



Onondaga County Planning Board

June 25, 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	Andrew Maxwell	
Daniel Cupoli	Megan Costa	
Robert Antonacci	Gilly Cantor	
Brian Donnelly		
Chester Dudzinski, Jr.		
Robert Jokl		

II. CALL TO ORDER

The meeting was called to order at 11:00 AM on June 25, 2014

III. MINUTES

Minutes from June 4, 2014 were submitted for approval. Daniel Cupoli made a motion to accept the minutes. Brian Donnelly seconded the motion. The votes were recorded as follows: Douglas Morris - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Brian Donnelly - yes; Chester Dudzinski, Jr. - yes; Robert Jokl - yes.

OTHER DISCUSSION

The Board suggested adopting a practice of issuing a letter from the Director of the Syracuse-Onondaga County Planning Agency to a municipality when it comes to the attention of the Board or Agency that site work is being done on a subject property prior to completion of the GML review process. Daniel Cupoli made a motion to send such a letter when applicable. Brian Donnelly seconded the motion. Douglas Morris - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Brian Donnelly - yes; Chester Dudzinski, Jr. - yes; Robert Jokl - yes.

IV. ACTIONS ON GML SECTION 239 REFERRALS

Summary

S-14-45	No Position	S-14-46	No Position	S-14-47	No Position With Comment
S-14-48	No Position	S-14-49	No Position With Comment	S-14-50	Modification
S-14-51	Modification	S-14-52	No Position	S-14-53	No Position With Comment
Z-14-213	Modification	Z-14-215	Modification	Z-14-216	No Position With Comment
Z-14-217	No Position With Comment	Z-14-218	Modification	Z-14-219	No Position
Z-14-220	Modification	Z-14-221	No Position With Comment	Z-14-222	Modification
Z-14-223	No Position	Z-14-224	No Position	Z-14-225	No Position
Z-14-226	No Position With Comment	Z-14-227	Modification	Z-14-228	No Position With Comment
Z-14-229	Modification	Z-14-230	Modification	Z-14-231	Modification
Z-14-232	No Position	Z-14-233	No Position With Comment	Z-14-234	Modification
Z-14-235	Modification	Z-14-236	No Position With Comment	Z-14-237	No Position With Comment
Z-14-238	Modification	Z-14-239	No Position With Comment	Z-14-240	No Position
Z-14-241	No Position	Z-14-242	No Position With Comment	Z-14-243	No Position With Comment
Z-14-244	No Position With Comment	Z-14-245	No Position		



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 25, 2014

OCPB Case # S-14-45

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a THREE-MILE LIMIT from the City of Syracuse Planning Commission at the request of Dewitt Town Center, Inc. for the property located at 3179 Erie Boulevard East; and
- WHEREAS, the site is located within three miles of the City of Syracuse and subject to the extra-territorial jurisdiction of the City of Syracuse under the three-mile limit rule and the site is located within 500 feet of Erie Boulevard East, a state highway, and the municipal boundary between the Town of DeWitt and the Village of East Syracuse; and
- WHEREAS, the applicant is proposing to combine two existing parcels into one 18.153-acre lot in a Business zoning district, in order to simplify town property tax administration accounting; and
- WHEREAS, the Board recently recommended No Position With Comment on a Final Subdivision referral (S-14-37) and Modification of a Site Plan referral (Z-14-52) from the Town of DeWitt, requiring the applicant to work with the New York State Department of Transportation regarding driveway access and the signal on Erie Boulevard, and commenting that the plan should include pedestrian accommodation, cross connections, and green infrastructure; and
- WHEREAS, the town application from the subdivision referral dated April 10, 2014 notes the subdivision involves combining three subdivision lots which constitute two tax parcels into one new lot; and
- WHEREAS, the Resubdivision Plan revised on March 31, 2014 shows proposed New Lot 1 to encompass three existing parcels, Parcels A, B, and C, where Parcels A and B appear to correspond with tax parcel 044.-07-09.1 and Parcel C appears to correspond with tax parcel 044.-07-09.2; Parcel D, an adjacent parcel which is not part of the proposed subdivision, is also shown on the plan; and
- WHEREAS, the plan shows an existing one-story block building (former Price Chopper) and a large parking lot located on Parcels A and B, and a one-story block building (formerly Hechinger's) on Parcel C; there are a number of water, sewer, and utility easements running across all three parcels; and
- WHEREAS, the plan shows the site having frontage and two driveways on Erie Boulevard East, which must meet the requirements of the New York State Department of Transportation; and
- WHEREAS, the plan shows an internal access drive connecting the buildings, including the building on adjacent Parcel D (Taco Bell); and
- WHEREAS, the New York State wetland maps indicate the potential presence of state wetlands and/or the 100-foot state wetland buffer on the northern and eastern edges of subject property; and

WHEREAS, 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 must be shown on the subdivision plan; and

WHEREAS, in 2012 the Board offered the following comment regarding proposed development on Bridge Street (Z-12-100 and S-12-25), adjacent to the proposed DeWitt Town Center: "Recognizing the limitations that may be presented by the wetlands and the condition of Kravec Drive, the Board encourages the Town to work with this applicant, Paradise Plaza [DeWitt Town Center], and other adjacent landowners and developers to conceptualize, facilitate, and solidify an internal road network for all modes of transportation between Bridge Street and Erie Boulevard and to identify area traffic mitigation responsibilities prior to Town approval of individual projects"; 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. The votes were recorded as follows: Brian Donnelly - yes; Douglas Morris - yes; Daniel Cupoli - yes; Robert Antonacci - 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 25, 2014

OCPB Case # S-14-46

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a THREE-MILE LIMIT from the City of Syracuse Planning Commission at the request of Eleanor Fabian for the property located at 847 State Fair Boulevard - Town of Geddes; 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 State Fair Boulevard, a county road; and
- WHEREAS, the applicant is proposing to subdivide a 0.93-acre parcel into two proposed lots, Lot 1A (0.465 acres) and Lot 1B (0.465 acres), in a Commercial B zoning district; and
- WHEREAS, the Board previously recommended Modification of a Subdivision referral (S-14-16) from the Town of Geddes, citing the need to coordinate with the Onondaga County Departments of Transportation and Water and Environment Protection; and
- WHEREAS, the Subdivision Plan dated December 12, 2012 shows proposed Lot 1A to include an existing two-story frame house and two-car frame garage, and proposed Lot 1B to be vacant; and
- WHEREAS, aerial photography shows proposed Lot 1A as having the original parcel's existing driveway onto State Fair Boulevard, which must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the referral notice from the Town of Geddes notes the applicant will require permits from the Onondaga County Department of Transportation if the vacant lot is subsequently developed; and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant and Westside Pump Station service areas; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; 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, the plan shows the approximate locations of sanitary sewer lines, iron pipes,
and overhead utility lines; 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. The votes
were recorded as follows: Brian Donnelly - yes; Douglas Morris - yes; Daniel Cupoli -
yes; Robert Antonacci - 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 25, 2014

OCPB Case # S-14-47

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of Lysander Planning Board at the request of Timbers, LLC for the property located at Summer's Gate, Timber Ridge Lane; 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 River Road, a county highway; and
- WHEREAS, the applicant is proposing to subdivide 18 acres into 40 residential building lots and remaining lands intended for future development, as part of the Timber Banks Planned Unit Development (PUD) zoning district; and
- WHEREAS, the Board previously recommended Modification to the original Timber Banks Planned Unit Development Zone Change referral (Z-06-151) on June 6, 2006, and has reviewed several subsequent site plan, subdivision and plan amendment referrals for the PUD, largely citing traffic concerns; and
- WHEREAS, the Preliminary Subdivision Plat, Section 1B, Phase 5, dated May 7, 2014, shows the 40 new residential lots to contain 7 single-family lots at 0.3 acres each, 9 duplex units at 0.17-0.18 acres each, and 4 triplex units at 0.2 acres each; intended development of three remaining Lots 55, 56, and 57 is not indicated; the proposed development is located directly adjacent to previously developed phases of the PUD; and
- WHEREAS, the plat shows each of the lots to access new and existing local roads within the Timber Banks development, which ultimately flow to River Road, a county road; no sidewalks are shown on the Plat plan; and
- WHEREAS, a letter from the New York State Department of Transportation to the town dated April 15, 2013, related to the YMCA proposal affiliated with the Timber Banks PUD, stated that the Department requests that when additional approvals are requested for this development that the applicant be required to prepare and present a Traffic Impact Study to the Department for review and comment and construct any appropriate mitigation; and
- WHEREAS, the plat shows various easements for drainage, drinking water infrastructure, and utilities; U.S. Army Corps of Engineers wetlands limits and conservation easement limits are shown on the map, along rear portions of proposed Lots 55, 56, 57, and a small portion of proposed Lot 107; and
- WHEREAS, the site is located within the Seneca River drainage basin, and in the Baldwinsville Seneca-Knolls Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding

this law is available at www.ongov.net/wep/uselaws.html; and

WHEREAS, the proposed project would disturb one acre or more of land and the applicant must obtain a general permit for construction site stormwater runoff control from the New York State Department of Environmental Conservation, in conformance with the New York State SPDES Phase II program; and

WHEREAS, a previously submitted Environmental Assessment Form stated that the U.S. Fish and Wildlife Service has identified the potential for the federally and state-listed Indiana bat to occur within the project area, and the project will avoid all potential habitat for this species; a permit may be required by the New York State Department of Environmental Conservation if the project is determined to be harmful to the species or its habitat; 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. Should additional approvals be required for any changes to the Timber Banks General Project Plan in the future, the applicant must complete an updated Traffic Impact Study to meet the requirements of the Onondaga County and New York State Departments of Transportation and complete any mitigation required by these departments.
2. The New York State Department of Transportation notes that the intersection of River Road and Route 31 has capacity constraints, and with limited mitigation options, the ability to accommodate future development on the peninsula may be impacted.
3. The Town is encouraged to continue to study and plan for land use on the Lysander peninsula through its current comprehensive land use planning process, taking into consideration development pressures, limited transportation routes, availability and proximity of services, agricultural land preservation, and avoidance of costly expenditures for infrastructure.
4. The Board encourages the Town, applicant, and surrounding land owners to foster walkable connections and encourage bicycling accommodations onsite and throughout the Timbers community.
5. The municipality and the applicant are encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure, and to visit the Onondaga County Save The Rain Program web site at <http://savetherain.us> and contact the Onondaga County Department of Water Environment Protection at 315-435-2260.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 25, 2014

