouraged to connect to existing sidewalks along Thompson Road.

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 04, 2014

OCPB Case # Z-14-179

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the City of Syracuse Planning Commission at the request of Teamsters Local #317 Building Corp. for the property located at 566 Spencer Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Interstate Route 690, a state highway, and the Syracuse Inner Harbor Barge Canal Terminal, a part of the New York State Barge Canal system; and
- WHEREAS, the applicant is proposing structural repairs and exterior improvements to an existing union hall/office building in a Lakefront Urban Center (T5) zoning district; and
- WHEREAS, per a letter dated April 24, 2013, the proposed scope of work includes foundation and brick/steel repairs, door/window/entry stair replacements, a new ramp, and new stair railings as required per code; and
- WHEREAS, the Land Survey dated January 21, 2005 shows an existing masonry building on a lot that appears to be 100% asphalt; a proposed ramp to the building is drawn on the survey; and
- WHEREAS, the survey shows the site has frontage on Spencer Street, Hunter Avenue, and West Kirkpatrick Street, all city streets; no driveways are shown on the plan; aerial photography shows much of the site has poorly defined curb cuts, but it appears there is one driveway on Hunter Avenue, one driveway on West Kirkpatrick Street, and three driveways on Spencer Street; and
- WHEREAS, the survey shows a narrow shaped parcel leading from the building to Spencer Street (at the southeast corner of the subject parcel); aerial photography shows this parcel to be asphalt that accesses Spencer Street (one of the aforementioned three driveways on that street), and is not delineated from the subject parcel; the tax map indicates this parcel is number 107.-05-07.0 and labels it "N.Y.S."; property tax information indicates the parcel is owned by New York State; and
- WHEREAS, the site is located near the Inner Harbor and adjacent to residential and transitional commercial buildings; and
- WHEREAS, the purpose and intent of the Lakefront zoning districts are to implement the principles of the Lakefront Master Plan and Onondaga County Settlement Plan, and the purpose of the T5 Urban Center zoning district "is to create a dense, fully mixed use neighborhood with a vibrant street life and a public realm with many design amenities"; and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; and

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

1. The Board encourages the applicant to work with the city on increased conformance with Lakefront Zoning requirements, including definition or possible reduction of driveway entrances, high quality with sidewalks and landscaping, and screened parking.
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. The Board advises the City and the applicant to ensure appropriate agreements are in place with the State regarding the state-owned tax parcel (number 107.-05-07.0).

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 04, 2014

OCPB Case # Z-14-180

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the City of Syracuse Planning Commission at the request of SECNY Federal Credit Union / CNY Holdings, LLC for the property located at 348-54 Spencer Street (aka 329 West Kirkpatrick Street); and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of site plans and the site is located within 500 feet of the Harbor Brook Floatable Control Facility, a county-owned facility, and the Syracuse Inner Harbor Barge Canal Terminal, a part of the New York State Barge Canal system; and
- WHEREAS, the applicant is proposing to repave, restripe, and add landscaping to an existing vacant parking lot (1.62 acres) in a Lakefront Urban Center (T5) zoning district, for future use by a proposed hotel across West Kirkpatrick Street (Aloft); and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-14-181) for the construction of the hotel (Aloft) across the street; and
- WHEREAS, the Board previously recommended Modification of a Subdivision referral (S-14-15) for the COR Syracuse Inner Harbor Development Project on the western shore of the harbor, which proposed to include a 150,000 square foot educational facility, 234,000 square feet of adaptive reuse of the former Canal Maintenance Building for restaurant/retail or an event venue as well as a 150 room hotel with banquet facilities and public marina, 120,000 square feet of office space, and 200,000 square feet of specialty shops and restaurants; a mix of residential units includes 210 apartments, 130 condominiums, and 80 townhouses; the applicant was advised to continue working with the New York State Department of Transportation, the Onondaga County Health Department, and the Onondaga County Department of Water Environment Protection to ensure good coordination and to obtain all necessary approvals and permits; and
- WHEREAS, the Site Plan shows a proposed asphalt parking lot with 171 spaces with twelve granite curbing and landscaped islands of various sizes; and
- WHEREAS, the plan shows the site has frontage and one proposed driveway on West Kirkpatrick Street, a city street; and
- WHEREAS, the Demolition Plan dated April 25, 2014 shows the existing lot as unpaved (gravel), an existing gate to be removed, existing trees and curbs along West Kirkpatrick Street to be removed, and a fire hydrant to be relocated; the referral also included a Utility Plan, Grading Plan, and Erosion & Sediment Control Plan; and
- WHEREAS, a SEQRA Findings Statement dated December 17, 2013 for the City of Syracuse Industrial Development Agency: COR Syracuse Inner Harbor

Development Project, Syracuse, New York, was included with the referral materials, and has been adopted by SIDA concluding the environmental review of the overall project; and

WHEREAS, the findings statement addresses air and water quality, stormwater, groundwater, drainage, water body modification, floodplains/floodway, threatened and endangered species, solid waste management and hazardous materials, historic and archeological preservation, environmental justice, aesthetic resources, land use, traffic (including mitigation measures), parking, public transportation, open space and recreation and neighborhood character, construction impacts, and cumulative and secondary impacts; and

WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; and

WHEREAS, the site plan shows a proposed landscape hedge along the street frontage side of the parking lot, sidewalks with landscaping and trees along the street frontage (in the city right-of-way), proposed trees on the landscaped islands and corners of the lot, five proposed 18' light pole and fixtures, a proposed bike rack for 8 bikes, and a crosswalk leading through the lot that continues across and past West Kirkpatrick Street; an existing chain link fence around the entire property is proposed to remain, except for the street frontage portion which will be removed; and

WHEREAS, per the Lakefront Zoning Special Requirements Map, retail frontage is required on both sides of West Kirkpatrick Street in along the Inner Harbor; and

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

1. The applicant is 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.

2. The Board encourages the city to work with the applicant to include additional screening for the adjacent parcels around the side and rear of the parking lot.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 04, 2014

OCPB Case # Z-14-181

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the City of Syracuse Planning Commission at the request of City of Syracuse for the property located at 300 West Kirkpatrick Street & 351 West Bear Street (aka 328 West Kirkpatrick Street); and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of the Harbor Brook Floatable Control Facility, a county-owned facility, and the Syracuse Inner Harbor Barge Canal Terminal, a part of the New York State Barge Canal system; and
- WHEREAS, the applicant is proposing to construct a 134-room hotel (Aloft) with associated amenities on a 2.65-acre lot in a Lakefront Urban Center-Waterfront (T5-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-14-180) for a parking lot across the street that will serve the hotel; and
- WHEREAS, the Board previously recommended Modification of a Subdivision referral (S-14-15) for the COR Syracuse Inner Harbor Development Project on the western shore of the harbor, which proposed to include a 150,000 square foot educational facility, 234,000 square feet of adaptive reuse of the former Canal Maintenance Building for restaurant/retail or an event venue as well as a 150 room hotel with banquet facilities and public marina, 120,000 square feet of office space, and 200,000 square feet of specialty shops and restaurants; a mix of residential units includes 210 apartments, 130 condominiums, and 80 townhouses; the applicant was advised to continue working with the New York State Department of Transportation, the Onondaga County Health Department, and the Onondaga County Department of Water Environment Protection to ensure good coordination and to obtain all necessary approvals and permits; and
- WHEREAS, the Site Plan dated April 24, 2014 shows an L-shaped five story building on the eastern half of the parcel, including an enclosed pool area, porte cochere, and asphalt circular entry drive onto West Kirkpatrick Street, a city street; an existing frame building and metal building (Harbormaster House) is located in the western corner of the parcel; and
- WHEREAS, the plan shows the subject parcel is located along the south shore of the Inner Harbor, which is slated for high-density mixed-use development per the aforementioned COR Inner Harbor Project, including a second hotel on this parcel; the western portion of the parcel is shown to remain undeveloped at this time; and
- WHEREAS, the plan and associated referral shows parking with 171 spaces across West Kirkpatrick Street, with a crosswalk leading through the parking lot, across the street, through the circular drive, and to the promenade along the harbor;

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existing sidewalks along West Kirkpatrick Street and leading to the harbor are shown to remain; and

- WHEREAS, the plan shows significant landscaping, including existing street trees along West Kirkpatrick Street and landscaping along the promenade; new landscaping is to include a 48" high conifer vegetative screen around the southern face of the building, a grassed lawn and landscaped area to the east of the building, a landscaped island in the circular drive (to also serve as a proposed infiltration area), and an overhead pergola adjacent to the promenade (over the parcel boundary); and
- WHEREAS, the Exterior Elevations list a mix of finishes, including cast stone, face brick, wood panel, and metal panel; the pool area is enclosed by aluminum glass panels and features an indoor/outdoor fireplace; and
- WHEREAS, a Waiver Justification Letter submitted with the referral identifies seven proposed signs, some of which will require waivers for height and internal illumination; the proposed signs include three wall signs to be located on building facades (51.5 square feet each), two window signs (16 square feet), a roof sign (148.5 square feet), and a monument sign at the entrance (383 square feet); zoning regulations limit the number of allowable signs and note signage may only be externally lit with the exception of shopfront windows; the letter further notes variances will be required for building disposition to temporarily reduce the lot frontage requirement from 70% to 30% in phase one, and to exceed the maximum building height (5 stories plus vertical roof extension where 3 stories are allowed); and
- WHEREAS, per the Lakefront Zoning Special Requirements Map, retail frontage is required on both sides of West Kirkpatrick Street along the Inner Harbor; and
- WHEREAS, a SEQRA Findings Statement dated December 17, 2013 for the City of Syracuse Industrial Development Agency: COR Syracuse Inner Harbor Development Project, Syracuse, New York, was included with the referral materials, and has been adopted by SIDA concluding the environmental review of the overall project; the findings statement addresses air and water quality, stormwater, groundwater, drainage, water body modification, floodplains/floodway, threatened and endangered species, solid waste management and hazardous materials, historic and archeological preservation, environmental justice, aesthetic resources, land use, traffic (including mitigation measures), parking, public transportation, open space and recreation and neighborhood character, construction impacts, and cumulative and secondary impacts; and
- WHEREAS, FEMA maps indicate the majority of the parcel is located in a floodplain; 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 site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; 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; 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 city and the developer should continue coordinating with the New York State Department of Transportation regarding the overall planning of the Inner Harbor development.
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 municipality is encouraged to minimize exposure to damage from natural hazards and uphold local flood ordinance requirements, as required for good standing in the National Flood Insurance Program, by ensuring that any proposed development would not negatively affect drainage patterns in or near the floodplain.
5. The Board encourages the city and the developer to incorporate potential improvements in accordance with Lakefront Zoning regulations and good urban site design, including brick pavers on the circular drive, a green roof over the swimming pool, additional crosswalks, relocation of the generator to a less conspicuous area, and increased conformance to building frontage requirements along the harbor.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 04, 2014

OCPB Case # Z-14-183

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Zoning Administration at the request of Greater Syracuse Property Development Corporation for the property located at 1101-05 Wolf Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law and the site is located within 500 feet of the municipal boundary between the City of Syracuse and the Town of Salina; and
- WHEREAS, the applicant is proposing a Project Site Review in order to demolish a vacant commercial building, remove blacktop, and plant grass on an 0.3-acre lot in a Local Business Class A (BA) zoning district; and
- WHEREAS, the city application dated April 24, 2014 notes the building will be demolished and grass will be planted by Home HeadQuarters on behalf of the Greater Syracuse Property Development Corporation (Land Bank), until such time that the owner determines the redevelopment strategy for the property; and
- WHEREAS, the Location Survey dated April 12, 2014 shows three existing concrete block buildings that ranging from one to three stories (two attached and one detached) surrounded by broken blacktop; the attached buildings, including a ramp and deck, extend over the street line; the undated Site Plan shows a vacant lot labeled "Grass to cover entire lot"; and
- WHEREAS, the survey shows the site has frontage on Wolf Street and 6th North Street, both city streets; the plan shows concrete curbs and sidewalk to remain at the corner and along Wolf Street; aerial photography shows one existing driveway on 6th North Street; and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; the Environmental Assessment Form dated May 5, 2014 notes the proposed action will not connect to existing water or wastewater utilities; and
- WHEREAS, per the Onondaga County Department of Water and Environment Protection, any and all demolition of buildings requires a permit for sewer and water disconnects; 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 Jokl and seconded by Chester Dudzinski, Jr. The votes were recorded as follows: Douglas Morris - yes; Brian Donnelly - yes; Daniel Cupoli - yes; Robert Jokl - yes; Chester Dudzinski - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 04, 2014

OCPB Case # Z-14-184

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of Nancy P. & Guy H. Easter for the property located at 737 South Crouse Avenue; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law the site is located within 500 feet of the SUNY Upstate Medical Center, a state-owned facility; and
- WHEREAS, the applicant is proposing interior and exterior renovations to an existing bank (NBT Bank) in a building that contains two other businesses (Jimmy John's and Pita Pit) in a Local Business Class A (BA) zoning district; and
- WHEREAS, the referral notice states the two restaurants on the property have existing special permits; and
- WHEREAS, the city application notes the project will include interior remodeling, new window units (of increased length) with new awnings, new entry door (relocated), new walk-up ATM with awning (in the former location of the entry door), new façade paneling and finishing, and two new LED illuminated signs to replace two existing signs; and
- WHEREAS, the Site Plan dated May 5, 2014 shows an existing building housing the bank and the two other tenants (no changes proposed) and the location of the proposed facade renovations; and
- WHEREAS, the plan shows the bank has frontage on Crouse Street and Marshall Street, both city streets; there is an existing asphalt driveway onto Crouse Street located on the adjacent parcel to the north; and
- WHEREAS, the plan shows an existing 8' fence to the rear of the building, and existing curb cuts, street lights, trees, and sidewalks to remain; and
- WHEREAS, a sign sketch dated 2014 notes two existing single-face internally-illuminated building signs (45.09 square feet each) would be replaced with two sets of LED-illuminated channel letters (24.92 square feet each), one on the front elevation (Marshall Street) and one on the side elevation (Crouse Street); and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 04, 2014

OCPB Case # Z-14-185

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Planning Commission at the request of Greater Syracuse Property Development Corporation for the property located at 420-22 Hartson Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law and the site is located within 500 feet of Harbor Brook, a county-owned drainage channel; and
- WHEREAS, the applicant is proposing a Project Site Review in order to demolish a vacant apartment building, remove blacktop, and plant grass on an 0.17-acre lot in a Residential Class A (RA) zoning district; and
- WHEREAS, the city application dated April 24, 2014 notes the building will be demolished and grass will be planted by Home HeadQuarters on behalf of the Greater Syracuse Property Development Corporation (Land Bank), until such time that the owner determines the redevelopment strategy for the property; and
- WHEREAS, the Location Survey dated April 12, 2014 shows a two-story brick and frame apartment building surrounded by broken blacktop, a guard rail along part of the street frontage, and a fence around the side and rear yards; the fence along the northern boundary extends into the adjacent lot to the west, and the fence along the southern boundary is over the street line; the undated Site Plan shows a vacant lot labeled "Grass to cover entire lot" as well as the existing fence; and
- WHEREAS, the survey shows the site has frontage on Holden Street and Hartson Street, both city streets, and the Harbor Brook Stone Channel; the survey shows one driveway on Holden Street, and the plan shows the curb cut and a sidewalk along Holden Street to remain; and
- WHEREAS, FEMA maps indicate the entire parcel is located in a floodplain; 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 site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; the Environmental Assessment Form dated May 5, 2014 notes the proposed action will not connect to existing water or wastewater utilities; and
- WHEREAS, per the Onondaga County Department of Water and Environment Protection, any and all demolition of buildings requires a permit for sewer and water disconnects; 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 offers the following comment regarding potential future redevelopment of this parcel:

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 04, 2014

OCPB Case # Z-14-186

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the City of Syracuse Zoning Administration at the request of Amerco Real Estate Co. for the property located at 995 Canal Street (aka 301 Teall Avenue); and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law and the site is located within 500 feet of Interstate Route 690, a state highway; and
- WHEREAS, the applicant is proposing a Project Site Review to construct a steel frame canopy with canvas top at an existing U-Haul building on a 0.78-acre lot in an Industrial Class A (IA) zoning district; and
- WHEREAS, the city application dated December 19, 2013 notes the canopy would be 20' x 30' x 19' high with no sides, and would have 5 to 8 foot weather resistant fiberglass seatlights; and
- WHEREAS, the Site Plan dated December 6, 2013 shows the subject parcel and a parcel across Canal Street, a city street, which is also part of the U-Haul complex; the subject parcel contains an existing one-story steel frame building (sales floor and storage), 8 parking spaces, including one over the parcel boundary, and the proposed freestanding canopy; and
- WHEREAS, the plan shows the subject parcel has frontage on Teall Avenue, a city street, frontage and open access on Canal Street, and frontage on Interstate Route 690; the proposed canopy would be located between the existing building and Route 690; and
- WHEREAS, images included with the referral shows extensive existing signage on the subject parcel: two letter signs (8' x 20" and 9' x 20") on the northwest building facade, two letter signs (9' x 20" and 9' x 16") and one illuminated sign (6' x 4') on the northeast facade, three letter signs (9' x 20", 8' x 20", 19' x 20") on the southeast facade, and a pole sign on the southeastern side of the building that extends above the roof and includes three separate illuminated signs (73" x 146", 20" x 146", and five 6' x 6' signs spelling U-HAUL); the city application notes no new signs are proposed; and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; the Environmental Assessment Form dated December 17, 2013 notes the proposed action will not connect to existing water or wastewater utilities; and

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

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

Every municipal review provides the opportunity to improve community appearance, and the city and applicant are encouraged to consider incorporating additional landscaping and screening on the site.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 04, 2014

OCPB Case # Z-14-187

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a TEXT AMENDMENT from the Village of Liverpool Village Board at the request of Village of Liverpool for the property located Village Wide; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing to amend Chapter 380 of the Code of the Village of Liverpool to allow municipal parking spaces to be used in the calculation of available off-site parking spaces; and
- WHEREAS, per the proposed local law, for all non-residential uses, up to 50% of the required parking may be located in on-street and/or municipal parking spaces, with conditions regarding distance, adequate supply, safety, flow of traffic, loading or employee parking, and as established by the Village of Liverpool; and
- WHEREAS, the Village of Liverpool is a traditional, relatively dense mixed-use environment with a variety of building types and land uses centered around the core business area of the village; and

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

The Board commends the Village for facilitating creative solutions to balancing the needs for a dense, mixed-use and walkable village core with the need to accommodate vehicular parking demands.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 04, 2014

OCPB Case # Z-14-188

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a ZONE CHANGE from the Town of Clay Town Board at the request of Andrew Augustinos for the property located at 4976 Taft Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law, and the site is located within 500 feet of Taft Road, a county road; and
- WHEREAS, the applicant is requesting a zone change from One-Family Residential (R-10) to Neighborhood Office (O-1) to open an office in an existing residence on a 0.225-acre lot; and
- WHEREAS, the Tract Map dated March 12, 2014 shows an existing two-story frame house situated on an asphalt area that extends onto the neighboring parcel to the south and east; and
- WHEREAS, the map shows the site having frontage and one driveway on West Taft Road, which must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the parcel is surrounded on three sides by the Inverness Gardens development, reviewed by the Board in 2009 (S-09-89 and Z-09-185), which includes 80 proposed residential lots (40, two-unit townhouses), two commercial lots for a total of 65,000 square feet, and four local roads; aerial photography shows the residential and road development to be in progress and the commercial lots to be undeveloped at this time; and
- WHEREAS, aerial photography shows the subject parcel to be located across the street from the Wegmans plaza and nearby other residential and commercial properties; and
- WHEREAS, per the Inverness Gardens Preliminary Commercial Landscape Plan from 2008, the subject parcel would be situated between Wintersweet Drive and a proposed right-in/right-out driveway on West Taft Road, on a landscaped area along the road frontage amidst a parking lot serving the Inverness Gardens commercial properties; per the plan, the existing asphalt area surrounding the house on the subject property would overlap with a proposed internal access drive; and
- WHEREAS, the Environmental Assessment Form dated May 19, 2014 notes storm water discharges will be directed to established conveyance systems for the existing building and parking; and
- WHEREAS, the plan shows overhead utilities on the parcel along the road frontage, and a sewer vent at the edge of the asphalt area; and
- WHEREAS, the EAF notes the proposed action will connect to existing water and wastewater utilities; the site appears to be served by private septic and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump

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E-mail Address: countyplanning@ongov.net

Station service areas; the sewer extensions planned for Inverness Gardens may also serve the subject parcel, but no plans have been confirmed at this time; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, if the subject parcel connects to public sewers, 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; and

WHEREAS, the Onondaga County Department of Water Environmental 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 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 Town consider adding this property to the Planned Development District that includes Inverness Gardens, rather than zoning it as an isolated Neighborhood Commercial property, in order to facilitate planning that is compatible and complementary to overall commercial development as contemplated as part of the Inverness Gardens proposal in 2009.

Should the Town approve the zone change as proposed or as recommended by the Board, the plan for the next stage of development should include the following:

1. The applicant must contact the Onondaga County Department of Transportation at (315) 435-3205 to determine if the existing driveway meets commercial driveway standards.
2. The applicant is required to obtain a permit from the Onondaga County Department of Transportation for any proposed driveways and prior to any proposed work within a County road right-of-way.
3. Per the Onondaga County Department of Transportation, any proposed additional access to West Taft Road is prohibited, and no parking, loading, or backing of vehicles into the county right-of-way shall be permitted.
4. 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.

5. 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.

6. The Board encourages the Town to include this parcel in future pedestrian connections and cross-connections with adjacent and nearby commercial and residential neighborhoods, in order to reduce vehicular trips. Relatedly, the Town and applicant should consider utilizing driveways created for Inverness Gardens in lieu of a separate driveway for the proposed office.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 04, 2014

OCPB Case # Z-14-189

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Village of North Syracuse Zoning Board of Appeals at the request of Samuel B. Rameas for the property located at 455 South Main Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of South Main Street (U.S. Route 11), a state highway, and South Bay Road, a county road; and
- WHEREAS, the applicant is requesting an area variance to place a sign in the front yard setback of a proposed podiatrist office in an existing house on a 0.157-acre lot in a Business (C-1) zoning district; and
- WHEREAS, the Board recently recommended No Position With Comment on a Site Plan referral (Z-14-88), citing necessary coordination with the New York State Department of Transportation and the Onondaga County Water Authority, and encouraging green infrastructure; and
- WHEREAS, the village application dated May 16, 2014 notes a variance is needed for a sign to be 15 feet from the street right-of-way where 30 feet are required per code; and
- WHEREAS, the Proposed Site Plan revised on March 21, 2014 shows an existing 1.5-story wood frame building with enclosed porch, six proposed parking spaces, lawn area round the property border, an existing concrete walk and wood ramp between the parking area and building entrance, an existing concrete walk connecting the sidewalk along South Main Street to the building entrance, and a new 3' x 5' monument sign with ground lighting and new plantings in front of the building; and
- WHEREAS, the plan shows the site has frontage and a proposed new asphalt driveway on South Main Street; a survey submitted with the referral shows an existing gravel driveway in the location of the new driveway, and per a conversation with the village on May 22, 2014, the applicant is proposing to widen the driveway; the driveway must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the site is served by public water and sewer and is located in the Oak Orchard Wastewater Treatment Plant service area; and
- WHEREAS, aerial photography shows neighboring properties to be traditional and suburban scale commercial and residential; and

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

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

The New York State Department of Transportation notes that any proposed site plans need to be submitted to the Department for review and that the applicant must contact the New York State Department of Transportation to obtain permits for any work in the State right-of-way, including paving the gravel driveway.

The Board also offers the following comments:

1. 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.

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 04, 2014

OCPB Case # Z-14-190

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Spafford Zoning Board of Appeals at the request of Sears & Sons Automotive for the property located at 2131 Route 174; 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 New York State Route 174 (Eibert Road), a state highway; and
- WHEREAS, the applicant is requesting an area variance to install a 16 square foot sign where a maximum of 6 square feet are allowed for an automotive shop on a 2.72-acre lot in a Residential-Agricultural (R-A) zoning district; and
- WHEREAS, drawings submitted with the referral materials shows a 4' x 4' color graphic sign advertising Sears & Sons Automotive; and
- WHEREAS, the referral materials do not indicate how the sign will be lit or mounted, or the location of the sign on the site; and
- WHEREAS, no plans were submitted with the referral materials; aerial photography shows an existing house and multi-bay metal garage on the parcel with a gravel drive onto Route 174; any existing or proposed access onto Route 174 must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the applicant notes in the local application that the speed limit by the auto shop is 55 miles per hour, and a smaller sign would not be read easily by passing traffic; and

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

The New York State Department of Transportation advises the sign is not permitted within the state right-of-way, nor shall it obstruct sight distance. The applicant must contact NYSDOT regarding review of the placement and lighting of the proposed signage.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 04, 2014

OCPB Case # Z-14-191

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a USE VARIANCE from the Town of Geddes Town Board at the request of Thomas Kehoski for the property located at 2800 West Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of West Genesee Street (New York State Route 5), a state highway; and
- WHEREAS, the applicant is requesting a use variance to allow a business/professional office use in an existing building that had previously been a doctor's office with living quarters on a 0.579-acre lot in a Residential A zoning district; and
- WHEREAS, the Board previously recommended No Position on a Use Variance referral (Z-12-255) and Disapproval of a Zone Change referral (Z-13-72) to Residential C for the proposal, citing potential scale and character conflicts with the residential neighborhood; the Town has denied both of these proposals at the local level; the Board also recommended Modification of a Use Variance referral (Z-14-39) for a nearby gas station property, citing required driveway changes, aesthetics, and citizen committee analysis of the corridor; and
- WHEREAS, the property is located along a predominantly residential segment of the West Genesee Street corridor; surrounding land uses in this area are primarily residential single-family and are zoned Residential A; and
- WHEREAS, per the Environmental Assessment Form included in the Zone Change referral (Z-13-72), the building was long used as a doctor's office with a stipulation that the owner was required to live there; the staff report for the Use Variance referral (Z-12-255) cites that the Town had no record of a variance and/or permit for the previous doctor's office; and
- WHEREAS, the Town of Geddes has convened a citizens committee to review existing zoning and land use conditions and goals for the West Genesee Street corridor, to ultimately share findings and make recommendations to guide Town Board and Planning Board decisions related to the corridor; the committee has been meeting monthly for approximately one year, and has enlisted the assistance of the Syracuse-Onondaga County Planning Agency to conduct research and feedback to the committee; a SOCPA memo has been transmitted to the Town and the citizens committee plans to forward its report to the Town shortly; and
- WHEREAS, per local application materials, the applicant notes there will be no change in footprint of the structure, and the current parking lot and entrance and exit are proposed to remain the same; hours of operation would be weekdays from 8am to 6pm and Saturday from 8am to 3pm, with occasional evening hours; exterior lighting has motion detection and is positioned to not spill over onto neighboring properties; and
- WHEREAS, the applicant notes the house has been built out for a number of years as a

medical office, and included materials estimating the cost to convert the structure back to a single-family use (\$363,370, including \$77,000 in acquisition costs and \$149,000 in renovations already performed), and notes the former owners of the building were allowed approximately 40 years ago to construct a 2,000 square foot addition to the front of the house for use as a medical office; and

WHEREAS, the property has frontage on Century Drive, a local road, and West Genesee Street; an undated plan submitted with the referral shows an existing wood frame building (3,077 square foot footprint, 4,000 square feet total building size); aerial photography shows new exterior finishes have been added to the house in recent years; and

WHEREAS, aerial photography shows a large informal gravel parking area at the rear of the building, larger in scale than adjacent and nearby parcels; the plan shows a delineated parking area labeled "Exist Parking Lot", as well as an expansion of the lot at the corner nearest Century Drive, with 23 spaces and two existing driveways onto Century Drive; access to West Genesee Street would not be granted per the New York State Department of Transportation; existing sidewalks are indicated along Century Drive; and

WHEREAS, aerial photography shows approximately five existing trees within the front yard, no landscaping along the Century Drive frontage, and an existing large hedgerow along the rear of the parcel; the plan appears to indicate additional trees or hedges on the site; a building signage location is indicated near the corner of West Genesee Street and Century Drive; no other signage details were included with the referral materials; a 6' high PVC fence trash enclosure is shown at the corner of the parking lot, near Century Drive; and

WHEREAS, the site is served by public water and is located within the West Side Pump Station and Metropolitan Sewage Treatment Plant service areas; 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; 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:

Given the zoning study currently nearing completion by the Town of Geddes regarding this corridor, the Board recommends that the Town review the forthcoming analysis and recommendations of the citizen committee and the Town Board prior to or as part of consideration of the proposed variance.