OCPB Case # S-14-48

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the City of Syracuse Planning Commission at the request of KAB Realty for the property located at 2800, 2806, 2812, 2816 & 2828 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
- WHEREAS, the applicant is proposing to subdivide a 1.503-acre parcel into two new lots, New Lot 1A (0.710 acres) and New Lot 1B (0.793 acres), in a Commercial Class B (CB) zoning district, in order to sell New Lot 1A to an interested buyer; and
- WHEREAS, the Resubdivision Plan dated May 12, 2014 shows proposed New Lot 1A to contain an existing one-story metal building (2802 Erie Boulevard East) and proposed New Lot 1B to contain a one-story concrete block building; there is a covered entrance located between the buildings that is located on proposed New Lot 1A; and
- WHEREAS, the Environmental Assessment Form dated May 12, 2014 notes the properties have existing buildings and parking, and no changes are proposed at this time; and
- WHEREAS, per the plan, proposed New Lot 1A has frontage on Lime Street, a city street, and both proposed lots have frontage on Erie Boulevard East, a city street in this location; no driveways are shown on the plan; per aerial photography, proposed New Lot 1A has one driveway on Erie Boulevard East and one driveway on Lime Street, and proposed New Lot 1B has two driveways on Erie Boulevard East; 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. The votes were recorded as follows: Brian Donnelly - yes; Douglas Morris - yes; Daniel Cupoli - yes; Robert Antonacci - 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 25, 2014

OCPB Case # S-14-49

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the City of Syracuse Planning Commission at the request of 400 West Division St. LLC for the property located at 400 West Division Street & 365 Spencer Street Rear; 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 Maltbie Flow Control Facility, a county-owned facility; and
- WHEREAS, the applicant is proposing to combine two existing tax parcels into one new lot totaling 3.3 acres in a Lakefront Urban Center-Franklin Square (T5-2) zoning district, in order to construct an addition to an existing office building (Rapid Response Monitoring); and
- WHEREAS, the Board is concurrently reviewing a Site Plan referral (Z-14-217) for this project; and
- WHEREAS, the Subdivision Plan dated May 16, 2014 shows proposed New Lot 5D to include Former Lot 5A (2.838 acres) and Former Lot 2B (0.504 acres); Former Lot 5A contains an existing two-story brick building and parking area, and Former Lot 5B contains an asphalt parking area; and
- WHEREAS, the city application dated May 16, 2014 notes the owner is proposing a three-story addition (13,853 square foot footprint) north of the existing office building (18,900 square foot footprint) for a combined total of 32,753 square feet; the Site Layout Plan dated May 29, 2014 shows the existing building and proposed addition, which is in the location of the existing parking area on Former Lot 5B and some of the parking area on Former Lot A; and
- WHEREAS, the city application notes site improvements that are also shown on the plan, including paver pedestrian entrances to each building, a paver vehicular court and delivery zone, metal bollard lights, metal benches, a paver break area with metal benches, a 6' high brick veneer dumpster enclosure, six metal bike racks, and concrete sidewalks connecting buildings with parking, pavers, and bike racks; overall parking stalls will be reduced from 223 to 160, and revisions will be made to internal circulation; and
- WHEREAS, the Environmental Assessment Form dated May 16, 2014 notes the proposed action is located in an archeological sensitive area; and
- WHEREAS, the EAF further notes Onondaga Creek is immediately adjacent to the project site and is not recognized by the New York State Department of Environmental Conservation Environmental Resource Mapper; the EAF notes stormwater will be collected into an on-site pipe system and then released off-site through the existing discharge pipe into Onondaga Creek; and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 25, 2014

OCPB Case # S-14-50

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SUBDIVISION from the Town of Geddes Town Board at the request of Paul Clisson for the property located at 1185 Van Vleck 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 Managers Place Road, a county road, and the New York State Thruway (Route 90), a state highway; and
- WHEREAS, the applicant is proposing to adjust lot lines between two parcels totaling 3.6 acres in a Single-Family Residential A (RA) zoning district; and
- WHEREAS, the Preliminary Plan dated May 22, 2014 shows proposed Lot 1 (0.5 acres) to contain an existing house, and proposed Lot 2 (3.1 acres) to contain an existing house, barn, and shed; the barn and shed were formerly on the same parcel as the house on proposed Lot 1; and
- WHEREAS, the plan shows proposed Lot 1 located at the corner of Managers Place Road (labeled "Walters Road Managers Lane (Posted)" on the plan) and Van Vleck Road, a local road, and shows proposed Lot 2 surrounding proposed Lot 1 with frontage on the same roads; the plan shows three existing driveways on Van Vleck Road, all of which will be located on proposed Lot 2; aerial photography shows a path connecting the house on Lot 1 to the barn on Lot 2; and
- WHEREAS, the referral form states the site has access to public water and is located within the Onondaga County Sanitary District; the site is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, the plan shows one septic area ("per owner") near each house on each proposed lot; the Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to Department endorsement of this subdivision plan; and
- WHEREAS, the Environmental Assessment Form dated May 29, 2014 notes storm water discharges flow to the Seneca River; and

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

1. Per the Onondaga County Department of Transportation, access to Managers Place Road (labeled Walters Road on the plan) is prohibited.
2. The Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to Department endorsement of this subdivision plan.

The Board also offers the following comments:

1. The Town is advised to ensure appropriate access agreements are in place so that proposed Lot 1 has legal access to use existing driveways on proposed Lot 2, or to consider redrawing the lot lines so that the driveway closest to Walters Road is included on proposed Lot 1.
2. The Town is further advised to ensure the proposed lot lines do not create the need for a side yard setback variance for the existing barn/shed structure on proposed Lot 2.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 25, 2014

OCPB Case # S-14-51

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Camillus Planning Board at the request of Casimir and Linda Sewruk for the property located at 6638 Winchell 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 Winchell Road, a county road; and
- WHEREAS, the applicant is proposing to subdivide an 8.65-acre parcel into two new lots, New Lot 2A (2.94 acres) and New Lot 3A (5.05 acres), in a Residential (R-3) zoning district; and
- WHEREAS, the Board previously recommended Modification of a Preliminary Subdivision referral (S-13-73) from this applicant for a portion of the subject tax parcel which contained an existing house and driveway; and
- WHEREAS, the Preliminary Plan dated May 9, 2014 shows the proposed new lots as well as the previously subdivided "Lot 2" which is identified as tax parcel number 010.-05-31.2 (not yet reflected in the available tax maps); and
- WHEREAS, the plan shows both proposed lots as vacant with a creek and wooded area running north-south through the eastern portion of New Lot 2A and cutting in and out of the western/southern boundary of New Lot 3A; New Lot 3A also shows a wood stake in the location of a proposed house; and
- WHEREAS, the plan shows proposed New Lot 2A with frontage on Winchell Road and Lawrence Road, a local road, and proposed New Lot 3A with frontage on Lawrence Road; no existing driveways for either proposed lot are shown on the plan; and
- WHEREAS, an undated Sketch Plan included with the referral shows a proposed three-bedroom house and a proposed driveway on Lawrence Road on proposed New Lot 3A; and
- WHEREAS, per aerial photography, both proposed lots appear to be cleared farmland; New Lot 3A is located adjacent to Sacred Heart Cemetery, and nearby properties appear to be primarily residential, vacant wooded land, and farmed parcels; and
- WHEREAS, the plan notes the boundary of the 500-year floodplain per National Flood Insurance Rate Maps; preliminary FEMA Flood Insurance Rate Maps (FIRM) data released in June 2008 shows that a portion of both parcels will be within a Special Flood Hazard Area (SFHA) once maps are finalized; and
- WHEREAS, the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building

within a floodplain is therefore discouraged; and

WHEREAS, the plans note both proposed lots have access to public water; the site is located in the Metropolitan Wastewater Treatment Plant service area but is served by private septic; both plans note the proposed lots are not residential building lots prior the approval individual household sewage disposal system plans by the Onondaga County Health Department; a proposed raised bed septic system is shown on New Lot 3A; and

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

The Onondaga County Health Department must formally 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 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 Chester Dudzinski, Jr. and seconded by Robert Jokl. The votes were recorded as follows: Brian Donnelly - yes; Douglas Morris - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Chester Dudzinski - yes; Robert Jokl - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 25, 2014

OCPB Case # S-14-52

- 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 Inficon for the property located at 2 Technology Place; 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 Fly Road, a county road; and
- WHEREAS, the applicant is proposing to combine two lots into one parcel (10.41 acres) in a High-Tech (H-T) zoning district, as part of the Inficon building expansion; and
- WHEREAS, the Board previously recommended Modification of two Site Plan referrals (Z-14-97 and Z-14-131) and an Area Variance referral (Z-14-132) for an Inficon building expansion project, citing traffic study requirements and wastewater infrastructure coordination; and
- WHEREAS, the prior Site Plan referral materials identified the project as a 69,000 square foot single-story building expansion (and "Future Potential 40' Building Addition") and a reconfiguration of parking, covering a portion of the National Grid property and occupying a vacant parcel to the south of the building; and
- WHEREAS, the current referral shows the applicant wishing to combine existing tax parcels 029.-02-30.3 (6.57 acres) and 029.-02-30.4 (3.836 acres), owned by Inficon and housing the existing building and addition area, as well as additional parking for the site; parking areas to the south on adjacent parcels are not proposed as part of the re-subdivision; and
- WHEREAS, the Subdivision Plan dated June 2014 shows existing driveways on the parcel accessing Technology Place and Benedict Road to serve the northern parking area and drop-offs; the new reconfigured parking area (not shown on subdivision plan) is to include two driveways onto Benedict Road, one for employee traffic and one for shipping and receiving truck traffic; Technology Place and Benedict Road are local roads, both of which have sole access onto Fly Road, a county road; and
- WHEREAS, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service areas; Inficon is an existing permitted industrial user; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; 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. The votes were recorded as follows: Brian Donnelly - yes; Douglas Morris - yes; Daniel Cupoli - yes; Robert Antonacci - 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 25, 2014