Should the Town approve the variance, the Board offers the following comments:

1. Every municipal review provides the opportunity to improve community appearance, and the applicant and the municipality are encouraged to improve the compatibility of this site with the nearby traditional neighborhood as much as possible, including attention to architectural details and residential scale, the size of the rear parking lot and extent of driveway pavement, increased landscaping and screening, especially along Century

Drive, and strict limits on commercial activities which might conflict with adjacent residential uses and Town goals for the desired character of the corridor.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 04, 2014

OCPB Case # Z-14-192

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Van Buren Zoning Board of Appeals at the request of Timothy & Sharon Pieper for the property located at 6936 Van Buren Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of the New York State Thruway (Route 90), a state highway, and Van Buren Road, a county road; and
- WHEREAS, the applicants are requesting a special permit to construct a 24' x 30' car storage facility and parking area on a 0.9-acre vacant site which used to contain a house, in an Industrial A (IN-A) zoning district; and
- WHEREAS, the Board previously recommended Modification of a Site Plan referral (Z-14-75) and No Position with Comment for a revised Site Plan referral (Z-14-164) for differing layouts of the project, requiring coordination with the New York State Thruway Authority and the Onondaga County Department of Transportation for drainage, traffic and lighting; and
- WHEREAS, the applicant has significantly scaled back the scope and affected area of the project in the recent submittals; previous versions of the concept plan included two larger proposed storage buildings, large paved surfaces, and grading work; and
- WHEREAS, the Layout Plan dated May 15, 2014 shows a 24' x 30' storage/inside display building, set back approximately 50 feet from the property line, with an adjacent parking lot for 11 cars and a driveway onto Van Buren Road at the intersection with Herman Road, a local road; any existing or proposed access must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the plan shows the area around the building and parking to be lawn area, and includes a 125-foot improved drainage swale leading to the rear of the parcel, adjacent to the New York State Thruway; the applicant is required to obtain a Thruway Work Permit for any proposed work in the Thruway right-of-way or for any proposed advertising signs on the property (none shown on plan); the plan shows the property slopes down toward the Thruway property; and
- WHEREAS, the referral form notes the property has access to public water and is outside the Onondaga County Sanitary District (the site is inside the Baldwinsville-Seneca Knolls Wastewater Treatment Plant service area within the Sanitary District); no drinking water or wastewater treatment is proposed for the site; and

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

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E-mail Address: countyplanning@ongov.net

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

1. The applicant should obtain applicable permits from the New York State Thruway for any work within the State right-of-way or any proposed advertising signs.
2. The applicant should obtain a highway work permit from the Onondaga County Department of Transportation for access to Van Buren Road and for any work within the County right-of way. The Department advises that no additional access onto Van Buren Road, no parking, loading, or backing of vehicles into the right of way shall be permitted.
3. The applicant should submit a lighting plan to be approved by the municipal engineer, the Onondaga County Department of Transportation, and the New York State Thruway Authority to ensure that no glare or spillover is allowed onto adjacent properties or the State and County right-of-ways.
4. 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 Chester Dudzinski, Jr. The votes were recorded as follows: Douglas Morris - yes; Brian Donnelly - yes; Daniel Cupoli - yes; Robert Jokl - yes; Chester Dudzinski - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 04, 2014

OCPB Case # Z-14-193

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Salina Planning Board at the request of Fish Cove / Joseph Falcone for the property located at the southeast corner of Watson Street & Swansea Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of the municipal boundary between the Town of Salina and the City of Syracuse; and
- WHEREAS, the applicant is proposing to construct a single-story 5,825 square foot block building for a restaurant with a drive-thru and two other tenants on a 1.5-acre lot in a Commercial 3 (C-3) zoning district; and
- WHEREAS, the Board is concurrently reviewing an Area Variance referral (Z-14-194) for the project to reduce the front yard setback on Watson Street from 75 feet to 27 feet; and
- WHEREAS, the site is located on a vacant parcel, adjacent to the Shop City retail plaza and outparcels, Grant Village Apartments, and a single family neighborhood; and
- WHEREAS, the Overall Site Plan revised on May 14, 2014 and the Elevation drawings dated March 10, 2014 show a proposed 5,567 square foot single-story building facing the Shop City plaza with a standing seam metal roof with portico, cupola, and transom windows, as well as storefront windows and four door openings along the frontage; side and rear elevations show limited window and door openings and a painted concrete block finish; and
- WHEREAS, the plan shows two proposed driveways to access the Shop City parking lot, with three rows of front yard parking for 26 cars and no landscaping along the front of the parcel; six parking spaces and a dumpster enclosure are shown at the rear of the developed portion of the parcel, and a 640 square foot patio is shown facing the parking area; and
- WHEREAS, a sidewalk is shown to surround the building, but not connecting to anywhere off the subject parcel; a proposed drive-thru lane and window are shown around the back of the building; a proposed 192 square foot loading dock is located along the Watson Street frontage, a residential street; limited arborvitae hedge is proposed along the Watson Street and opposite side/year yard; the eastern portion of the parcel appears to remain undisturbed; and
- WHEREAS, per the local application materials, an area variance is required, as the building is configured to face Shop City but the front yard per zoning is on Watson Street; the applicant cites a grade change on Watson Street that prevents facing the building toward Watson Street; and
- WHEREAS, the elevation drawings also show proposed signage and related architectural detail for "The Fish Cove", a proposed restaurant tenant; generic "Tenant"

signage is also indicated above two other tenant storefront locations; and

WHEREAS, the site has access to public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; in an area tributary to combined sewer overflows; 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; and

WHEREAS, the Onondaga County Department of Water Environmental 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

WHEREAS, the Environmental Assessment Form states that 1.5 acres are to be physically disturbed by the project and an underground detention system will be used to capture and discharge stormwater to an existing stormwater system; 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; and 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 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, 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 Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the

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E-mail Address: countyplanning@ongov.net

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. In consideration of the transitional location of this parcel between the Shop City plaza and surrounding residences, the Town and applicant are encouraged to include roadside sidewalks on site and to increase screening and landscaping on the property, particularly as a buffer for the neighboring Watson Street properties.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 04, 2014

OCPB Case # Z-14-194

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Salina Planning Board at the request of Fish Cove / Joseph Falcone for the property located at the southeast corner of Watson Street & Swansea Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of the municipal boundary between the Town of Salina and the City of Syracuse; and
- WHEREAS, the applicant is requesting an area variance to reduce the front yard setback for a proposed single-story 5,825 square foot block building for a restaurant with a drive-thru and two other tenants on a 1.5-acre lot in a Commercial 3 (C-3) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-14-193) for the project; and
- WHEREAS, per the local application materials, an area variance is required to reduce the front yard setback on Watson Street from 75 feet to 27 feet, as the building is configured to face Shop City but, per zoning, the front yard is on Watson Street; the applicant cites a grade change on Watson Street that prevents facing the building toward Watson Street; and
- WHEREAS, the site is located on a vacant parcel, adjacent to the Shop City retail plaza and outparcels, Grant Village Apartments, and a single family neighborhood; and
- WHEREAS, the Overall Site Plan revised on May 14, 2014 and the Elevation drawings dated March 10, 2014 show a proposed 5,567 square foot single-story building facing the Shop City plaza with a standing seam metal roof with portico, cupola, and transom windows, as well as storefront windows and four door openings along the frontage; side and rear elevations show limited window and door openings and a painted concrete block finish; and
- WHEREAS, the plan shows two proposed driveways to access the Shop City parking lot, with three rows of front yard parking for 26 cars and no landscaping along the front of the parcel; six parking spaces and a dumpster enclosure are shown at the rear of the developed portion of the parcel, and a 640 square foot patio is shown facing the parking area; and
- WHEREAS, a sidewalk is shown to surround the building, but not connecting to anywhere off the subject parcel; a proposed drive-thru lane and window are shown around the back of the building; a proposed 192 square foot loading dock is located along the Watson Street frontage, a residential street; limited arborvitae hedge is proposed along the Watson Street and opposite side/year yard; the eastern portion of the parcel appears to remain undisturbed; and

- WHEREAS, the elevation drawings also show proposed signage and related architectural detail for “The Fish Cove”, a proposed restaurant tenant; generic “Tenant” signage is also indicated above two other tenant storefront locations; and
- WHEREAS, the site has access to public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; in an area tributary to combined sewer overflows; 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; and
- WHEREAS, the Onondaga County Department of Water Environmental 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
- WHEREAS, the Environmental Assessment Form states that 1.5 acres are to be physically disturbed by the project and an underground detention system will be used to capture and discharge stormwater to an existing stormwater system; 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; and 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 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, 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 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. In consideration of the transitional location of this parcel between the Shop City plaza and surrounding residences, the Town and applicant are encouraged to include roadside sidewalks on site and to increase screening and landscaping on the property, particularly as a buffer for the neighboring Watson Street properties.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 04, 2014

OCPB Case # Z-14-195

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Salina Zoning Board of Appeals at the request of Patsy's LLC for the property located at 2708 Court 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 Court Street (New York State Route 298), a state highway; and
- WHEREAS, the applicant is proposing to open a restaurant in an existing vacant office building on a 0.48-acre lot in a Highway Commercial (C-2) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Special Permit referral (Z-14-196) to operate a restaurant in this district, and an Area Variance referral (Z-14-197) to reduce the number of required parking spaces; and
- WHEREAS, the Parking Site Plan revised April 9, 2014 shows an L-shaped parcel that contains an existing 2,807 square foot frame building surrounded by asphalt, two delineated parking lots for a total of 33 spaces, chain link fence in several locations, and guide rails along the western side of the building, half the eastern side of the building, and most of the southern boundary of the parcel; and
- WHEREAS, the plan shows the site has frontage on Windham Avenue, a local road, and frontage and two proposed driveways on Court Street, which must meet the requirements of the New York State Department of Transportation; the plan shows one additional curb cut on Court Street with no driveway; aerial photography shows three existing driveways on Court Street in the approximate location of the proposed driveways and third curb cut; and
- WHEREAS, per a Tract Map revised on January 16, 2014, the existing asphalt around the building is not delineated from neighboring parcels, which also containing open asphalt areas and parking; the map shows existing parking for five spaces partially in the Windham Avenue right-of-way which do not appear on the site plan; and
- WHEREAS, 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; and
- WHEREAS, the Onondaga County Department of Water Environmental 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

WHEREAS, aerial photography shows a school across the street (Lyncourt School) and nearby properties to be a mix of residential and commercial; the plan shows concrete sidewalks along Court Street that continue through existing and proposed driveways; no existing or proposed landscaping is shown on the plan, and aerial photography shows some vegetative buffering between the the subject parcel and adjacent parcels; and

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

The applicant must contact the New York State Department of Transportation regarding the curb cuts on Court Street, and to obtain permits for any work in the State right-of-way.

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. Every municipal review provides the opportunity to improve community appearance and safety, and the applicant and the municipality are encouraged to improve site design and reinforce walkability by incorporating elements such as shared parking with neighboring businesses, landscaping along the road frontage and around the parking lots, and more vegetative buffering for adjacent residential properties.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 04, 2014

OCPB Case # Z-14-196

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Salina Zoning Board of Appeals at the request of Patsy's LLC for the property located at 2708 Court 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 Court Street (New York State Route 298), a state highway; and
- WHEREAS, the applicant is requesting a special permit to open a restaurant in an existing vacant office building on a 0.48-acre lot in a Highway Commercial (C-2) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-14-195) for this project, and an Area Variance referral (Z-14-197) to reduce the number of required parking spaces; and
- WHEREAS, per Town Code, restaurants are allowed by special permit only in this zoning district; and
- WHEREAS, the Parking Site Plan revised April 9, 2014 shows an L-shaped parcel that contains an existing 2,807 square foot frame building surrounded by asphalt, two delineated parking lots for a total of 33 spaces, chain link fence in several locations, and guide rails along the western side of the building, half the eastern side of the building, and most of the southern boundary of the parcel; and
- WHEREAS, the plan shows the site has frontage on Windham Avenue, a local road, and frontage and two proposed driveways on Court Street, which must meet the requirements of the New York State Department of Transportation; the plan shows one additional curb cut on Court Street with no driveway; aerial photography shows three existing driveways on Court Street in the approximate location of the proposed driveways and third curb cut; and
- WHEREAS, per a Tract Map revised on January 16, 2014, the existing asphalt around the building is not delineated from neighboring parcels, which also containing open asphalt areas and parking; the map shows existing parking for five spaces partially in the Windham Avenue right-of-way which do not appear on the site plan; and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek 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; and

WHEREAS, the Onondaga County Department of Water Environmental 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

WHEREAS, aerial photography shows a school across the street (Lyncourt School) and nearby properties to be a mix of residential and commercial; the plan shows concrete sidewalks along Court Street that continue through existing and proposed driveways; no existing or proposed landscaping is shown on the plan, and aerial photography shows some vegetative buffering between the the subject parcel and adjacent parcels; and

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

The applicant must contact the New York State Department of Transportation regarding the curb cuts on Court Street, and to obtain permits for any work in the State right-of-way.

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. Every municipal review provides the opportunity to improve community appearance and safety, and the applicant and the municipality are encouraged to improve site design and reinforce walkability by incorporating elements such as shared parking with neighboring businesses, landscaping along the road frontage and around the parking lots, and more vegetative buffering for adjacent residential properties.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 04, 2014

OCPB Case # Z-14-197

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Salina Zoning Board of Appeals at the request of Patsy's LLC for the property located at 2708 Court Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of Court Street (New York State Route 298), a state highway; and
- WHEREAS, the applicant is requesting an area variance to reduce the number of parking spaces for a restaurant in an existing vacant office building on a 0.48-acre lot in a Highway Commercial (C-2) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-14-195) for this project, and a Special Permit referral (Z-14-196) to operate a restaurant in this district, and
- WHEREAS, per the referral notice dated May 21, 2014, there are 33 spaces proposed where 36 are required; the town application dated May 19, 2014, notes the applicant is unable to reconfigure the parking to add the additional spaces; and
- WHEREAS, the Parking Site Plan revised April 9, 2014 shows an L-shaped parcel that contains an existing 2,807 square foot frame building surrounded by asphalt, two delineated parking lots for a total of 33 spaces, chain link fence in several locations, and guide rails along the western side of the building, half the eastern side of the building, and most of the southern boundary of the parcel; and
- WHEREAS, the plan shows the site has frontage on Windham Avenue, a local road, and frontage and two proposed driveways on Court Street, which must meet the requirements of the New York State Department of Transportation; the plan shows one additional curb cut on Court Street with no driveway; aerial photography shows three existing driveways on Court Street in the approximate location of the proposed driveways and third curb cut; and
- WHEREAS, per a Tract Map revised on January 16, 2014, the existing asphalt around the building is not delineated from neighboring parcels, which also containing open asphalt areas and parking; the map shows existing parking for five spaces partially in the Windham Avenue right-of-way which do not appear on the site plan; and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek 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; and

WHEREAS, the Onondaga County Department of Water Environmental 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

WHEREAS, aerial photography shows a school across the street (Lyncourt School) and nearby properties to be a mix of residential and commercial; the plan shows concrete sidewalks along Court Street that continue through existing and proposed driveways; no existing or proposed landscaping is shown on the plan, and aerial photography shows some vegetative buffering between the the subject parcel and adjacent parcels; and

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

The applicant must contact the New York State Department of Transportation regarding the curb cuts on Court Street, and to obtain permits for any work in the State right-of-way.

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. Every municipal review provides the opportunity to improve community appearance and safety, and the applicant and the municipality are encouraged to improve site design and reinforce walkability by incorporating elements such as shared parking with neighboring businesses, landscaping along the road frontage and around the parking lots, and more vegetative buffering for adjacent residential properties.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 04, 2014

OCPB Case # Z-14-198

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the Town of Manlius Planning Board at the request of Kenneth Katzenstein for the property located on Kirkville Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law and the site is located within 500 feet of Kirkville Road, a county road, and a farm operation located in an agricultural district; and
- WHEREAS, the applicant is proposing a Project Site Review to grade and fill a hole originally dug for a basement foundation, in order to recover land for agricultural use on a 0.46-acre parcel in a Residential 1 (R-1) zoning district; and
- WHEREAS, the local application cites the new owner of the site also owns the 49-acre tilled agricultural parcel to the rear and directly west of the site, and the site will ultimately become row crops for corn and soybeans; and
- WHEREAS, no existing or proposed driveways onto Kirkville Road are noted on any application materials or aerial photography; the applicant must obtain a permit from the Onondaga County Department of Transportation for any proposed access onto Kirkville Road or for any work proposed within the County right-of-way; and
- WHEREAS, an existing farm drive appears on the adjacent western parcel, accessing the fields to the rear of the subject parcel; and
- WHEREAS, the Environmental Assessment Form dated May 21, 2014 indicates the action will not connect to water or wastewater utilities; and
- WHEREAS, the Onondaga County Agricultural District map shows the site is adjacent to a farmed property in Agricultural District 3; and

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

The Onondaga County Department of Transportation advises that any proposed additional access to Kirkville Road is prohibited.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 04, 2014

OCPB Case # Z-14-199

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PROJECT SITE REVIEW from the Town of Manlius Planning Board at the request of Tom Greenwood for the property located on Collamer Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review authorizations which a referring body may issue under the provisions of any zoning ordinance or local law and the site is located within 500 feet of Collamer Road (New York State Route 298), a state highway, the municipal boundary between the Town of Manlius and the Town of Cicero, and a farm operation located in an agricultural district; and
- WHEREAS, the applicant is proposing a Project Site Review to excavate, grade, and fill over 10,000 square feet of land for agricultural use, on a primarily agricultural 44.71-acre parcel in a Residential (R-A) zoning district; and
- WHEREAS, aerial photography and a Site Updates Plan dated January 2, 2014 show the site to contain tilled fields, a branch of Ley Creek, and a farm building, as well as a house and barn on a parcel which appears to have been previously subdivided from the subject parcel; and
- WHEREAS, per the plan and aerial photography, the site is located in an agricultural and rural residential area on a corner parcel with frontage on Karker Road, a town road, and Collamer Road; there do not appear to be any farm drives along the Collamer Road frontage; and
- WHEREAS, the site shows the westernmost building on the site near Collamer Road as being razed and replaced with seeded lawn, and a linear area along Karker Road noted as "Future drainage to be designed and installed during site work in area", which appears to eventually flow to the stream on site; and
- WHEREAS, the Environmental Assessment Form dated November 11, 2013 indicates a portion of the site contain wetlands or other water bodies regulated by a federal, state or local agency; the New York State Wetland maps indicate the potential presence of state wetlands on or adjacent to the subject property; and
- WHEREAS, the EAF notes the proposed action is located in an archeological sensitive area; and
- WHEREAS, the EAF and current FEMA Flood Insurance Rate Maps (FIRM) indicate that a majority of this parcel is in a Special Flood Hazard Area (SFHA); and
- WHEREAS, the Onondaga County Agricultural District map shows the site is adjacent to a farmed property in 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

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

E-mail Address: countyplanning@ongov.net

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:

The applicant must contact the New York State Department of Environmental Conservation to confirm the presence of state wetlands and/or the 100-foot state wetland buffer on this site, and obtain all necessary permits for development or drainage into any confirmed wetlands and buffers and show them on the plans for the site.

The Board offers the following comment:

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 04, 2014

OCPB Case # Z-14-200

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Manlius Planning Board at the request of The Great Outdoors Rec. Ctr., Inc. for the property located at 7030 Manlius Center 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 Manlius Center Road (New York State Route 290), a state highway; and
- WHEREAS, the applicant is proposing revisions to a site plan for a recently opened recreational vehicle (RV) sales facility on a 2.559-acre lot in a Commercial A (CA) zoning district; and
- WHEREAS, the Board previously recommended Modification of a Site Plan referral (Z-14-57) for this project, citing necessary coordination with the New York State Department of Transportation and the Onondaga County Department of Water Environment Protection, and encouraging green infrastructure and more landscaping; the Board also reviewed two related referrals, recommending No Position With Comment on a Zone Change referral (Z-14-56) and Modification to a related Area Variance referral (Z-14-58); and
- WHEREAS, the Town of Manlius Planning Board minutes dated March 10, 2014 note the attorney determined the existing zoning would work for the proposed use on this site; and
- WHEREAS, the plan revised on May 9, 2014 shows a 14' x 70' office with deck, ramp, and surrounding landscaping areas, a storage shed, 12 parking spaces, and proposed display locations for 80 RVs/trailers; the previous proposal was for 20-25 RVs/trailers and showed parking and display areas encircling the office; the revised plan shows the parking area as relocated along the road frontage and display area around the sides and rear of the office; and
- WHEREAS, the site is in the location of the former Fremont Lanes bowling alley, which has been demolished; the plan notes there will be no changes to the present pavement located on site; the plan shows a grass area in the rear of the parcel and notes "grass area is not shown as display area, as use will depend on drivability"; and
- WHEREAS, the plan shows frontage and two existing driveways on N.Y.S. Route 290, which must meet the requirements of the New York State Department of Transportation (NYSDOT); the plan notes highway access to N.Y.S. Route 290 will remain in its present location and no changes will be made; an email from the NYSDOT on March 26, 2014 (prior to the site plan modifications) states the Department will not require any changes to the driveways at this time; and
- WHEREAS, per the March 10, 2014 minutes, the Planning Board noted there will be no significant increase in traffic or drainage and thus issued a Negative

Declaration under SEQRA; a new Environmental Assessment Form dated May 13, 2014 was submitted; the New York State Department of Environmental Conservation (NYS DEC) Environmental Resource Mapper (<http://www.dec.ny.gov/imsmaps/ERM/viewer.htm>) shows that the site is located in an area displayed in the Rare Plants and Rare animals data layer, meaning it is in the vicinity of one or more rare animals; a permit may be required from the 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, wetland maps indicate the potential presence of state and/or federal wetlands and/or the 100-foot state wetland buffer on and adjacent to the subject property; the location of state and/or federally designated wetlands and on site and the 100-foot state wetland buffer must be confirmed by the New York State Department of Environmental Conservation and the U.S. Army Corps of Engineers, the confirmed wetland delineation and buffer areas must be shown on the plans for this site, and the applicant must obtain appropriate permits from for any proposed development or drainage in state and/or federal wetlands, respectively, and/or state wetland buffers on site; and

WHEREAS, the March 10, 2014 minutes noted the board requested the following of the applicant: the location and outline of the fence, the location of the existing and proposed signs, a new sign plan, the location of water and sewer connections, clarification regarding the NYSDOT driveway issues, and to show lighting, landscaping, and detail around the trailer; and

WHEREAS, the plan shows split rail fencing, landscaped areas, and a road sign in the state right-of-way; per the Town of Manlius Planning Board Public Hearing minutes dated March 24, 2014, the applicant agreed to drift the fence back towards the pavement, submit a new sign plan, and use a landscaping plan prepared by the landscaper; it is unclear if this version of the plan reflects the fence location change, and no sign or landscape plans were submitted with the referral; security lighting is shown around the office and light poles are shown in the RV parking area; and

WHEREAS, the previous Area Variance referral indicated a variance might be required for a proposed sign, noting "signage face area proposed app(roximately) 55', permitted 18'; location possibly"; a freestanding pole mount sign rendering included with the referral materials showed a 10'8" x 5' sign with exterior lighting, measuring 10' high off the ground; the current site plan shows the location of an existing sign in the state right-of-way; and

WHEREAS, the site has access to public water and sewer and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; the plan notes that "Onondaga County permitted and approved the location and routing of the water and sewer" and water and sewer connections are shown on the 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 New York State Department of Transportation, the plans must clearly show the State right-of-way. No parking, private signs, or fencing are allowed in the State right-of-way, and the applicant must contact the Department to obtain permits for any work in the State right-of-way.

2. The location of state and/or federally designated wetlands on site and the 100-foot state wetland buffer must be confirmed by the New York State Department of Environmental Conservation and the U.S. Army Corps of Engineers, and the confirmed wetland delineation and buffer areas must be shown on the plans for this site.

3. The applicant must obtain appropriate permits from the New York State Department of Environmental Conservation and/or the U.S. Army Corps of Engineers for any proposed development or drainage in state and/or federal wetlands, respectively, and/or state wetland buffers on site.

The Board also offers the following comments:

1. 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.