OCPB Case # S-14-53

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a PRELIMINARY SUBDIVISION from the Town of Skaneateles Planning Board at the request of Margaret McCarthy for the property located at 1247 Longview Shores; 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 New York State Route 41A (West Lake Road), a state highway, and a farm operation located in an agricultural district; and
- WHEREAS, the applicant is proposing to subdivide a 4.5-acre parcel into two new lots, Lot 1A (2.3 acres) and Lot 1B (2.2 acres), in Rural and Farming and Lakefront Watershed Overlay (RF and LWOD) zoning districts; and
- WHEREAS, a project narrative dated May 29, 2014 states that proposed Lot 1A has a 781 square foot seasonal cottage with a new septic system as well as a septic easement for an adjacent cottage, and the narrative states that there are no immediate plans to develop this lot but there is potential to build a year-round house on the western portion of the proposed lot; and
- WHEREAS, the Site Plan revised May 28, 2014 shows an existing frame house, existing septic areas, and individual septic system easement on proposed Lot 1A and a proposed septic area on proposed Lot 1B; and
- WHEREAS, the plan shows that both proposed lots have frontage on Fire Lane No. 23, a private road, and that proposed Lot 1B also has frontage on West Lake Road; and
- WHEREAS, the plan shows an area of wetlands on the adjacent parcel to the south (Lot 2, which was previously subdivided off of this site) that extends into proposed Lot 1B, and the plan shows the 100 foot wetland setback; the narrative states that this is a federal wetland; and
- WHEREAS, a memo from the City of Syracuse Department of Water states that the office has no comments regarding the subdivision; and
- WHEREAS, the referral notice states that the site is served by private water and septic system; a letter from the Onondaga County Health Department dated May 22, 2014 states that a septic system has been approved for the project and provides required specifications for the system; and
- WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that a portion of proposed Lot 1A adjacent to Skaneateles Lake is located in the 100-year floodplain; and
- WHEREAS, the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building

within a floodplain is therefore discouraged; and

WHEREAS, the Onondaga County Agricultural District map shows the site is adjacent to a farmed property in Agricultural District 2; aerial photography shows surrounding properties include residences, wooded land, and farmed parcels; 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. All access to proposed Lot 1B must be from the private road, and no direct access will be allowed to West Lake Road per the New York State Department of Transportation.
2. The municipality is encouraged to minimize exposure to damage from natural hazards and uphold local flood ordinance requirements, as required for good standing in the National Flood Insurance Program, by ensuring that any proposed development would not negatively affect drainage patterns in or near the floodplain.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 25, 2014

OCPB Case # Z-14-213

- 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 Erie Blvd. Assoc. LLC for the property located at 2851 Erie Boulevard East; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Erie Boulevard East, a state highway; and
- WHEREAS, the applicant is requesting a special permit to open a new Dunkin Donuts with drive-thru in an existing restaurant building (formerly Krispy Kreme) on a 0.999-acre lot in an Industrial Class A (IA) zoning district; and
- WHEREAS, the city application dated May 14, 2014 notes the project consists of renovating the existing one-story 4,030 square foot building to include a 2,978 square foot Dunkin Donuts and 1,052 square feet of space for a future retail tenant; and
- WHEREAS, the Layout Plan dated April 30, 2014 shows the proposed Dunkin Donuts and Future Retail spaces in the existing building, an existing drive-thru at the rear of the building, a new concrete sidewalk connecting to the sidewalk along Erie Boulevard East, a new bike rack, and some additional landscaping; the plan notes 44 parking spaces are proposed per city requirements, and aerial photography shows approximately that number of existing parking spaces; and
- WHEREAS, the plan shows the site has frontage and several access points onto an existing shared right-in/right-out driveway with a median on Erie Boulevard East, which must meet the requirements of the New York State Department of Transportation; the plan shows the driveway is located on a separate parcel and is shared with the adjacent parcel to the east (Thai Flavor restaurant); aerial photography shows the driveway parcel includes vacant land behind the subject parcel and the two adjacent parcels to the east, and tax data indicates it is also owned by the applicant; and
- WHEREAS, this portion of Erie Boulevard East (westbound) is under the jurisdiction of the New York State Department of Transportation; the referral included a Trip Generation Analysis addressed to the City of Syracuse Department of Public Works, which notes that traffic volumes should be similar to the previous use, that there should not be a significant impact on traffic operations along Erie Boulevard East, and that queuing should not be an issue as there is space for 12 vehicles between the drive-thru and right-out driveway; and
- WHEREAS, the plan shows the locations of proposed signs for each new establishment, including one shared pylon sign at the southeastern corner of the parcel at the shared driveway connection, and notes the allowable signage for Krispy Kreme per special use permit approval (526 square feet including two menu boards); the city application materials included site signage details for 252.34 total

square feet of signage on site, which would include the shared pylon sign (63.17 square feet) and ten building-mounted signs across all four elevations (three 2'2" x 4'5" coffee logos, three 3'2" x 7'1" Dunkin Donuts signs, one 2'3" x 11'8" drive-thru sign, and three 3' x 7" or 8" signs for Future Tenant); no menu boards are mentioned however an intercom and menu board is shown on the plan (no dimensions); and

WHEREAS, the Environmental Assessment Form dated May 14, 2014 notes storm water will be collected through various catch basins located throughout the site and directed to the city's storm system along Erie Boulevard; and

WHEREAS, the EAF notes the site contains New York State Wetland (SYE-19) on the adjacent parcel; the New York State wetland maps indicate the presence of state wetlands and/or the 100-state wetland buffer on the subject property; the applicant must obtain appropriate permits from the New York State Department of Environmental Conservation for any proposed development or drainage in state wetlands and/or wetland buffers on site; and

WHEREAS, the EAF further notes the proposed action is located in an archeological sensitive area; and

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

WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; 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, a highway work permit is required for any work in the State right-of-way.
2. Per the New York State Department of Transportation, appropriate access agreements must be in place for the shared driveway on Erie Boulevard East.
3. 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 any confirmed wetlands and buffers and show them on the plans for the site.

The Board also offers the following comments:

1. The New York State Department of Transportation advises the City to prohibit the immediate left into the site from the shared driveway, and to direct all traffic to the access point towards the rear of the parcel.
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.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 25, 2014

OCPB Case # Z-14-215

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Geddes Town Board at the request of James DeLucia Jr. for the property located at 1123 State Fair Boulevard; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Interstate Route 690, a state highway, and State Fair Boulevard, a county road; and
- WHEREAS, the applicant is requesting a special permit for an addition to an existing machine/engine car repair building (Jimmy D's Speed & Machine) on a 0.4-acre lot in a Commercial B - Highway Commercial (CB) zoning district; and
- WHEREAS, a letter from the applicant to the town dated May 28, 2014 notes the addition would have overhead doors for customers to pick up and drop off jobs and would contain a machine for test running engines that was approved by the Town of Geddes Planning Board in 1997; the letter further notes that hours of operations are Monday to Saturday from 8am to 6pm, and that the applicant is the only current employee but that could change; and
- WHEREAS, the Plan and Site Plan dated November 7, 2013 show a proposed 20' x 40' rear addition to an existing 60' x 40' shop on a paved area with 5 parking spaces, and a gravel area around the paved area, including where the addition would be located; aerial photography shows the paved/gavel area surrounded by lawn; and
- WHEREAS, the plans show the site has frontage and one existing driveway on State Fair Boulevard, which must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the site is located in the Metropolitan Wastewater Treatment Plant and Westside Pump Station service areas; and

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

Per the Onondaga County Department of Transportation, any proposed additional access to State Fair Boulevard is prohibited, and no parking, loading, or backing of vehicles into the county right-of-way will be permitted.

The Board also offers the following comment:

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 25, 2014

OCPB Case # Z-14-216

- 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 Rocklyn 7, LLC / Rocklyn ET, LLC for the property located at 3062 & 3068 Erie Boulevard East; 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 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 a Project Site Review for the construction of a new AutoZone retail store on a 0.92-acre lot containing a vacant gas station (Mobil) in a Commercial Class A (CA) zoning district; and
- WHEREAS, the Board recently recommended No Position With Comment on a Preliminary Subdivision referral (S-14-41) to adjust lot lines between the subject parcel and the adjacent parcel containing a vacant Sherwin-Williams store, and No Position on a Project Site Review referral (Z-14-124) for demolition and site grading/stabilization for the subject parcel; and
- WHEREAS, the Site Dimension Plan dated April 1, 2014 shows a 6,816 square foot AutoZone building with 28 parking spaces; an existing one-story masonry building (former Sherwin-Williams) with associated parking is also shown on the site, which is located on the adjacent parcel, per the previous subdivision referral; and
- WHEREAS, the plan shows the site has frontage on Thompson Road, Headson Drive, and Erie Boulevard East, all local roads in this location; the plan shows one right-in/right-out driveway on Erie Boulevard East, and one driveway on Headson Drive; both driveways would be accessible to AutoZone and the adjacent parcel; the Thompson Road/Erie Boulevard intersection is owned by the New York State Department of Transportation, and the municipal boundary between the City of Syracuse and the Town of DeWitt appears to align with the Thompson Road centerline; and
- WHEREAS, the Demolition Plan dated April 1, 2014 shows the existing gas station structures and associated buildings, lighting, and pavement to be removed; existing utilities on and around the boundary of the parcel are shown to be protected for future reconnection, and several storm drains are shown to be removed; the Grading, Storm Drainage & Utility Plan dated April 1, 2014 notes new catch basins will be added throughout the site, and the Environmental Assessment Form dated May 22, 2014 notes stormwater will connect to the existing storm sewer system; the plan notes the impervious area for the subject and adjacent parcel will be decreasing from 38,540 square feet to 31,024 square feet, and the pervious area will be increasing from 1,017 square

feet to 8,533 square feet; and

WHEREAS, the EAF does not indicate that the site has been the subject of remediation for hazardous waste, however previous versions of the EAF noted the site contained underground storage tanks from the old gas station that needed to be removed along with any contaminated soil, that the previous owner (Mobil) performed remediation when the station was closed, that additional work would be required per the New York State Department of Environmental Conservation approved action plan, and that remediation work on petroleum-contaminated soils was proposed by the applicant; 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 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 demolition plan shows existing curbing to be removed, and the site plan shows new curbs and concrete sidewalks around the entire parcel that continue through the driveways; the referral included a Landscape Plan and a Lighting Plan; and