2. While the Board is unable to make specific comments on the new sign and landscaping proposals as they were not included with the referral, the town and applicant are encouraged to limit the size and scale of signage, to maximize landscaping buffers for adjacent properties, and to consider the addition of sidewalks along Route 290.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 04, 2014

OCPB Case # Z-14-201

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the City of Syracuse Board of Zoning Appeals at the request of Tommie & Kathy Collins for the property located at 137 Jaclyn Drive; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of the municipal boundary between the City of Syracuse and the Town of Onondaga; and
- WHEREAS, the applicant is requesting an area variance to reduce the front yard setback to allow construction of two 10' x 20' additions to an existing single-family house in a Residential Class A-1 (RA-1) zoning district; and
- WHEREAS, the Board previously recommended No Position With Comment on an Area Variance referral (Z-14-121) for a prior version of the project, citing green infrastructure; and
- WHEREAS, submitted undated drawings show a proposed garage addition to extend 10 feet from the front of the existing garage, and a second addition to extend 10 feet from the rear of the house, behind the existing garage; the existing footprint of the two-story house is 50' x 20' and 26'; and
- WHEREAS, per the application materials, the applicant is requesting the additions to add a first floor bedroom (and retain a two-car garage), as an injury has impaired a tenant's ability to utilize stairs; and
- WHEREAS, aerial photography shows the house is located on a cul-de-sac at the end of Jaclyn Drive, a city street, with one driveway; neighboring parcels include residences and an elementary school; and
- WHEREAS, the site has access to public water and sewers and is located in the Metropolitan Wastewater Treatment Plant service area; 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 Jokl and seconded by Chester Dudzinski, Jr. The votes were recorded as follows: Douglas Morris - yes; Brian Donnelly - yes; Daniel Cupoli - yes; Robert Jokl - yes; Chester Dudzinski - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 04, 2014

OCPB Case # Z-14-202

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Clay Town Board at the request of McDonald's Corporation for the property located at 3869 State Route 31; 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 New York State Route 31, a state highway; and
- WHEREAS, the applicant is requesting a special permit to renovate an existing McDonald's restaurant, including demolishing an existing drive-thru and replacing it with a side-by-side drive-thru and new menu boards, on a 2.03-acre parcel in a Regional Commercial (RC-1) zoning district; and
- WHEREAS, the site is located on Route 31, situated as an outparcel for the Target shopping center; the submitted Site Plan dated May 19, 2014 shows the existing building to remain, noted "to be remodeled"; and
- WHEREAS, the site has an existing driveway onto an internal access road ultimately leading to New York State Route 31; the plan shows the existing driveway curbing and pavement markings to be modified to widen the driveway; and
- WHEREAS, the plan shows a new double-laned drive-thru operation wrapping around the rear of the building with two ordering points, two menu boards, and "Order Here" canopy cods; several pavement markings and curbing changes are also proposed for the drive-thru and parking area; and
- WHEREAS, sign details for two types of proposed signs in 6 locations were also shown (two arch signs measuring 4' x 3.5' each, and four name signs measuring 16.5' x 2' each), for a total of 122 square feet of signage; and
- WHEREAS, the site is served by public water and sewer and is located in the Oak Orchard Wastewater Treatment Plant service area; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 04, 2014

OCPB Case # Z-14-203

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Salina Planning Board at the request of David Vona for the property located at 706 Old Liverpool 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 Electronics Parkway and Old Liverpool Road, both county roads, and Bloody Brook, a drainage channel owned by the county or for which the county has established channel lines; and
- WHEREAS, the applicant is proposing to construct a 28-unit apartment complex with parking and storage facilities and to convert an existing house into an office on five parcels totaling approximately 2.267 acres in a Multiple-Residence (R-4) zoning district; and
- WHEREAS, the Board is concurrently reviewing an Area Variance referral (Z-14-204) for this project for height, facing building walls, and signage; the Site Plan dated May 22, 2014 notes the six parcels "to be combined by Lot Line Adjustment into one lot" (not referred to the OCPB at this time); and
- WHEREAS, the Board previously recommended No Position With Comment on a Zone Change referral (Z-13-42) on six parcels to R-4 for the construction of apartments, citing requirements for the next stage of development from the Onondaga County Water Authority and the Onondaga County Departments of Transportation and Water Environment Protection; and
- WHEREAS, the site is in a moderately dense, mixed-use, and transitional location at the corner of two commuter corridors containing largely suburban commercial uses, a small single-family neighborhood, and regional employment sites to north along Electronics Parkway; and
- WHEREAS, the Topographic Survey dated November 4, 2013 shows the parcels to contain two existing frame houses and garages along Old Liverpool Road and one frame house and garage along Electronics Parkway; one house and garage on Old Liverpool Road are slated to remain for conversion to office space; and
- WHEREAS, the Site Plan shows three attached apartment complex units with a connecting one-story lobby (Building D per elevation drawings) toward the rear of the site, including two 3-story buildings with 12 units each and one 2-story building containing 4 units for a total of 9,760 square feet; elevation drawings show covered entryways, peaked asphalt shingle rooflines, porches, and vinyl siding; and
- WHEREAS, the plan shows a building facing Old Liverpool Road containing eight parking garages (2,112 square feet total) that would access an internal driveway and parking lot; the plan shows another building containing storage space (1,320 square feet) and five garages (1,320 square feet) fronting on Electronics

- Parkway that would also access the internal driveway and parking lot; and
- WHEREAS, the internal driveway provides one full driveway access each onto Old Liverpool Road and Electronics Parkway, both of which must meet the requirements of the Onondaga County Department of Transportation; 56 total parking spaces are shown on the plan; in addition to the 13 garage spaces, 43 spaces are shown along the connected driveway, behind each garage, and in front of the proposed converted house along Old Liverpool Road; and
- WHEREAS, the plan shows two proposed monument-style entrance signs, one at each entrance, that would be internally lit and measure approximately 10' by 6'6"; the Proposed Landscape/Lighting Plan dated May 22, 2014 shows minimal landscaping, focused at building entrances and at the base of the monument signage; no screening of parking areas is shown; sidewalks are only shown at the perimeter of the apartments and accessing the storage units, and none exist nor are proposed along either roadway; the site is located along a transit corridor; and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; 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; 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
- WHEREAS, a stormwater management basin is proposed to be located at the rear of the site; 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; and 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; projects that require a Stormwater Pollution Prevention Plan (SWPPP) within an Onondaga County Drainage District must submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection for review; 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

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

1. The Onondaga County Department of Transportation has determined that the applicant must complete a Traffic Impact Study (TIS) for full build out to meet Departmental 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.
2. The Onondaga County Department of Transportation have determined that the applicant must complete a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to meet Departmental requirements verifying that the proposed development would not create additional stormwater runoff into highway drainage systems and is required to first contact the Department to determine the scope of the study; the applicant must submit the drainage study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.
3. The applicant is required to obtain a permit from the Onondaga County Department of Transportation for any proposed driveways and prior to any proposed work within a County road right-of-way.
4. The Onondaga County Department of Transportation advises the applicant that signage may not obstruct sight distance.
5. The applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) to the Onondaga County Department of Water Environment Protection for review.

The Board offers the following comments:

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

buildings on this relatively urban site in order to foster traditional design principles and a more pedestrian-oriented environment. Suggested modifications include locating garage and storage facilities to the rear of the parcel and the apartments closer to and facing the road frontage, providing dense, continuous structures along Old Liverpool Road, reducing the number of required parking spaces for the apartment units, and relocating the parking from the front of the converted house.

5. The Board encourages the Town, applicant and surrounding land owners to consider requiring sidewalks connecting to and along road frontages, as this area is served by transit and contains a mix and density of uses which could support walking, especially with the introduction of apartments.

6. The Town is encouraged to require additional landscaping and screening of parking areas, to minimize the scale of proposed signage, and to ensure onsite lighting is sensitively designed to prevent spillover onto neighboring parcels.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 04, 2014

OCPB Case # Z-14-204

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Salina Planning Board at the request of David Vona for the property located at 706 Old Liverpool Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the the granting of use or area variances and the site is located within 500 feet of Electronics Parkway and Old Liverpool Road, both county roads, and Bloody Brook, a drainage channel owned for the County or for which the County has established channel lines; and
- WHEREAS, the applicant is requesting area variances in order to construct a 28-unit apartment complex with parking and storage facilities and to convert an existing house into an office on five parcels totaling approximately 2.267 acres in a Multiple-Residence (R-4) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-14-204) for the project; the Site Plan dated May 22, 2014 notes the six parcels "to be combined by Lot Line Adjustment into one lot" (not referred to the OCPB at this time); and
- WHEREAS, the Board previously recommended No Position With Comment on a Zone Change referral (Z-13-42) on six parcels to R-4 for the construction of apartments, citing requirements for the next stage of development from the Onondaga County Water Authority and the Onondaga County Departments of Transportation and Water Environment Protection; and
- WHEREAS, per the local application materials, the proposed variances include: 37'8" building height (30' maximum allowed), 11.4' between facing walls (40' required), signage 10' from the street boundary (25' required), 65 square feet of signage (20 square feet maximum allowed), and two entrance signs (1 maximum allowed); and
- WHEREAS, the site is in a moderately dense, mixed-use, and transitional location at the corner of two commuter corridors containing largely suburban commercial uses, a small single-family neighborhood, and regional employment sites to north along Electronics Parkway; and
- WHEREAS, the Topographic Survey dated November 4, 2013 shows the parcels to contain two existing frame houses and garages along Old Liverpool Road and one frame house and garage along Electronics Parkway; one house and garage on Old Liverpool Road are slated to remain for conversion to office space; and
- WHEREAS, the Site Plan shows three attached apartment complex units with a connecting one-story lobby (Building D per elevation drawings) toward the rear of the site, including two 3-story buildings with 12 units each and one 2-story building containing 4 units for a total of 9,760 square feet; elevation drawings show covered entryways, peaked asphalt shingle rooflines, porches, and vinyl siding;

and

- WHEREAS, the plan shows a building facing Old Liverpool Road containing eight parking garages (2,112 square feet total) that would access an internal driveway and parking lot; the plan shows another building containing storage space (1,320 square feet) and five garages (1,320 square feet) fronting on Electronics Parkway that would also access the internal driveway and parking lot; and
- WHEREAS, the internal driveway provides one full driveway access each onto Old Liverpool Road and Electronics Parkway, both of which must meet the requirements of the Onondaga County Department of Transportation; 56 total parking spaces are shown on the plan; in addition to the 13 garage spaces, 43 spaces are shown along the connected driveway, behind each garage, and in front of the proposed converted house along Old Liverpool Road; and
- WHEREAS, the plan shows two proposed monument-style entrance signs, one at each entrance, that would be internally lit and measure approximately 10' by 6'6"; the Proposed Landscape/Lighting Plan dated May 22, 2014 shows minimal landscaping, focused at building entrances and at the base of the monument signage; no screening of parking areas is shown; sidewalks are only shown at the perimeter of the apartments and accessing the storage units, and none exist nor are proposed along either roadway; the site is located along a transit corridor; and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; 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; 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
- WHEREAS, a stormwater management basin is proposed to be located at the rear of the site; 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; and 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; projects that require a Stormwater Pollution Prevention Plan (SWPPP) within an Onondaga County Drainage District must submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection for review; 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

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

1. The Onondaga County Department of Transportation has determined that the applicant must complete a Traffic Impact Study (TIS) for full build out to meet Departmental 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.
2. The Onondaga County Department of Transportation have determined that the applicant must complete a drainage study or Stormwater Pollution Prevention Plan (SWPPP) to meet Departmental requirements verifying that the proposed development would not create additional stormwater runoff into highway drainage systems and is required to first contact the Department to determine the scope of the study; the applicant must submit the drainage study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.
3. The applicant is required to obtain a permit from the Onondaga County Department of Transportation for any proposed driveways and prior to any proposed work within a County road right-of-way.
4. The Onondaga County Department of Transportation advises the applicant that signage may not obstruct sight distance.
5. The applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) to the Onondaga County Department of Water Environment Protection for review.

The Board offers the following comments:

1. The Onondaga County Department of Water Environment Protection recommends that the municipality and/or applicant contact the Department at 315-435-6820 early in the planning process to determine sewer availability and capacity for any potential planned use of the site.
2. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.
3. The municipality and the applicant are encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure, and to visit the

Onondaga County Save The Rain Program web site at <http://savetherain.us> and contact the Onondaga County Department of Water Environment Protection at 315-435-2260.

4. The Board encourages the Town to consider reconfiguring the proposed buildings on this relatively urban site in order to foster traditional design principles and a more pedestrian-oriented environment. Suggested modifications include locating garage and storage facilities to the rear of the parcel and the apartments closer to and facing the road frontage, providing dense, continuous structures along Old Liverpool Road, reducing the number of required parking spaces for the apartment units, and relocating the parking from the front of the converted house.

5. The Board encourages the Town, applicant and surrounding land owners to consider requiring sidewalks connecting to and along road frontages, as this area is served by transit and contains a mix and density of uses which could support walking, especially with the introduction of apartments.

6. The Town is encouraged to require additional landscaping and screening of parking areas, to minimize the scale of proposed signage, and to ensure onsite lighting is sensitively designed to prevent spillover onto neighboring parcels.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 04, 2014

OCPB Case # Z-14-205

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Carrier Corporation for the property located at 6304 Carrier 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 New York State Route 298, a state highway; and
- WHEREAS, the applicant is proposing the removal of a 9' x 21' x 10' facility identification sign and construction of a new 6' x 9' x 9' facility identification sign for the Carrier Corporation on a 186.76-acre campus in an Industrial zoning district; and
- WHEREAS, the undated Concept Plan shows a two-sided 6' x 9'3" internally-illuminated monument sign, mounted on 3' tall steel tube posts; and
- WHEREAS, the sign is shown to be located to the east of the Carrier Parkway (New York State Route 298) driveway into the Carrier property; the sign is shown approximately 27 feet behind the street line, but within the labeled property line; and
- WHEREAS, the sign will be surrounded by a planting bed, and sidewalk segments are shown along the driveway and road in this location; and
- WHEREAS, per the New York State Department of Transportation, the placement of signage within the right-of-way has been grandfathered; and

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

The applicant is advised to continue coordination with the New York State Department of Transportation regarding the location, size and illumination of signage and any permits for work within the state right-of-way.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 04, 2014

OCPB Case # Z-14-207

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of DeWitt Planning Board at the request of Dollar General for the property located at 6523 Collamer 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 Collamer Road, a state highway; and
- WHEREAS, the applicant is requesting an area variance to designate 31 parking spaces "in reserve" as part of a new 9,100 square foot Dollar General store on a 2.17-acre lot in a Business Transitional zoning district; and
- WHEREAS, the Board previously recommended Modification on two Site Plan referrals (Z-14-108 and Z-14-167) for this project, citing necessary coordination with the New York State Department of Transportation and the Onondaga County Department of Water Environment Protection, and encouraging green infrastructure; and
- WHEREAS, a two-story house and shed currently exist on the site (to be demolished); the site is located in a transitional area, with nearby land uses varying from industrial and business park to residential land; existing single-family homes face this property, along both Sand Hill Drive and Collamer Road; and
- WHEREAS, the Site Plan dated May 21, 2014 shows a proposed 9,100 square foot retail store (reduced from 9,300 square feet per both prior plans) with an entrance at the front of the building facing Collamer Road; and
- WHEREAS, the plan shows a single driveway onto Collamer Road, which must meet the requirements of the New York State Department of Transportation; a full driveway on Sand Hill Road shown on the initial referral (Z-14-108) has been removed; the plan shows 61 proposed parking spaces of which 31 would be in reserve on a "Future Land Banked Parking Area" located behind the building; and
- WHEREAS, the previously submitted Conceptual Elevation drawings dated April 2014 (Z-14-167) show fiber cement wall panels with faux shutters along the front and side faces of the building; the only transparent opening is the front door, and fenestration along the Sand Hill Road frontage is minimal; and
- WHEREAS, a sidewalk is shown leading from Collamer Road to the building, and along the Collamer Road frontage of the site; a 25-foot wide right-of-way and easement to the Town of DeWitt is shown along the Collamer Road frontage of the property; and
- WHEREAS, the previously submitted Landscape Plan (from Z-14-167) shows a wooded area at the rear of the site to remain, street trees to be installed along Sand Hill Road, and landscape beds including a screening hedgerow along the front yard parking; and

WHEREAS, the site is to be 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; and

WHEREAS, the plan shows three proposed stormwater management areas at the front and sides of the parcel (modified from one area on the initial referral, Z-14-108); 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; and 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 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

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

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

The Board 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. While site design has been enhanced, the Board encourages the applicant and municipality to continue to consider alternative site planning and details for this project, especially in regards to building fenestration, window openings and materials, and sensitivity to nearby residences.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 04, 2014

OCPB Case # Z-14-208

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of McDonald's for the property located at 6481 Thompson Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Thompson Road and New York State Route 298 (Court Street), both state highways, and Sanders Creek, a county-owned drainage channel; and
- WHEREAS, the applicant is proposing a site reconfiguration to allow for shared access between McDonald's and two new hotels on adjacent newly proposed lots, Lot 1 (1.319 acres) and Lot 2 (1.915 acres), in an Industrial zoning district; and
- WHEREAS, the Board is concurrently reviewing five other referrals for this project: a Subdivision referral (S-14-44) to create the two new lots, Site Plan referrals for each hotel (Z-14-209 and Z-14-211), and Area Variance referrals for each hotel (Z-14-210 and Z-14-212) for both height-to-setback ratios and one front yard; and
- WHEREAS, the Environmental Assessment Form dated May 12, 2014 states the first hotel (Home 2 Suites by Hilton) will be a four-story, 78-room building, and the second hotel (franchise to be determined) will be a four-story, 68-room building, and that site improvements will include access driveways, drop-off area, approximately 150 parking spaces, landscaping, utilities, and subsurface stormwater management facilities; the EAF further notes that site access will be through the western portion of the adjoining McDonald's property, which will require a reconfiguration of a portion of the McDonald's site; and
- WHEREAS, per the town applications for the area variance referrals, both dated May 23, 2014, variances are required for the front yard of the Home 2 hotel (39'1" proposed, 50' required), the height of the Home 2 hotel (46'8" proposed, 22'6" allowed), and the height of the unnamed hotel (26' proposed, 50" allowed); the applications note the presence of Sanders Creek and a 20-foot Onondaga County sanitary sewer on site, which limits the buildable portions of the property and makes the need for a variance likely for any potential building configuration; and
- WHEREAS, the Subdivision Plan dated May 14, 2014 shows proposed Lots 1 and 2, a "Permanent Easement to Onondaga County" crossing both lots (east/west), a triangular easement on proposed Lot 1 along Thompson Road and the adjacent parcel to the east (a vacant gas station), and Sanders Creek running along the northern boundary of both proposed lots; the plan further shows a proposed parking and parking access easement with 11 spaces designated for future use by McDonald's and a proposed access and construction easement leading into the McDonald's parcel, both to be located along/across the intersection between McDonald's and the proposed lots; and

- WHEREAS, the plan shows that the proposed lots have frontage on New York State Route 298 to the north and Thompson Road to the east (along Carrier Circle), and that the McDonald's parcel has frontage on Thompson Road; an existing ingress and egress easement on the McDonald's parcel labeled Common Drive is shown to lead to Thompson Road, and is right-in/right-out only due to the median on that portion of Thompson Road; both Route 298 and Thompson Road are shown on the plan with the label "No Access"; aerial photography shows the vacant gas station has two existing driveways on Thompson Road that can currently be accessed by the proposed lots; all existing and proposed access must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the Site Layout Plan submitted for both hotels shows the Home 2 building on proposed Lot 2, the Unnamed Hotel building on proposed Lot 1, and 151 parking spaces across both lots connected via an internal circulation network; the Existing Conditions and Site Demolition plan revised on May 12, 2014 shows all existing buildings and associated structures to be removed, including some activities noted on the plan as being within the state right-of-way and requiring approval and permits from the New York State Department of Transportation; and
- WHEREAS, the Layout Plan and the Existing Conditions and Demolition Plan for McDonald's, both revised on May 12, 2014, show the existing McDonald's building with surrounding parking and drive-thru lane; changes to the site include a proposed cash booth relocation, the removal of fencing and new curbing and landscaping along the access easement and northern boundary of the parcel, the removal of a shed, and a new pedestrian path; and
- WHEREAS, the EAF notes the project will require a stormwater permit, and that stormwater runoff will be directed to onsite stormwater management facilities that will provide stormwater quality and quantity treatment; the Site Grading, Drainage and Utilities Plan revised May 12, 2014 shows the underground stormwater management area to be located under the parking area on proposed Lot 2; 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; and 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; projects that require a Stormwater Pollution Prevention Plan (SWPPP) within an Onondaga County Drainage District must submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection for review; 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 demolition plan notes that the New York State Department of Environmental Conservation has been contacted and has verified that there

are no regulated wetlands on, or immediately adjacent to the project site, however the EAF notes a portion of the site or land adjacent to the site contain wetlands or other waterbodies regulated by a federal, state, or local agency, and wetland maps indicate the potential presence of state and/or federal wetlands and/or the 100-foot state wetland buffer on the subject property; 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 applicant must obtain appropriate permits from the New York State Department of Environmental Conservation and/or the U.S. Army Corps of Engineers for any proposed development or drainage in state and/or federal wetlands, respectively, and/or state wetland buffers on site; and

WHEREAS, the sites are served by public water and sewer and are located in the Metropolitan Wastewater Treatment Plant service area; 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; the Onondaga County Department of Water Environmental 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

WHEREAS, the Site Planting Plan revised on May 12, 2014 shows landscaped islands in the hotel parking areas, seeded lawn and trees around the road frontage and between the proposed lots and adjacent parcels, and landscaping around each hotel; the plan also shows a network of crosswalks and pedestrian pathways around and between the hotels and parking areas, including paths leading to the McDonald's parcel; the Site Lighting Plan revised on May 12, 2014 shows lighting will not spill over to adjacent parcels or roads; aerial photography shows sidewalks along the western side of Thompson Road in this area and further south; and

WHEREAS, the Central New York Regional Planning and Development Board led a Carrier Site Reuse Plan and subsequently the Syracuse Metropolitan Transportation Council completed a Carrier Site Access Transportation Study in 2009, in an effort to identify a future reuse plan for certain parcels formerly part of the Carrier Corporation campus, as well as to look at access and circulation opportunities for nearby parcels requiring access to Thompson Road, including those which are the subject of the current project; recommendations for access included internal access roads leading to existing or proposed signalized intersections at Thompson Road; 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, only temporary construction access to the subject property via the vacant gas station driveways on Thompson Road will be permitted, and the applicant must contact the New York State Department of Transportation to obtain permits for

any work in the State right-of-way.

2. The applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) to the Onondaga County Department of Water Environment Protection and the New York State Department of Transportation for review.

3. The location of state and/or federally designated wetlands on site and the 100-foot state wetland buffer must be confirmed by the New York State Department of Environmental Conservation and the U.S. Army Corps of Engineers, and the confirmed wetland delineation and buffer areas must be shown on the plans for this site.

4. The applicant must obtain appropriate permits from the New York State Department of Environmental Conservation and/or the U.S. Army Corps of Engineers for any proposed development or drainage in state and/or federal wetlands, respectively, and/or state wetland buffers on site.

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. The Town, applicant, and related property owners are encouraged to consult the recommendations from the Carrier Site Reuse Plan and the Carrier Site Access Transportation Study and to incorporate any relevant modifications to the plans for this overall project that have the potential to improve the internal road network, site circulation, and access to Thompson Road. The Board specifically encourages the Town and applicant to take this opportunity to work with the Carrier Corporation to utilize the neighboring land to the south, in particular the vacant parking lot directly adjacent to the McDonald's parcel, in order to facilitate future development on the Thompson Road corridor and to improve safety and community appearance in this location. The Town and applicant are also encouraged to connect to existing sidewalks along Thompson Road.

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 04, 2014

OCPB Case # Z-14-209

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Home 2 Hotel for the property located at 6527 Thompson Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Thompson Road and New York State Route 298 (Court Street), both state highways, and Sanders Creek, a county-owned drainage channel; and
- WHEREAS, the applicant is proposing a site plan as part of a project to subdivide a 2.87-acre parcel into two new lots, Lot 1 (1.319 acres) and Lot 2 (1.915 acres), in an Industrial zoning district, in order to construct a new hotel on each lot; and
- WHEREAS, the Board is concurrently reviewing five other referrals for this project: a Subdivision referral (S-14-44) to create the two new lots, a Site Plan referral for the other hotel (Z-14-211), Area Variance referrals for each hotel (Z-14-210 and Z-14-212) for both height-to-setback ratios and one front yard, and a Site Plan referral for the adjacent McDonald's (Z-14-208) in order to reconfigure the site to allow access to the proposed hotels; and
- WHEREAS, the Environmental Assessment Form dated May 12, 2014 states the first hotel (Home 2 Suites by Hilton) will be a four-story, 78-room building, and the second hotel (franchise to be determined) will be a four-story, 68-room building, and that site improvements will include access driveways, drop-off area, approximately 150 parking spaces, landscaping, utilities, and subsurface stormwater management facilities; the EAF further notes that site access will be through the western portion of the adjoining McDonald's property, which will require a reconfiguration of a portion of the McDonald's site; and
- WHEREAS, per the town applications for the area variance referrals, both dated May 23, 2014, variances are required for the front yard of the Home 2 hotel (39'1" proposed, 50' required), the height of the Home 2 hotel (46'8" proposed, 22'6" allowed), and the height of the unnamed hotel (26' proposed, 50" allowed); the applications note the presence of Sanders Creek and a 20-foot Onondaga County sanitary sewer on site, which limits the buildable portions of the property and makes the need for a variance likely for any potential building configuration; and
- WHEREAS, the Subdivision Plan dated May 14, 2014 shows proposed Lots 1 and 2, a "Permanent Easement to Onondaga County" crossing both lots (east/west), a triangular easement on proposed Lot 1 along Thompson Road and the adjacent parcel to the east (a vacant gas station), and Sanders Creek running along the northern boundary of both proposed lots; the plan further shows a proposed parking and parking access easement with 11 spaces designated for future use by McDonald's and a proposed access and construction easement leading into the McDonald's parcel, both to be located along/across the

intersection between McDonald's and the proposed lots; and

WHEREAS, the plan shows that the proposed lots have frontage on New York State Route 298 to the north and Thompson Road to the east (along Carrier Circle), and that the McDonald's parcel has frontage on Thompson Road; an existing ingress and egress easement on the McDonald's parcel labeled Common Drive is shown to lead to Thompson Road, and is right-in/right-out only due to the median on that portion of Thompson Road; both Route 298 and Thompson Road are shown on the plan with the label "No Access"; aerial photography shows the vacant gas station has two existing driveways on Thompson Road that can currently be accessed by the proposed lots; all existing and proposed access must meet the requirements of the New York State Department of Transportation; and

WHEREAS, the Site Layout Plan submitted for both hotels shows the Home 2 building on proposed Lot 2, the Unnamed Hotel building on proposed Lot 1, and 151 parking spaces across both lots connected via an internal circulation network; the Existing Conditions and Site Demolition plan revised on May 12, 2014 shows all existing buildings and associated structures to be removed, including some activities noted on the plan as being within the state right-of-way and requiring approval and permits from the New York State Department of Transportation; and