WHEREAS, the city application dated May 21, 2014 notes three proposed signs: an 18' x 5'9" pylon sign along the Erie Boulevard frontage, a 36" x 32'6" front wall sign, and a 36" x 18'1-1/4" left wall sign; the site plan indicates a proposed directional sign at the corner of Thompson Road and Headson Drive; sign drawings indicate the wall signs to be plexiglass faced/internal LED lit; the pylon sign is shown to be white with screen printed graphics and mounted on a steel support pole (30' high) lit by two adjustable light fixtures mounted partway up the pole; the directional sign is shown to be a 4'1" x 1'5-5/8" dual-facing cabinet pole sign (4' high) that would be internally lit with vinyl graphics; 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. 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.
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.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 25, 2014

OCPB Case # Z-14-217

- 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 400 West Division St LLC for the property located at 400 West Division Street & 365 Spencer Street Rear; 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 Maltbie Flow Control Facility, a county-owned facility; and
- WHEREAS, the applicant is proposing to construct an addition to an existing office building (Rapid Response Monitoring) on a newly combined 3.342-acre lot in a Lakefront Urban Center-Franklin Square (T5-2) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Subdivision referral (S-14-49) for this project; and
- WHEREAS, the Subdivision Plan dated May 16, 2014 shows proposed New Lot 5D to include Former Lot 5A (2.838 acres) and Former Lot 2B (0.504 acres); Former Lot 5A contains an existing two-story brick building and parking area, and Former Lot 5B contains an asphalt parking area; and
- WHEREAS, the city application dated May 16, 2014 notes the owner is proposing a three-story addition (13,853 square foot footprint) north of the existing office building (18,900 square foot footprint) for a combined total of 32,753 square feet; the Site Layout Plan dated May 29, 2014 shows the existing building and proposed addition, which is in the location of the existing parking area on Former Lot 5B and some of the parking area on Former Lot A; and
- WHEREAS, the city application notes site improvements that are also shown on the plan, including paver pedestrian entrances to each building, a paver vehicular court and delivery zone, metal bollard lights, metal benches, a paver break area with metal benches, a 6' high brick veneer dumpster enclosure, six metal bike racks, and concrete sidewalks connecting buildings with parking, pavers, and bike racks; overall parking stalls will be reduced from 223 to 160, and revisions will be made to internal circulation; and
- WHEREAS, the Environmental Assessment Form dated May 16, 2014 notes the proposed action is located in an archeological sensitive area; and
- WHEREAS, the EAF further notes Onondaga Creek is immediately adjacent to the project site and is not recognized by the New York State Department of Environmental Conservation Environmental Resource Mapper; the EAF notes stormwater will be collected into an on-site pipe system and then released off-site through the existing discharge pipe into Onondaga Creek; and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; and

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 25, 2014

OCPB Case # Z-14-218

- 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 Onondaga Town Board at the request of CNY Islamic Center for the property located at 5775 Seneca Turnpike East; 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 173 (East Seneca Turnpike), a state highway, and Rock Cut Road, a county road; and
- WHEREAS, the applicant is proposing to construct a new 25,000 square foot mosque facility with 664 parking spaces in three phases on a vacant 45.78-acre lot in a Professional Commercial and Office (PCO) zoning district; and
- WHEREAS, the Environmental Assessment Form dated March 10, 2014 notes the facility will be constructed in three phases or more depending on project funding and usage, with the first phase to include construction of a 10,300 square foot musala prayer space and restrooms along with 260 parking spaces; and
- WHEREAS, the site is located in the portion of the Town of Onondaga that is south of New York State Route 481 and Rock Cut Road between the City of Syracuse and the Town of DeWitt, approximately a mile west of Clark Reservation, a New York State Park; the EAF notes the site is directly adjacent to four residential parcels and a church (First Baptist Church) on the north side of East Seneca Turnpike, and across from existing and developing large-scale residential subdivisions and a nursing home on the south side of East Seneca Turnpike; aerial photography also shows neighboring vacant wooded and farmed land; the speed limit is 50 miles per hour in this location; and
- WHEREAS, the Phasing Site Plan revised on April 21, 2014 shows the potential full buildout of the facility, with Phase 1 to include the 10,340 square foot "Islamic Society" building facing southwest, 259 parking spaces in a lot along the front of the building, and a proposed driveway on East Seneca Turnpike, which must meet the requirements of the New York State Department of Transportation; Phase 2 would include an 6,500 square foot addition to the front of the building and a ring of 157 parking spaces around the sides and rear of the building; Phase 3 would include an additional ring of 263 parking spaces; the plan also shows a 9,700 square foot "Future Function Hall" not associated with any phase; the plan notes the amount of parking spaces provided is equal to the number of parking spaces required per Town Code; and
- WHEREAS, the Site Preparation Plan revised on April 21, 2014 shows the majority of the existing parcel to be covered by dense brush, a portion of which would be cleared at the center of the parcel to accommodate the proposed development (the parking in Phase 3 would require some additional clearing); the rest of the brush is proposed to remain and appears to buffer the site from surrounding

properties; aerial photography shows what appears to be a dirt access road onto East Seneca Turnpike that runs along the western boundary of the parcel, continues along the northern boundary of the parcel, and ends in a cleared area in the northwest corner of the parcel; per the plan, there is some proposed buffering for the adjacent parcels to the north and west between the cleared area and the Phase 2 and 3 parking areas; and

WHEREAS, the EAF notes peak traffic is expected on weekends, specifically indicating 500-600 potential occupants for Friday services (between 12pm and 9pm) and 50-100 potential occupants during other operating hours (9am to 9pm on all other days); the EAF notes general site lighting will be for proposed parking areas and access driveways with approximately 20' high pole lights with LED lamps that will be dark sky compliant and in compliance with any Town of Onondaga lighting requirements; and

WHEREAS, the site appears to be located in the Onondaga Creek drainage basin; the phasing plan also shows two stormwater management areas and two vegetated swales for stormwater pretreatment; the EAF states the total acreage to be disturbed will be 12.5 acres, with 5.95 acres of impervious surface created leading to runoff from buildings and parking areas that will be directed to and treated by on-site stormwater management facilities; 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, the EAF notes the site contains approximately two acres in federal wetlands; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; and

WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that a portion of this parcel is in a Special Flood Hazard Area (SFHA), and the EAF further notes the site is located in a designated floodway and the 100-year 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 EAF states that the site of the proposed action contains a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered, specifically the Indiana Bat; the project may require review under the State Environmental Quality Review Act (SEQRA) by the New York State Department of Environmental Conservation and a permit may be

required if the project is determined to be harmful to the species or its habitat; and

WHEREAS, the EAF notes the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and

WHEREAS, the site has access to 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

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

1. The applicant must contact the New York State Department of Transportation to obtain permits for any work in the State right-of-way.
2. The New York State Department of Transportation has determined that the applicant is required to submit ITE Trip Generation Figures and a gap analysis at AM/PM peak hours for full build-out relating to the proposed action to meet Department requirements and to submit it to the Department for approval; the applicant must complete any appropriate mitigation as may be determined by the New York State Department of Transportation.
3. 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.
4. The municipality must submit copies of the Storm Water Pollution Prevention Plan (SWPPP) to the City of Syracuse Department of Engineering and the Onondaga County Department of Transportation early in the planning process for review, and prior to municipal approval.
5. The applicant must conduct a formal wetland delineation to determine the presence and location of any federal wetlands on site, and the delineated wetlands must be confirmed by the U.S. Army Corp of Engineers and shown

on the plans for the site. The applicant must also obtain appropriate permits from the Corp for any proposed development or drainage into wetlands on site.

6. A request for a project screening regarding the presence of any rare plants or animals must be submitted to the New York Natural Heritage Program or to the regional New York State Department of Environmental Conservation Division of Environmental Permits office.

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

4. The municipality 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 Town is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the SEQR process.

6. The Town and applicant are advised to consult with the local fire department to ensure that adequate water service and pressure are available to serve this site as well as other potential proposals in the same service area, and to ensure the proposed ingress and egress meets department access and safety standards.

7. Given the extent of parking proposed for full buildout, the Board encourages the Town to minimize negative drainage, aesthetic, and environmental impacts by considering a reduction in the number of required parking spaces and/or allowing parking in reserve.

8. The Syracuse-Onondaga County Planning Agency will be initiating a coordinated review for relevant agencies and stakeholders to consider the proposed mixed-use development on the parcel immediately west of the proposed mosque facility. Given this facility's scale and proximity to the

neighboring site, the Board will be requesting to include discussion of this project in the review, as there may be opportunities to integrate development in this location and to minimize community impacts. The Board encourages the Town to consider feedback from the coordinated review prior to acting on the CNY Islamic Center's proposal.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 25, 2014

OCPB Case # Z-14-219

- 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 Quarryside Animal Hospital / Gary Rothman for the property located at 4913 & 4915 Jamesville 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 Jamesville Road, a county road; and
- WHEREAS, the applicant is proposing to install a prefabricated 12' x 20' detached garage on a 0.5-acre lot containing an existing animal hospital in an Office and Professional (O & P) zoning district; and
- WHEREAS, the submitted partial plan shows an existing wood-framed office building, 10,100 square feet of parking, and the proposed garage drawn on the plan in the location of one parking space at the rear of the site; and
- WHEREAS, a letter from the applicant to the town dated April 28, 2014 notes the garage will be a prefab purchase with colors and style to match the existing building and that it will only be used for storage and no electric or plumbing hookup is expected; the letter further notes that the garage will be placed on a compacted crushed stone pad, which accompanying materials from the garage vendor state allows for good drainage underneath the pad; and
- WHEREAS, the site is adjacent to Butternut Creek and approximately one mile from Clark Reservation; the site does not appear to be located in a floodplain; and
- WHEREAS, the Environmental Assessment Form dated May 9, 2014 notes no presence of endangered species or wetlands on site, however the New York State Department of Environmental Conservation 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; the ERM further indicates the potential presence of the 100-foot state wetland buffer on site; and
- WHEREAS, a permit may be required from the NYS DEC if the species is listed as endangered or threatened and the Department determines that the project may be harmful to the species or its habitat; the applicant must obtain appropriate permits from the NYS DEC for any proposed development or drainage in state wetlands and/or wetland buffers on site; and
- WHEREAS, the site has access to public water and sewer and is located in the Meadowbrook-Limestone 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. The votes were recorded as follows: Brian Donnelly - yes; Douglas Morris - yes; Daniel Cupoli - yes; Robert Antonacci - 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 25, 2014

OCPB Case # Z-14-220

- 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 TRINIQC for the property located at 4626 North 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 Jamesville Road, a county road; and
- WHEREAS, the applicant is proposing to renovate and construct an addition to an existing restaurant and event center (former Glen Loch) on a 6.67-acre lot in a Hamlet zoning district; and
- WHEREAS, the Proposed Site Plan revised on May 27, 2014 (which shows only the developed portion of the parcel) shows an existing building, an existing deck area to be removed, an existing patio, three new buildings attached to the rear of the existing building (in the location of the existing deck), and a parking lot with 76 spaces; floor plans submitted with the referral indicate the existing building will undergo renovations to include three floors of dining (second, first, and lower levels are shown), and that the three areas labeled "new building" are part of the proposed new event center; per a letter to the town dated May 27, 2014, the property has pre-existing non-conforming front and rear yard setbacks; and
- WHEREAS, the Land Survey revised on May 12, 2014 shows the parcel spans Butternut Creek and has frontage on North Street (Jamesville Road) on the west side of the creek and Solvay Road, a local road, on the east side of the creek; the survey shows two existing driveways on North Street that appear to remain unchanged on the proposed site plan; both driveways must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, aerial photography shows the parcel to be surrounded by wooded land and the creek to the north and east, an auto repair shop to the south, and small commercial properties across North Street; past the auto shop, the east side of North Street heading south is entirely residential until the intersection with Route 173, a state highway; sidewalks run along the eastern side of North Street but stop just south of the subject parcel, and there is a short strip of sidewalk on the western side of North Street directly across from the subject parcel; and
- WHEREAS, the town application indicates that the required number of parking spaces is 325; per a phone call with the town on June 11, 2014, the Planning Board has some discretion regarding how proposals may meet the parking requirements in this zoning district and that the site plan approval would be contingent on Board satisfaction with the parking plan; the town noted the applicant has a purchase option for the adjacent parcel to the south (tax parcel number 086.-05-01 which spans the creek) that would accommodate an additional 119

spaces between the auto shop/residences and the creek; the town mentioned the possibility of additional parking on the L-shaped parcel (tax parcel number 086.-04-09) just south of the purchase option parcel that continues behind the residential properties and then connects to North Street between two houses; the town is considering creating a municipal parking area for use by patrons of all commercial properties on Jamesville Road; aerial photography shows both the aforementioned parcels to be wooded land; the town further noted the applicant would ideally deed the eastern side of the creek portion of the purchase option parcel to the town (or grant the town a permanent easement), so that the town could extend the trail system in Fiddler's Green Park further south in the future; and

WHEREAS, the referral included a letter from the architect regarding construction near Butternut Creek and a flood way, noting no development will occur in the flood way and that all materials and practices used will be designed to be resistant to, and minimize, flood damage; the plan shows both a flood way line and a flood plain line, however the town stated that Federal Emergency Management Agency has confirmed that the flood plain line is identical to the flood way line, and the flood plain line will accordingly be removed from the plans; 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 letter from the architect further notes the new sanitary sewerage system will be designed to eliminate the infiltration of floodwaters, and the waste disposal system will be designed to avoid impairment or contamination in the event of a flood; the site is served by public water and sewer and is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; and

WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; 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, an Environmental Assessment Form dated May 12, 2014 was submitted with the referral and notes the site contains wetlands or other regulated waterbodies and is located in a flood plain; the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates the site contains approximately 2.4 acres in federal wetlands; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; and

WHEREAS, the EAF Mapper also indicates that the site is located in an area designated as

sensitive for archaeological sites, is within 2000 feet of a site (734051) in the New York State Department of Environmental Conservation Environmental Site Remediation database, contains a designated significant natural community (Limestone Woodland), and contains a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; the project may require review under the State Environmental Quality Review Act (SEQRA) by the New York State Department of Environmental Conservation and a permit may be required if the project is determined to be harmful to the species or its habitat; and

WHEREAS, the Landscaping Plan revised on May 27, 2014 shows proposed herringbone pavers at the southern driveway entrance and near various building entrances, as well as existing and proposed landscaping throughout the site, including on the road frontage and on the new deck; and

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

1. The Onondaga County Department of Transportation has determined that the applicant must complete a Traffic Impact Study (TIS) for full build out to meet Department requirements and is required to first contact the Department to determine the scope of the study; the applicant must submit the traffic study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.
2. The Onondaga County Department of Transportation has determined that the municipality and the applicant are required to contact the Department at (315) 435-3205 to coordinate all access to North Street, including consolidating existing driveways to bring them up to Department commercial access standards.
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 applicant must conduct a formal wetland delineation to determine the presence and location of any federal wetlands on site, and the delineated wetlands must be confirmed by the U.S. Army Corp of Engineers and shown on the plans for the site. The applicant must also obtain appropriate permits from the Corp for any proposed development or drainage into wetlands 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 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.

4. The Town may wish to consider other potential parking options for this project, as utilizing the land between residences and Butternut Creek would require significant tree removal and could be detrimental to the creek and adjacent property-owners.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 25, 2014

OCPB Case # Z-14-221

- 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 410 Pearl Street LLC for the property located at 410 Pearl Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Interstate Route 81, a state highway; and
- WHEREAS, the applicant is requesting a special permit to establish a new bar/restaurant in an existing restaurant building in a Commercial Class A (CA) zoning district; and
- WHEREAS, the city application dated June 3, 2014 notes the project includes floor plan revisions (that do not increase customer space), including a new elevated live music platform; and
- WHEREAS, a Land Survey dated October 19, 2010 shows a one-story concrete block building occupying the entire parcel, which has frontage on Pearl Street, a city street; a concrete sidewalk is shown on the survey along Pearl Street; and
- WHEREAS, the application notes the restaurant will continue using existing signage and a new 3' x 16' roof sign, all already approved; and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and

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

The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 25, 2014

OCPB Case # Z-14-222

- 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 700 Van Rensselaer 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 the Inner Harbor Barge Canal Terminal, a part of the New York State Barge Canal System, and Bear Street, a state highway; and
- WHEREAS, the applicant is proposing construction of one new mixed-use retail/apartment building with 107 apartments and 108 internal parking spaces on a portion of a recently re-subdivided 7.92-acre parcel in a Lakefront Urban Center (T5) zoning district, as part of the Inner Harbor development project; and
- WHEREAS, the Board previously recommended Modification of a Subdivision referral (S-14-15) and establishment of streets referral (Z-14-76) for the west shore development, and No Position with Comment on two referrals related to a hotel proposal on the south shore of the Inner Harbor (Z-14-180 and Z-14-181); urban design elements and coordination of infrastructure were cited by the Board; and
- WHEREAS, the General Plan, General Notes and Legend page dated May 2014 shows five building locations, and notes, "Work to be performed in Phase 1 to include the southerly interior apartment building and improvements shown up to and including the curbing along easterly side of Shoecraft Road, northerly side of Iron Pier Drive, and southerly side of Salt Shed Drive"; and
- WHEREAS, the Site Plan dated May 2014 shows five proposed buildings and a grid-style road network, paver plaza areas connection to the Onondaga Creekwalk on a separate waterfront parcel; sidewalks (some permeable pavement), street trees, bike racks, light pole and other infrastructure locations are also shown, generally consistent with zoning requirements for design within the public right-of-way; and
- WHEREAS, three roads serving the property lead to Van Rensselaer Street, a city street; parallel on-street parking is shown along Shoecraft Road, and a row of parking spaces is shown along the North Geddes Street extension; only the roads immediately surrounding the proposed building will be constructed as part of this phase; and
- WHEREAS, an undated Code Analysis sheet identifies the building as a 5-story mixed-use building, to include: Ground Level "Assembly" (retail and other ground floor spaces) totaling 40,032 square feet, Parking Garage on two levels (25,097 per floor) and Residential (apartments) totaling 44,496 square feet per floor; and
- WHEREAS, per submitted Floor Plans (undated), two parking levels are to contain

approximately 54 partially underground and 55 interior parking spaces, and a ground level is to contain significant retail space and fitness center, leasing office, and lobby/service areas around the perimeter of the building; per the Floor Plans, Floors 3, 4 and 5 are to contain a combined 107 apartment units, arranged along the perimeter of the building with an open interior "courtyard" view to a green roof deck covering the second level of interior parking; and

WHEREAS, a Waiver Justification Letter included with the referral details several requested waivers from zoning requirements, including encroachments, architectural openings, loading and service areas on "A" Streets; and

WHEREAS, Exterior Elevation drawings also show building materials and finishes along all four building faces to include a largely brick façade with cornices, arched feature windows at upper levels and awnings, aluminum canopies, and floor-to-ceiling storefront windows; garage entries occur along Salt Shed Drive and Iron Pier drive frontages; and

WHEREAS, signage details were not submitted with the referral, however the local application notes a 3 foot high wall mounted sign band 3 foot high sign band/metal awning (noted as wall sign) are proposed; undated Exterior Elevation drawings show approximately 40 sign locations, presumably to be considered together as being within two sign bands; some signage is noted on the elevation drawings as externally illuminated; and

WHEREAS, a SEQRA Findings Statement dated December 17, 2013 for the COR Syracuse Inner Harbor Development Project has been adopted by the City of Syracuse Industrial Development Agency; per the findings statement the proposed project includes 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 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 (City of Syracuse) 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, per a letter from the Onondaga County Department of Health dated February 26, 2014, the Department commented: "Please show the full extent of municipal water and sewer mains which will legally service all of the proposed parcels; if there are proposed extensions of existing utilities, this office must approve the plans prior to endorsement of the subdivision plan"; and

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

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

1. The applicant is required to obtain a New York State Department of Transportation highway work permit for any work within the State right-of-way, and advises that no parking or streets may encroach into the Bear Street right-of-way.
2. The State also requests the City and applicant to continue discussion and coordination with the NYSDOT regarding the overall planning of the Inner Harbor development, including location of the North Geddes Street extension and configuration of the intersections in this area, and including relocation farther from the Bear Street intersection or consideration of alternative configurations. The Board further recommends that a permanent solution to remedy the undesirable intersection conditions should be identified now and constructed as part of this project.
3. The Onondaga County Health Department must formally approve municipal water and sewer extensions to serve this property prior to Department endorsement of the subdivision plan.