WHEREAS, the Layout Plan and the Existing Conditions and Demolition Plan for McDonald's, both revised on May 12, 2014, show the existing McDonald's building with surrounding parking and drive-thru lane; changes to the site include a proposed cash booth relocation, the removal of fencing and new curbing and landscaping along the access easement and northern boundary of the parcel, the removal of a shed, and a new pedestrian path; and

WHEREAS, the EAF notes the project will require a stormwater permit, and that stormwater runoff will be directed to onsite stormwater management facilities that will provide stormwater quality and quantity treatment; the Site Grading, Drainage and Utilities Plan revised May 12, 2014 shows the underground stormwater management area to be located under the parking area on proposed Lot 2; 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; and 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; projects that require a Stormwater Pollution Prevention Plan (SWPPP) within an Onondaga County Drainage District must submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection for review; 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 demolition plan notes that the New York State Department of

Environmental Conservation has been contacted and has verified that there are no regulated wetlands on, or immediately adjacent to the project site, however the EAF notes a portion of the site or land adjacent to the site contain wetlands or other waterbodies regulated by a federal, state, or local agency, and wetland maps indicate the potential presence of state and/or federal wetlands and/or the 100-foot state wetland buffer on the subject property; 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 applicant must obtain appropriate permits from the New York State Department of Environmental Conservation and/or the U.S. Army Corps of Engineers for any proposed development or drainage in state and/or federal wetlands, respectively, and/or state wetland buffers on site; and

WHEREAS, the sites are served by public water and sewer and are located in the Metropolitan Wastewater Treatment Plant service area; 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; the Onondaga County Department of Water Environmental 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

WHEREAS, the Site Planting Plan revised on May 12, 2014 shows landscaped islands in the hotel parking areas, seeded lawn and trees around the road frontage and between the proposed lots and adjacent parcels, and landscaping around each hotel; the plan also shows a network of crosswalks and pedestrian pathways around and between the hotels and parking areas, including paths leading to the McDonald's parcel; the Site Lighting Plan revised on May 12, 2014 shows lighting will not spill over to adjacent parcels or roads; aerial photography shows sidewalks along the western side of Thompson Road in this area and further south; and

WHEREAS, the Central New York Regional Planning and Development Board led a Carrier Site Reuse Plan and subsequently the Syracuse Metropolitan Transportation Council completed a Carrier Site Access Transportation Study in 2009, in an effort to identify a future reuse plan for certain parcels formerly part of the Carrier Corporation campus, as well as to look at access and circulation opportunities for nearby parcels requiring access to Thompson Road, including those which are the subject of the current project; recommendations for access included internal access roads leading to existing or proposed signalized intersections at Thompson Road; 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, only temporary construction access to the subject property via the vacant gas station driveways on Thompson Road will be permitted, and the applicant must

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E-mail Address: countyplanning@ongov.net

contact the New York State Department of Transportation to obtain permits for any work in the State right-of-way.

2. The applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) to the Onondaga County Department of Water Environment Protection and the New York State Department of Transportation for review.

3. The location of state and/or federally designated wetlands on site and the 100-foot state wetland buffer must be confirmed by the New York State Department of Environmental Conservation and the U.S. Army Corps of Engineers, and the confirmed wetland delineation and buffer areas must be shown on the plans for this site.

4. The applicant must obtain appropriate permits from the New York State Department of Environmental Conservation and/or the U.S. Army Corps of Engineers for any proposed development or drainage in state and/or federal wetlands, respectively, and/or state wetland buffers on site.

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. The Town, applicant, and related property owners are encouraged to consult the recommendations from the Carrier Site Reuse Plan and the Carrier Site Access Transportation Study and to incorporate any relevant modifications to the plans for this overall project that have the potential to improve the internal road network, site circulation, and access to Thompson Road. The Board specifically encourages the Town and applicant to take this opportunity to work with the Carrier Corporation to utilize the neighboring land to the south, in particular the vacant parking lot directly adjacent to the McDonald's parcel, in order to facilitate future development on the Thompson Road corridor and to improve safety and community appearance in this location. The Town and applicant are also encouraged to connect to existing sidewalks along Thompson Road.

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 04, 2014

OCPB Case # Z-14-210

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of DeWitt Zoning Board of Appeals at the request of Home 2 Hotel for the property located at 6527 Thompson Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Thompson Road and New York State Route 298 (Court Street), both state highways, and Sanders Creek, a county-owned drainage channel; and
- WHEREAS, the applicant is requesting an area variance as part of a project to subdivide a 2.87-acre parcel into two new lots, Lot 1 (1.319 acres) and Lot 2 (1.915 acres), in an Industrial zoning district, in order to construct a new hotel on each lot; and
- WHEREAS, the Board is concurrently reviewing five other referrals for this project: a Subdivision referral (S-14-44) to create the two new lots, Site Plan referrals for each hotel (Z-14-209 and Z-14-211), an Area Variance referral for the other hotel (Z-14-212) for the height-to-setback ratio, and a Site Plan referral for the adjacent McDonald's (Z-14-208) in order to reconfigure the site to allow access to the proposed hotels; and
- WHEREAS, the Environmental Assessment Form dated May 12, 2014 states the first hotel (Home 2 Suites by Hilton) will be a four-story, 78-room building, and the second hotel (franchise to be determined) will be a four-story, 68-room building, and that site improvements will include access driveways, drop-off area, approximately 150 parking spaces, landscaping, utilities, and subsurface stormwater management facilities; the EAF further notes that site access will be through the western portion of the adjoining McDonald's property, which will require a reconfiguration of a portion of the McDonald's site; and
- WHEREAS, per the town applications for the area variance referrals, both dated May 23, 2014, variances are required for the front yard of the Home 2 hotel (39'1" proposed, 50' required), the height of the Home 2 hotel (46'8" proposed, 22'6" allowed), and the height of the unnamed hotel (26' proposed, 50" allowed); the applications note the presence of Sanders Creek and a 20-foot Onondaga County sanitary sewer on site, which limits the buildable portions of the property and makes the need for a variance likely for any potential building configuration; and
- WHEREAS, the Subdivision Plan dated May 14, 2014 shows proposed Lots 1 and 2, a "Permanent Easement to Onondaga County" crossing both lots (east/west), a triangular easement on proposed Lot 1 along Thompson Road and the adjacent parcel to the east (a vacant gas station), and Sanders Creek running along the northern boundary of both proposed lots; the plan further shows a proposed parking and parking access easement with 11 spaces designated for future use by McDonald's and a proposed access and construction easement

leading into the McDonald's parcel, both to be located along/across the intersection between McDonald's and the proposed lots; and

WHEREAS, the plan shows that the proposed lots have frontage on New York State Route 298 to the north and Thompson Road to the east (along Carrier Circle), and that the McDonald's parcel has frontage on Thompson Road; an existing ingress and egress easement on the McDonald's parcel labeled Common Drive is shown to lead to Thompson Road, and is right-in/right-out only due to the median on that portion of Thompson Road; both Route 298 and Thompson Road are shown on the plan with the label "No Access"; aerial photography shows the vacant gas station has two existing driveways on Thompson Road that can currently be accessed by the proposed lots; all existing and proposed access must meet the requirements of the New York State Department of Transportation; and

WHEREAS, the Site Layout Plan submitted for both hotels shows the Home 2 building on proposed Lot 2, the Unnamed Hotel building on proposed Lot 1, and 151 parking spaces across both lots connected via an internal circulation network; the Existing Conditions and Site Demolition plan revised on May 12, 2014 shows all existing buildings and associated structures to be removed, including some activities noted on the plan as being within the state right-of-way and requiring approval and permits from the New York State Department of Transportation; and

WHEREAS, the Layout Plan and the Existing Conditions and Demolition Plan for McDonald's, both revised on May 12, 2014, show the existing McDonald's building with surrounding parking and drive-thru lane; changes to the site include a proposed cash booth relocation, the removal of fencing and new curbing and landscaping along the access easement and northern boundary of the parcel, the removal of a shed, and a new pedestrian path; and

WHEREAS, the EAF notes the project will require a stormwater permit, and that stormwater runoff will be directed to onsite stormwater management facilities that will provide stormwater quality and quantity treatment; the Site Grading, Drainage and Utilities Plan revised May 12, 2014 shows the underground stormwater management area to be located under the parking area on proposed Lot 2; 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; and 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; projects that require a Stormwater Pollution Prevention Plan (SWPPP) within an Onondaga County Drainage District must submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection for review; 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 demolition plan notes that the New York State Department of Environmental Conservation has been contacted and has verified that there are no regulated wetlands on, or immediately adjacent to the project site, however the EAF notes a portion of the site or land adjacent to the site contain wetlands or other waterbodies regulated by a federal, state, or local agency, and wetland maps indicate the potential presence of state and/or federal wetlands and/or the 100-foot state wetland buffer on the subject property; 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 applicant must obtain appropriate permits from the New York State Department of Environmental Conservation and/or the U.S. Army Corps of Engineers for any proposed development or drainage in state and/or federal wetlands, respectively, and/or state wetland buffers on site; and

WHEREAS, the sites are served by public water and sewer and are located in the Metropolitan Wastewater Treatment Plant service area; 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; the Onondaga County Department of Water Environmental 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

WHEREAS, the Site Planting Plan revised on May 12, 2014 shows landscaped islands in the hotel parking areas, seeded lawn and trees around the road frontage and between the proposed lots and adjacent parcels, and landscaping around each hotel; the plan also shows a network of crosswalks and pedestrian pathways around and between the hotels and parking areas, including paths leading to the McDonald's parcel; the Site Lighting Plan revised on May 12, 2014 shows lighting will not spill over to adjacent parcels or roads; aerial photography shows sidewalks along the western side of Thompson Road in this area and further south; and

WHEREAS, the Central New York Regional Planning and Development Board led a Carrier Site Reuse Plan and subsequently the Syracuse Metropolitan Transportation Council completed a Carrier Site Access Transportation Study in 2009, in an effort to identify a future reuse plan for certain parcels formerly part of the Carrier Corporation campus, as well as to look at access and circulation opportunities for nearby parcels requiring access to Thompson Road, including those which are the subject of the current project; recommendations for access included internal access roads leading to existing or proposed signalized intersections at Thompson Road; 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, only temporary construction access to the subject property via the vacant gas station

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driveways on Thompson Road will be permitted, and the applicant must contact the New York State Department of Transportation to obtain permits for any work in the State right-of-way.

2. The applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) to the Onondaga County Department of Water Environment Protection and the New York State Department of Transportation for review.

3. The location of state and/or federally designated wetlands on site and the 100-foot state wetland buffer must be confirmed by the New York State Department of Environmental Conservation and the U.S. Army Corps of Engineers, and the confirmed wetland delineation and buffer areas must be shown on the plans for this site.

4. The applicant must obtain appropriate permits from the New York State Department of Environmental Conservation and/or the U.S. Army Corps of Engineers for any proposed development or drainage in state and/or federal wetlands, respectively, and/or state wetland buffers on site.

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. The Town, applicant, and related property owners are encouraged to consult the recommendations from the Carrier Site Reuse Plan and the Carrier Site Access Transportation Study and to incorporate any relevant modifications to the plans for this overall project that have the potential to improve the internal road network, site circulation, and access to Thompson Road. The Board specifically encourages the Town and applicant to take this opportunity to work with the Carrier Corporation to utilize the neighboring land to the south, in particular the vacant parking lot directly adjacent to the McDonald's parcel, in order to facilitate future development on the Thompson Road corridor and to improve safety and community appearance in this location. The Town and applicant are also encouraged to connect to existing sidewalks along Thompson Road.

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 04, 2014

OCPB Case # Z-14-211

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of No Name Hotel (franchise to be determined) for the property located at 6527 Thompson Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Thompson Road and New York State Route 298 (Court Street), both state highways, and Sanders Creek, a county-owned drainage channel; and
- WHEREAS, the applicant is proposing a site plan as part of a project to subdivide a 2.87-acre parcel into two new lots, Lot 1 (1.319 acres) and Lot 2 (1.915 acres), in an Industrial zoning district, in order to construct a new hotel on each lot; and
- WHEREAS, the Board is concurrently reviewing five other referrals for this project: a Subdivision referral (S-14-44) to create the two new lots, a Site Plan referral for the other hotel (Z-14-209), Area Variance referrals for each hotel (Z-14-210 and Z-14-212) for both height-to-setback ratios and one front yard, and a Site Plan referral for the adjacent McDonald's (Z-14-208) in order to reconfigure the site to allow access to the proposed hotels; and
- WHEREAS, the Environmental Assessment Form dated May 12, 2014 states the first hotel (Home 2 Suites by Hilton) will be a four-story, 78-room building, and the second hotel (franchise to be determined) will be a four-story, 68-room building, and that site improvements will include access driveways, drop-off area, approximately 150 parking spaces, landscaping, utilities, and subsurface stormwater management facilities; the EAF further notes that site access will be through the western portion of the adjoining McDonald's property, which will require a reconfiguration of a portion of the McDonald's site; and
- WHEREAS, per the town applications for the area variance referrals, both dated May 23, 2014, variances are required for the front yard of the Home 2 hotel (39'1" proposed, 50' required), the height of the Home 2 hotel (46'8" proposed, 22'6" allowed), and the height of the unnamed hotel (26' proposed, 50" allowed); the applications note the presence of Sanders Creek and a 20-foot Onondaga County sanitary sewer on site, which limits the buildable portions of the property and makes the need for a variance likely for any potential building configuration; and
- WHEREAS, the Subdivision Plan dated May 14, 2014 shows proposed Lots 1 and 2, a "Permanent Easement to Onondaga County" crossing both lots (east/west), a triangular easement on proposed Lot 1 along Thompson Road and the adjacent parcel to the east (a vacant gas station), and Sanders Creek running along the northern boundary of both proposed lots; the plan further shows a proposed parking and parking access easement with 11 spaces designated for future use by McDonald's and a proposed access and construction easement

leading into the McDonald's parcel, both to be located along/across the intersection between McDonald's and the proposed lots; and

WHEREAS, the plan shows that the proposed lots have frontage on New York State Route 298 to the north and Thompson Road to the east (along Carrier Circle), and that the McDonald's parcel has frontage on Thompson Road; an existing ingress and egress easement on the McDonald's parcel labeled Common Drive is shown to lead to Thompson Road, and is right-in/right-out only due to the median on that portion of Thompson Road; both Route 298 and Thompson Road are shown on the plan with the label "No Access"; aerial photography shows the vacant gas station has two existing driveways on Thompson Road that can currently be accessed by the proposed lots; all existing and proposed access must meet the requirements of the New York State Department of Transportation; and

WHEREAS, the Site Layout Plan submitted for both hotels shows the Home 2 building on proposed Lot 2, the Unnamed Hotel building on proposed Lot 1, and 151 parking spaces across both lots connected via an internal circulation network; the Existing Conditions and Site Demolition plan revised on May 12, 2014 shows all existing buildings and associated structures to be removed, including some activities noted on the plan as being within the state right-of-way and requiring approval and permits from the New York State Department of Transportation; and

WHEREAS, the Layout Plan and the Existing Conditions and Demolition Plan for McDonald's, both revised on May 12, 2014, show the existing McDonald's building with surrounding parking and drive-thru lane; changes to the site include a proposed cash booth relocation, the removal of fencing and new curbing and landscaping along the access easement and northern boundary of the parcel, the removal of a shed, and a new pedestrian path; and

WHEREAS, the EAF notes the project will require a stormwater permit, and that stormwater runoff will be directed to onsite stormwater management facilities that will provide stormwater quality and quantity treatment; the Site Grading, Drainage and Utilities Plan revised May 12, 2014 shows the underground stormwater management area to be located under the parking area on proposed Lot 2; 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; and 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; projects that require a Stormwater Pollution Prevention Plan (SWPPP) within an Onondaga County Drainage District must submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection for review; 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 demolition plan notes that the New York State Department of Environmental Conservation has been contacted and has verified that there are no regulated wetlands on, or immediately adjacent to the project site, however the EAF notes a portion of the site or land adjacent to the site contain wetlands or other waterbodies regulated by a federal, state, or local agency, and wetland maps indicate the potential presence of state and/or federal wetlands and/or the 100-foot state wetland buffer on the subject property; 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 applicant must obtain appropriate permits from the New York State Department of Environmental Conservation and/or the U.S. Army Corps of Engineers for any proposed development or drainage in state and/or federal wetlands, respectively, and/or state wetland buffers on site; and

WHEREAS, the sites are served by public water and sewer and are located in the Metropolitan Wastewater Treatment Plant service area; 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; the Onondaga County Department of Water Environmental 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

WHEREAS, the Site Planting Plan revised on May 12, 2014 shows landscaped islands in the hotel parking areas, seeded lawn and trees around the road frontage and between the proposed lots and adjacent parcels, and landscaping around each hotel; the plan also shows a network of crosswalks and pedestrian pathways around and between the hotels and parking areas, including paths leading to the McDonald's parcel; the Site Lighting Plan revised on May 12, 2014 shows lighting will not spill over to adjacent parcels or roads; aerial photography shows sidewalks along the western side of Thompson Road in this area and further south; and

WHEREAS, the Central New York Regional Planning and Development Board led a Carrier Site Reuse Plan and subsequently the Syracuse Metropolitan Transportation Council completed a Carrier Site Access Transportation Study in 2009, in an effort to identify a future reuse plan for certain parcels formerly part of the Carrier Corporation campus, as well as to look at access and circulation opportunities for nearby parcels requiring access to Thompson Road, including those which are the subject of the current project; recommendations for access included internal access roads leading to existing or proposed signalized intersections at Thompson Road; 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, only temporary construction access to the subject property via the vacant gas station

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driveways on Thompson Road will be permitted, and the applicant must contact the New York State Department of Transportation to obtain permits for any work in the State right-of-way.

2. The applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) to the Onondaga County Department of Water Environment Protection and the New York State Department of Transportation for review.

3. The location of state and/or federally designated wetlands on site and the 100-foot state wetland buffer must be confirmed by the New York State Department of Environmental Conservation and the U.S. Army Corps of Engineers, and the confirmed wetland delineation and buffer areas must be shown on the plans for this site.

4. The applicant must obtain appropriate permits from the New York State Department of Environmental Conservation and/or the U.S. Army Corps of Engineers for any proposed development or drainage in state and/or federal wetlands, respectively, and/or state wetland buffers on site.

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. The Town, applicant, and related property owners are encouraged to consult the recommendations from the Carrier Site Reuse Plan and the Carrier Site Access Transportation Study and to incorporate any relevant modifications to the plans for this overall project that have the potential to improve the internal road network, site circulation, and access to Thompson Road. The Board specifically encourages the Town and applicant to take this opportunity to work with the Carrier Corporation to utilize the neighboring land to the south, in particular the vacant parking lot directly adjacent to the McDonald's parcel, in order to facilitate future development on the Thompson Road corridor and to improve safety and community appearance in this location. The Town and applicant are also encouraged to connect to existing sidewalks along Thompson Road.

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 04, 2014

OCPB Case # Z-14-212

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of DeWitt Zoning Board of Appeals at the request of No Name Hotel (franchise to be determined) for the property located at 6527 Thompson Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Thompson Road and New York State Route 298 (Court Street), both state highways, and Sanders Creek, a county-owned drainage channel; and
- WHEREAS, the applicant is requesting an area variance as part of a project to subdivide a 2.87-acre parcel into two new lots, Lot 1 (1.319 acres) and Lot 2 (1.915 acres), in an Industrial zoning district, in order to construct a new hotel on each lot; and
- WHEREAS, the Board is concurrently reviewing five other referrals for this project: a Subdivision referral (S-14-44) to create the two new lots, Site Plan referrals for each hotel (Z-14-209 and Z-14-211), an Area Variance referral for the other hotel (Z-14-210) for the height-to-setback ratio and front yard, and a Site Plan referral for the adjacent McDonald's (Z-14-208) in order to reconfigure the site to allow access to the proposed hotels; and
- WHEREAS, the Environmental Assessment Form dated May 12, 2014 states the first hotel (Home 2 Suites by Hilton) will be a four-story, 78-room building, and the second hotel (franchise to be determined) will be a four-story, 68-room building, and that site improvements will include access driveways, drop-off area, approximately 150 parking spaces, landscaping, utilities, and subsurface stormwater management facilities; the EAF further notes that site access will be through the western portion of the adjoining McDonald's property, which will require a reconfiguration of a portion of the McDonald's site; and
- WHEREAS, per the town applications for the area variance referrals, both dated May 23, 2014, variances are required for the front yard of the Home 2 hotel (39'1" proposed, 50' required), the height of the Home 2 hotel (46'8" proposed, 22'6" allowed), and the height of the unnamed hotel (26' proposed, 50" allowed); the applications note the presence of Sanders Creek and a 20-foot Onondaga County sanitary sewer on site, which limits the buildable portions of the property and makes the need for a variance likely for any potential building configuration; and
- WHEREAS, the Subdivision Plan dated May 14, 2014 shows proposed Lots 1 and 2, a "Permanent Easement to Onondaga County" crossing both lots (east/west), a triangular easement on proposed Lot 1 along Thompson Road and the adjacent parcel to the east (a vacant gas station), and Sanders Creek running along the northern boundary of both proposed lots; the plan further shows a proposed parking and parking access easement with 11 spaces designated for

future use by McDonald's and a proposed access and construction easement leading into the McDonald's parcel, both to be located along/across the intersection between McDonald's and the proposed lots; and

WHEREAS, the plan shows that the proposed lots have frontage on New York State Route 298 to the north and Thompson Road to the east (along Carrier Circle), and that the McDonald's parcel has frontage on Thompson Road; an existing ingress and egress easement on the McDonald's parcel labeled Common Drive is shown to lead to Thompson Road, and is right-in/right-out only due to the median on that portion of Thompson Road; both Route 298 and Thompson Road are shown on the plan with the label "No Access"; aerial photography shows the vacant gas station has two existing driveways on Thompson Road that can currently be accessed by the proposed lots; all existing and proposed access must meet the requirements of the New York State Department of Transportation; and

WHEREAS, the Site Layout Plan submitted for both hotels shows the Home 2 building on proposed Lot 2, the Unnamed Hotel building on proposed Lot 1, and 151 parking spaces across both lots connected via an internal circulation network; the Existing Conditions and Site Demolition plan revised on May 12, 2014 shows all existing buildings and associated structures to be removed, including some activities noted on the plan as being within the state right-of-way and requiring approval and permits from the New York State Department of Transportation; and

WHEREAS, the Layout Plan and the Existing Conditions and Demolition Plan for McDonald's, both revised on May 12, 2014, show the existing McDonald's building with surrounding parking and drive-thru lane; changes to the site include a proposed cash booth relocation, the removal of fencing and new curbing and landscaping along the access easement and northern boundary of the parcel, the removal of a shed, and a new pedestrian path; and

WHEREAS, the EAF notes the project will require a stormwater permit, and that stormwater runoff will be directed to onsite stormwater management facilities that will provide stormwater quality and quantity treatment; the Site Grading, Drainage and Utilities Plan revised May 12, 2014 shows the underground stormwater management area to be located under the parking area on proposed Lot 2; 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; and 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; projects that require a Stormwater Pollution Prevention Plan (SWPPP) within an Onondaga County Drainage District must submit a copy of the SWPPP to the Onondaga County Department of Water Environment Protection for review; 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 demolition plan notes that the New York State Department of Environmental Conservation has been contacted and has verified that there are no regulated wetlands on, or immediately adjacent to the project site, however the EAF notes a portion of the site or land adjacent to the site contain wetlands or other waterbodies regulated by a federal, state, or local agency, and wetland maps indicate the potential presence of state and/or federal wetlands and/or the 100-foot state wetland buffer on the subject property; 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 applicant must obtain appropriate permits from the New York State Department of Environmental Conservation and/or the U.S. Army Corps of Engineers for any proposed development or drainage in state and/or federal wetlands, respectively, and/or state wetland buffers on site; and

WHEREAS, the sites are served by public water and sewer and are located in the Metropolitan Wastewater Treatment Plant service area; 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; the Onondaga County Department of Water Environmental 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

WHEREAS, the Site Planting Plan revised on May 12, 2014 shows landscaped islands in the hotel parking areas, seeded lawn and trees around the road frontage and between the proposed lots and adjacent parcels, and landscaping around each hotel; the plan also shows a network of crosswalks and pedestrian pathways around and between the hotels and parking areas, including paths leading to the McDonald's parcel; the Site Lighting Plan revised on May 12, 2014 shows lighting will not spill over to adjacent parcels or roads; aerial photography shows sidewalks along the western side of Thompson Road in this area and further south; and

WHEREAS, the Central New York Regional Planning and Development Board led a Carrier Site Reuse Plan and subsequently the Syracuse Metropolitan Transportation Council completed a Carrier Site Access Transportation Study in 2009, in an effort to identify a future reuse plan for certain parcels formerly part of the Carrier Corporation campus, as well as to look at access and circulation opportunities for nearby parcels requiring access to Thompson Road, including those which are the subject of the current project; recommendations for access included internal access roads leading to existing or proposed signalized intersections at Thompson Road; 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, only temporary construction access to the subject property via the vacant gas station driveways on Thompson Road will be permitted, and the applicant must contact the New York State Department of Transportation to obtain permits for any work in the State right-of-way.
2. The applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) to the Onondaga County Department of Water Environment Protection and the New York State Department of Transportation for review.
3. The location of state and/or federally designated wetlands on site and the 100-foot state wetland buffer must be confirmed by the New York State Department of Environmental Conservation and the U.S. Army Corps of Engineers, and the confirmed wetland delineation and buffer areas must be shown on the plans for this site.
4. The applicant must obtain appropriate permits from the New York State Department of Environmental Conservation and/or the U.S. Army Corps of Engineers for any proposed development or drainage in state and/or federal wetlands, respectively, and/or state wetland buffers on site.

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. The Town, applicant, and related property owners are encouraged to consult the recommendations from the Carrier Site Reuse Plan and the Carrier Site Access Transportation Study and to incorporate any relevant modifications to the plans for this overall project that have the potential to improve the internal road network, site circulation, and access to Thompson Road. The Board specifically encourages the Town and applicant to take this opportunity to work with the Carrier Corporation to utilize the neighboring land to the south, in particular the vacant parking lot directly adjacent to the McDonald's parcel, in order to facilitate future development on the Thompson Road corridor and to improve safety and community appearance in this location. The Town and applicant are also encouraged to connect to existing sidewalks along Thompson Road.
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The motion was made by Daniel Cupoli and seconded by Chester Dudzinski, Jr. The votes were recorded as follows: Douglas Morris - yes; Robert Jokl - yes; Brian Donnelly - yes; Daniel Cupoli - yes; Chester Dudzinski, Jr. - yes.