The Board also offers the following comments:

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

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 25, 2014

OCPB Case # Z-14-223

- 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 Capital District Concrete Batching, Inc. for the property located at 411 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
- WHEREAS, the applicant is proposing to install 7 antennas, coax cables, and a concrete pad with equipment cabinets at an existing wireless tower site on a 2.4-acre lot in a Lakefront General Urban (T-4) zoning district; and
- WHEREAS, a letter to the city notes T-Mobile Northeast LLC is in the process of expanding its wireless coverage in the city; and
- WHEREAS, the Environmental Assessment Form dated June 8, 2014 notes the existing tower is 120' high, the proposed antennas will be installed at 90' above ground level, and that an 8' x 10' equipment pad will be installed inside of the existing communications facility compound; the Overall Site Plan shows the locations of the existing fenced equipment compound and of the proposed new equipment; and
- WHEREAS, the plan shows the site is located between Spencer Street, a city street, and Route 690, and has an existing access road on Spencer Street; the access road crosses over the corner of an adjacent parcel (tax parcel number 118.-01-03.0), which tax property data indicates is owned by the Syracuse Industrial Development Agency; and
- WHEREAS, aerial photography shows the site contains other structures and debris, and shows Evans Street, a city street, running along the rear of the parcel parallel to Route 690; and
- WHEREAS, the site has access to 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. The votes were recorded as follows: Brian Donnelly - yes; Douglas Morris - yes; Daniel Cupoli - yes; Robert Antonacci - 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 25, 2014

OCPB Case # Z-14-224

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of 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 approval of site plans and the site is located within 500 feet of State Route 31, a state highway; and
- WHEREAS, the applicant is proposing to renovate an existing McDonald's restaurant, including demolishing an existing drive-thru and replacing it with a side-by-side drive-thru, on a 2.03-acre parcel in a Regional Commercial (RC-1) zoning district; and
- WHEREAS, the Board recently recommended No Position on a Special Permit referral (Z-14-202); and
- WHEREAS, the Site Plan dated May 19, 2014 shows the existing building "to be remodeled," a parking area with 50 spaces, a proposed double-lane drive-thru wrapping around the rear of the building with two ordering points, menu boards, and "Order Here" canopy cods; several pavement markings and curbing changes are also proposed for the drive-thru and parking areas; and
- WHEREAS, the site is located on Route 31 on an outparcel of the Home Depot/Target plaza; the plan shows the site has one driveway onto an internal access road that leads to Route 31; an undated Project Narrative submitted with the referral notes the access drive will remain unchanged; and
- WHEREAS, sign details for two types of proposed signs in six locations are also noted on the plan, two arch signs (4' x 3.5' each) and four name signs (16.5' x 2' each), for a total of 122 square feet of signage; the referral notice indicates the proposed signage will require a variance; 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. The votes were recorded as follows: Brian Donnelly - yes; Douglas Morris - yes; Daniel Cupoli - yes; Robert Antonacci - 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 25, 2014

OCPB Case # Z-14-225

- 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 641 South West 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 the site is located within 500 feet of West Street, a state-owned arterial; and
- WHEREAS, the applicant is proposing a Project Site Review to demolish a vacant commercial building and plant grass on a 0.08-acre lot in a Commercial Class A (CA) zoning district; and
- WHEREAS, the city application dated June 2, 2014 notes the building will be demolished and the site will be planted with grass until such time that the Land Bank determines the redevelopment strategy for the property; and
- WHEREAS, the Location Survey dated May 24, 2014 shows a one-story concrete block building with a rear yard; the undated Post-Demolition Site Plan shows a vacant lot labeled "Demolish Building" and "Plant site with Grass"; and
- WHEREAS, the survey shows the site has frontage on a service road that parallels South West Street; per the New York State Department of Transportation, the service road is owned by the city; and
- WHEREAS, the survey shows the site is surrounded by a parcel with a 1.5-story brick building to the north, and an L-shaped vacant parcel to the south and east; aerial photography shows the L-shaped parcel to be lawn area; and
- WHEREAS, the site is served by public water and sewer and is located in the Metropolitan Wastewater Treatment Plant service area; and
- WHEREAS, per the Onondaga County Department of Water and Environment Protection, the 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 and may consequently be acted on solely by the referring board.

The motion was made by Robert Jokl and seconded by Chester Dudzinski. The votes were recorded as follows: Brian Donnelly - yes; Douglas Morris - yes; Daniel Cupoli - yes; Robert Antonacci - 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 25, 2014

OCPB Case # Z-14-226

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Clay Planning Board at the request of B&B Taft Rd., LLC for the property located at 4938 West Taft Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Taft Road, a county road, and the municipal boundary between the Town of Clay and the Town of Salina; and
- WHEREAS, the applicant is proposing construction of a 4,980 square foot office building (Simon Agency) as part of the Inverness Gardens development on a 1.08-acre lot in a Planned Development District (PDD); and
- WHEREAS, the Board previously recommended No Position with Comment on a Zone Change referral (Z-09-185) and Modification of a Subdivision referral (S-09-89) for the Inverness Gardens development, which included 80 residential lots (40, two-unit townhouses), two commercial lots (65,000 square feet total), and four local roads; the Board cited concerns about the local road connectivity and access, sidewalks, lighting, traffic, stormwater management, and wastewater capacity; and
- WHEREAS, the Site Plan dated May 12, 2014 shows the proposed one-story building and 31-space parking lot to be located on the southwestern corner of the 10.2-acre Inverness Gardens commercial lot; the Full Environmental Assessment Form dated May 12, 2014 states the applicant is under contract to purchase the 1.08-acre lot; no subdivision referral was submitted for the creation of this lot, however a subdivision is expected, per the land surveyor; and
- WHEREAS, the plan shows the building and parking lot to have frontage and one driveway on a shared internal access road that leads to Wintersweet Drive, one of the local roads created as part of the original development that leads to a signalized intersection with Taft Road facing the entrance to the Wegmans Plaza across the street; at present the internal access road is not proposed to be fully built out; the EAF notes the project area notes areas nearby along Taft Road are commercial and adjacent properties to the south and west are residential; and
- WHEREAS, the EAF notes the site will have 0.47 acres of paved and impervious surfaces and 0.61 acres of lawn and landscaped areas; a statement from the future building occupant (Simon Agency) notes the building will have a residential look to complement the adjacent residential properties, and landscaping is proposed on the front and sides of the building; the Landscaping Plan dated May 12, 2014 shows 6-foot high evergreen trees (expected full-growth height of 20-30 feet) to be planted 30 feet apart as buffering for residential properties; the Lighting Plan dated May 12, 2014 shows one wall pack light at the rear door, one single canopy light at the front entrance, and two 22-foot light poles

(two-headed) in the parking lot, and indicates that lighting will not spillover to adjacent parcels, and

WHEREAS, the EAF notes that storm water management was partially determined during the PDD process, that existing storm water management pond located at the southwest corner of the residential portion of the PDD project area will be utilized, and that a state permit will be needed; if the proposed project cumulatively disturbs one acre or more of land, it must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity, and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality and the applicant must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water Permits; if the proposed project is located within the Onondaga Lake watershed the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual; and

WHEREAS, the site will be served by public water; a letter from the Onondaga County Water Authority dated May 7, 2014 states a fire flow test was conducted on May 6, 2014; and

WHEREAS, the site will be served by public sewer and is located in the Metropolitan Wastewater Treatment Plant service area, in a flow-constrained area currently under a New York State Department of Environmental Conservation consent order; per the Onondaga County Department of Water Environment Protection, a letter for 28,000 gallons per day capacity was issued at the time of the original proposal for 40 two-unit townhouses, and buildout has changed since that proposal; the EAF notes a lateral extension only will be needed for the proposed lot, but that future development may need to have the sewer main extended depending on the eventual layout; 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 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, the EAF states the project is within 2,000 feet of a site (734051) in the New York State Department of Environmental Conservation Environmental Site Remediation database, and that the site is remediated and currently being monitored by NYS DEC; and

WHEREAS, per the original EAF in 2009, the completed development was estimated to generate a maximum of 425 vehicular trips per hour and use 40,000 gallons of

water per day, and did not provide for future connectivity or sidewalks to nearby neighborhoods or health care facilities; no sidewalks are shown on the site plan at this time; 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. The Onondaga County Department of Transportation requests a copy of the Stormwater Pollution Prevention Plan (SWPPP) be submitted to the Department for review.
4. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.
5. The Board recommends that this and all subsequent individual projects in the Inverness Gardens development be designed with sensitivity to neighboring residential properties and include appropriate screening of parking, dumpsters, and loading areas. The Board further advises that projects are built with consideration for walkability, pedestrian safety, and future connections with surrounding neighborhoods, facilities, and amenities. The Town and applicant are also encouraged to find ways to minimize parking to the extent practicable through shared parking agreements and reduced parking requirements.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 25, 2014

OCPB Case # Z-14-227

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Camillus Planning Board at the request of Richard Aupperle for the property located at Windcrest Drive at West Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of West Genesee Street (Old Route 5), a county road; and
- WHEREAS, the applicant is proposing to construct a 5,744 square foot professional building for an engineering firm tenant on a vacant 1.42-acre lot in a Limited Business Office (LBO) zoning district; and
- WHEREAS, the Board recently recommended No Position With Comment on a Zone Change referral (Z-14-79) for this site, citing requirements for the next stage of development regarding access to West Genesee Street, sewage disposal plan approval, and green infrastructure; and
- WHEREAS, the Layout and Planting Plan dated May 20, 2014 shows the proposed building with 28 parking spaces in the front of the building and 12 spaces along the side labeled "Future Parking Lot"; the new building appears to cross the boundary between the two tax parcels; no subdivision referral was submitted at this time; and
- WHEREAS, the plan shows the site with frontage on West Genesee Street and frontage and one proposed driveway on Windcrest Drive, a local road; per the Onondaga County Department of Transportation, the proposed driveway does not meet Department minimum commercial driveway standards; and
- WHEREAS, the plan shows two retaining walls, a new vegetated swale, and riprap slope protection; the Environmental Assessment Form dated February 20, 2014 (the same EAF submitted with the previous referral) notes 0.75 acres will be physically disturbed by the project; and
- WHEREAS, if the proposed project cumulatively disturbs one acre or more of land, it must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity, and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality and the applicant must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water Permits; if the proposed project is located within the Onondaga Lake watershed the SWPPP must include Enhanced Phosphorus Removal design criteria from the NYS Stormwater Management Design Manual; and

WHEREAS, the EAF notes the site is located near residential, commercial, and vacant residential properties; the plan shows existing vegetation will remain around most of the site along with new trees and shrubs on the western parcel boundary and the front and eastern side of the building; the plan also shows front yard lawn and landscaping in the county right-of-way; the Topographic Survey dated April 29, 2014 shows trees and brush in that location currently; and

WHEREAS, the plan shows a proposed new sign at the northeastern corner of the parcel along the driveway noted to be 15' minimum from West Genesee Street; no sign details were submitted with the referral; and

WHEREAS, the site is served by public water and is located in the Metropolitan Wastewater Treatment Plant service area; the EAF notes the property will be served by a private septic system which is not shown on the plan; the plan submitted with the zone change referral showed a 40' x 60' septic area; per the Onondaga County Health Department, the septic design for this project has been approved; 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 municipality and the applicant are required to contact the Department at (315) 435-3205 regarding the access location of the proposed driveway.
2. The applicant must obtain a permit from the Onondaga County Department of Transportation prior to any proposed work within a County road right-of-way.

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.
3. The Town and applicant are encouraged to consider alternative site planning for this project, including locating the proposed building along the road frontages and the proposed parking/driveway toward the rear of the parcel, in order to ensure safe access to the property and to conform to the surrounding residential parcels.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 25, 2014

OCPB Case # Z-14-228

- 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 OTHER AUTHORIZATION 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 the site is located within 500 feet of Interstate Route 690, a state highway; and
- WHEREAS, the applicant is requesting a Sign Waiver to legalize several existing signs that exceed permitted area and number at an existing U-Haul site on a 0.78-acre lot in an Industrial Class A (IA) zoning district; and
- WHEREAS, the Board recently recommended No Position With Comment on a Project Site Review referral (Z-14-186) to construct a freestanding canopy on site; and
- WHEREAS, a letter from the applicant to the city dated May 20, 2014 notes it has come to the attention of the applicant that current signage on site exceeds the amount approved in a 1975/1976 sign waiver; and
- WHEREAS, the Site Plan revised on December 13, 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), 7 parking spaces, and the proposed freestanding 20' x 30' canopy; and
- WHEREAS, the plan shows the locations of 8 wall signs and 3 post signs on the subject parcel; images and a sign information sheet included with the referral list these signs as: two letter signs (8' x 20" and 9' x 20") on the northwest building facade facing Route 690, two letter signs (9' x 20" and 9' x 16") and one internally-lit sign (6' x 4') on the northeast facade facing Teall Avenue, three letter signs (9' x 20", 8' x 20", 19' x 20") on the southeast facade facing Canal Street, and a pole sign on the southeastern side of the building that extends above the roof and includes three separate internally-lit signs (top 30' x 6', middle 12' x 20", and bottom 12' x 6'); 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; 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:

The City and applicant are encouraged to work toward a signage plan that balances existing signage with desired community appearance.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 25, 2014

OCPB Case # Z-14-229

- 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 Onondaga Zoning Board of Appeals at the request of Chateau Gardens LLC / K. Vinciguerra for the property located at 5014 West Seneca Turnpike; 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 Seneca Turnpike (Route 175), a state highway, and the county-owned portion of Broad Road; and
- WHEREAS, the applicant is requesting to amend a previously granted use variance in order to modify the size of a proposed office building on a 2.25-acre lot in an One-Family Residential (R1) zoning district; and
- WHEREAS, the Board previously recommended Modification of a Use Variance referral (Z-10-370) for an apartment building on this parcel, and Modification of a Use Variance referral (Z-11-13) for an earlier version of this office building project, citing concerns about access, drainage, and flooding; and
- WHEREAS, the town application notes the applicant is proposing to demolish an existing house and construct a 52' x 86' building for professional/medical use, which the referral notice states will be two stories including a walk-out basement for a total of 8,596 square feet, 900 square feet more than was originally approved in February 2013; and
- WHEREAS, the Site Layout Plan revised May 15, 2014 shows the proposed office building with a 30' x 30' covered patio and 56 parking spaces around the front, side, and rear of the house, and Hopper Brook (tributary to Onondaga Creek) running through the rear of the site; the Site Demolition Plan revised May 15, 2014 shows the proposed building to be in the location of a demolished barn, and shows a house on the northwestern corner of the parcel to be demolished and replaced with seeded lawn; the plans show an 11' strip of land along the western parcel boundary that is labeled as a deed to the Town of Onondaga; and
- WHEREAS, the plan shows the site has frontage on Route 173, and frontage and one proposed driveway on Broad Road, a local road in that location (the county-owned portion is north of West Seneca Turnpike); the demolition plan shows an existing driveway on Route 173 to be removed; and
- WHEREAS, the site is Environmental Assessment Form dated May 20, 2014 notes engineering for this site has already been approved and has not changed with the modification of the building; the referral included a Site Grading and Drainage Plan that shows the proposed drywells for stormwater management and proposed public utility connections; and
- WHEREAS, if the proposed project cumulatively disturbs one acre or more of land, it must

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

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

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

WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that a portion of this parcel is in a Special Flood Hazard Area (SFHA); the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, the site is located within the West Seneca Turnpike Corridor Design overlay; West Seneca Turnpike Design overlay objectives include avoiding the appearance of domination by automobiles through the following: orienting building fronts to the street, placing parking at the rear and/or sides of buildings, using smaller, discrete, and connected parking lots, and providing well-defined pedestrian walkways and parking lot screening; and

WHEREAS, a "Chateau Gardens" sign is shown on the north elevation, and a property sign near the state right-of-way is shown on the site plan, but no signage details were included with the referral; the plans show all existing trees to remain, including along Broad Road and the southern bank of Hopper Brook; a Site Lighting Plan was included with the referral; the site plan shows a guard rail along the driveway connecting to the guard rail on Broad Road, and an additional guard rail around the southeastern corner of the rear parking lot; and

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

1. The applicant must contact the New York State Department of Transportation to obtain permits for any work in the State right-of-way, and no signs are permitted within the State right-of-way.

2. The municipality must submit copies of the Storm Water Pollution Prevention Plan (SWPPP) to the City of Syracuse Department of Engineering and the Onondaga County Department of Water Environment Protection early

in the planning process for review, and prior to municipal approval.

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 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.
4. The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.
5. The Town and applicant are encouraged to consider alternative site planning for this project and consistency with the West Seneca Turnpike Design overlay standards, including locating the proposed building along the road frontages, removing parking from the front yard, allowing parking in reserve, and increasing adherence to landscaping standards.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 25, 2014

OCPB Case # Z-14-230

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the Town of Onondaga Zoning Board of Appeals at the request of Clark Petroleum / Dinesh Ohri for the property located at 4269 Fay Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Fay Road and Onondaga Boulevard, both county roads, and the county-owned portion of Terry Road; and
- WHEREAS, the applicant is requesting to modify an existing special permit in order to operate an existing gas station and convenience store (formerly Sunoco and Nice N Easy) 24 hours per day in a Neighborhood Shopping (NS) zoning district; and
- WHEREAS, the Board is concurrently reviewing an Area Variance referral (Z-14-231) to install a cooler in the rear yard setback; and
- WHEREAS, the referral notice points to a section of Town Code that states that operation of a highway vehicle service stations is allowed by special permit only in this district; the town application notes the station is currently open from 5:00am to 11:00pm, however it appears to be closed; and
- WHEREAS, the town application indicates the proposed cooler would be located in the 50' rear yard setback, "but in the same setback as existing building constructed before 50' setback establishment"; the application also notes the cooler would be an exterior walk-in cooler installed on a concrete slab, accessible from inside the store only; and
- WHEREAS, a land survey last revised on September 9, 1983 shows a triangular corner lot with an existing one-story concrete block and brick building and two concrete aprons with islands surrounded by tarvia; the islands are labeled as not having gas pumps; the proposed cooler is hand-drawn on the survey; aerial photography shows the northern corner of the property to be lawn and the paved area to contain parking and one canopy with gas pumps; and
- WHEREAS, the survey shows the site has frontage on Onondaga Boulevard and Fay Road, with curbing around the intersection and open access to both streets otherwise; all access must meet the requirements of the Onondaga County Department of Transportation; there are no sidewalks on site nor on any of the roads at and near the intersection; and
- WHEREAS, aerial photography shows properties at the intersection to be commercial, and surrounding areas to be mainly residential, including on adjacent parcels, which are buffered by existing trees and a fence; and
- WHEREAS, the site is served by public water and is located in the Metropolitan Wastewater Treatment Plant service area; per the Onondaga County Health

Department, the site is served by a private septic system; and

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

1. Per the Onondaga County Department of Transportation, the municipality and applicant must contact the Department at (315) 435-3205 regarding bringing both commercial access driveways up to current Department standards, including delineating the access on Onondaga Boulevard.
2. The Onondaga County Department of Transportation has determined that the applicant must complete a Traffic Impact Study (TIS) for full build out to meet Department requirements and is required to first contact the Department to determine the scope of the study; the applicant must submit the traffic study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.
3. The Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to the Town granting this request.

The Board also offers the following comments:

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 sidewalks that extend through the driveways, landscaping along the road frontage, lighting that is sensitively designed to prevent spillover onto residential parcels, and more vegetative buffering for the rear yard of the residential parcel to the southwest.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 25, 2014

OCPB Case # Z-14-231

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Onondaga Zoning Board of Appeals at the request of Clark Petroleum / Dinesh Ohri for the property located at 4269 Fay 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 Fay Road and Onondaga Boulevard, both county roads, and the county-owned portion of Terry Road; and
- WHEREAS, the applicant is requesting an area variance to install an exterior walk-in cooler in the rear setback of an existing gas station and convenience store (formerly Sunoco and Nice N Easy) on a 0.5024-acre lot in a Neighborhood Shopping (NS) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Special Permit referral (Z-14-230) to allow the business to be open 24 hours per day; and
- WHEREAS, the referral notice points to a section of Town Code that states that operation of a highway vehicle service stations is allowed by special permit only in this district; the town application notes the station is currently open from 5:00am to 11:00pm, however it appears to be closed; and
- WHEREAS, the town application indicates the proposed cooler would be located in the 50' rear yard setback, "but in the same setback as existing building constructed before 50' setback establishment"; the application also notes the cooler would be an exterior walk-in cooler installed on a concrete slab, accessible from inside the store only; and
- WHEREAS, a land survey last revised on September 9, 1983 shows a triangular corner lot with an existing one-story concrete block and brick building and two concrete aprons with islands surrounded by tarvia; the islands are labeled as not having gas pumps; the proposed cooler is hand-drawn on the survey; aerial photography shows the northern corner of the property to be lawn and the paved area to contain parking and one canopy with gas pumps; and
- WHEREAS, the survey shows the site has frontage on Onondaga Boulevard and Fay Road, with curbing around the intersection and open access to both streets otherwise; all access must meet the requirements of the Onondaga County Department of Transportation; there are no sidewalks on site nor on any of the roads at and near the intersection; and
- WHEREAS, aerial photography shows properties at the intersection to be commercial, and surrounding areas to be mainly residential, including on adjacent parcels, which are buffered by existing trees and a fence; and
- WHEREAS, the site is served by public water and is located in the Metropolitan Wastewater Treatment Plant service area; per the Onondaga County Health

Department, the site is served by a private septic system; and

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

1. Per the Onondaga County Department of Transportation, the municipality and applicant must contact the Department at (315) 435-3205 regarding bringing both commercial access driveways up to current Department standards, including delineating the access on Onondaga Boulevard.
2. The Onondaga County Department of Transportation has determined that the applicant must complete a Traffic Impact Study (TIS) for full build out to meet Department requirements and is required to first contact the Department to determine the scope of the study; the applicant must submit the traffic study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.
3. The Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to the Town granting this request.

The Board also offers the following comments:

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 sidewalks that extend through the driveways, landscaping along the road frontage, lighting that is sensitively designed to prevent spillover onto residential parcels, and more vegetative buffering for the rear yard of the residential parcel to the southwest.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 25, 2014

OCPB Case # Z-14-232

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Manlius Planning Board at the request of Walrus Enterprises, LLC for the property located at 8220 Manlius-Cazenovia 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-Cazenovia Road (New York State Route 92), a state highway; and
- WHEREAS, the applicant is submitting an amended site plan for the removal of two existing gas pumps and the addition of four new gas pumps at an existing Nice N Easy on a 2.15-acre lot in a Commercial A (CA) zoning district; and
- WHEREAS, aerial photography shows the parcel to contain a small shopping center plaza; the Site Plan dated May 27, 2014 shows the portion of the parcel containing the Nice N Easy Grocery Shoppe, and shows the existing convenience store, parking, and existing and proposed gas pumps; no other changes are proposed; and
- WHEREAS, the plan shows the site has frontage and one existing driveway on Route 92, which must meet the requirements of the New York State Department of Transportation, and frontage and one driveway on Enders Road, a local road; per aerial photography, there is also an internal access road, Colony Drive that connects the Nice N Easy with other stores in the shopping plaza; and
- WHEREAS, the site is served by public water and sewer and is located in the Meadowbrook-Limestone 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. The votes were recorded as follows: Brian Donnelly - yes; Douglas Morris - yes; Daniel Cupoli - yes; Robert Antonacci - 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 25, 2014

OCPB Case # Z-14-233

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of Daniel T. Ladd for the property located at 9373 Horseshoe Island Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of the municipal boundary between the Town of Clay and the Town of Schroepfel, and the county boundary between Onondaga County and Oswego County; and
- WHEREAS, the applicant is requesting an area variance to allow for farm animals on a 2.59-acre property where 5 acres are required in a Residential Agricultural (RA-100) zoning district; and
- WHEREAS, an undated survey of the property shows a 57.4' x 48.6' one/two-story house and attached garage and a 49.8' x 84.1' metal barn; and
- WHEREAS, the survey shows the property has frontage and one stone driveway on Horseshoe Island Road, a local road, and aerial photography shows the Oneida River running along the east side of the road; and
- WHEREAS, the referral materials did not include any further information about the type or quantity of animals proposed to be kept on the property; and
- WHEREAS, an Environmental Assessment Form dated June 2, 2014 was included with the referral; and
- WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that the portion of the parcel closest to the road and Oneida River is in a Special Flood Hazard Area (SFHA); the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and
- WHEREAS, the referral form states the site has access to public water and sewer but doesn't specify the method of on-site waste treatment; the site is located in the Oak Orchard Wastewater Treatment Plant service area; and
- WHEREAS, the plan shows the location of a septic pump between the house and the road; per the Onondaga County Health Department, the applicant should be on public sewer and the septic pump shown on the plan is most likely a grinder pump to a public low pressure force main; 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 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 Onondaga County Soil and Water Conservation District, the Town is strongly advised to limit the number of animals permitted on the property to no more than one per acre and to require a detailed plan from the applicant that outlines the following: how and where the animals will be kept, how the applicant will maintain adequate vegetation on site, and how and when animal waste will be managed and disposed. Out of sensitivity to neighbors and given the presence of floodplains on site and the proximity to the Oneida River and associated wetlands, the Town is further advised to ensure these conditions are met by reviewing the variance on an annual basis. Finally, the Board encourages the Town to incorporate best practices for the housing of animals into the Town Zoning Code.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 25, 2014

OCPB Case # Z-14-234

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Camillus Planning Board at the request of DJ Puff Advisors Group, Inc. - Donald Puff for the property located at 202 Kasson 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 Kasson Road, a county road; and
- WHEREAS, the applicant is proposing to add parking for a new business in an existing house on a 0.92-acre lot in a Local Business Office (LBO) zoning district; and
- WHEREAS, the Board recently recommended No Position With Comment on a Zone Change referral (Z-14-119) to change this parcel from Residential (R1) to Local Business Office (LBO), encouraging the town to consider this zone change in the context of the Kasson Road corridor and citing access and wastewater requirements for the next stage of development; and
- WHEREAS, the site is the first house along Kasson Road traveling south from West Genesee Street; uses to the north and east are commercial and uses to the south and west are residential; it appears that site work has begun on the property; and
- WHEREAS, the Site Plan revised on June 4, 2014 shows an existing frame house (1,449 square feet), an asphalt parking area with 4 spaces in the front of the house, a proposed ramp and asphalt walk leading from the parking area to the house, a proposed 4' x 8' sign, and a proposed stockade fence in two areas along the boundary with the adjacent parcel to the south; an Existing Topographic Survey submitted with the plan shows a concrete area enclosed by a chain link fence behind the house that is not shown on the site plan; and
- WHEREAS, the plan shows the site has one existing 20-foot driveway on Kasson Road, which will remain, per the referral notice; the driveway must meet requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the Environmental Assessment Form dated June 4, 2014 notes the increase in disturbed acreage is 0.05 acres and the EAF and plan both note that existing drainage patterns are to be maintained; and
- WHEREAS, the EAF notes the site will connect to an existing water supply, and will not connect to existing wastewater utilities, which are to be provided by an existing private septic system; the plan shows a sewer vent and the survey shows an area labeled "possible septic area" that appears to partially be in the location of the proposed parking area/asphalt walk; and

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

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

1. Per the Onondaga County Department of Transportation, no parking, loading, or backing of vehicles into the county right-of-way will be permitted.
2. The Onondaga County Health Department must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to the Town approving this proposal.

The Board also offers the following comment:

The Board reiterates its concerns regarding the change in character of this parcel, and encourages the Town and applicant to consider alternatives to front yard parking in a residential area, such as utilizing existing parking on neighboring parcels, and to consider reducing the quantity and scale of the proposed signage for the site, in particular the 4' x 8' front yard sign.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 25, 2014

OCPB Case # Z-14-235

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a AREA VARIANCE from the Town of Clay Zoning Board of Appeals at the request of Rudolph DiRubbo for the property located at 3920 Brewerton 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 Brewerton Road (U.S. Route 11), a state highway, South Bay Road and Taft Road, both county roads, the New York State Department of Transportation garage, a state-owned facility, and the municipal boundary between the Town of Clay and the Village of North Syracuse; and
- WHEREAS, the applicant is requesting area variances for reducing the perimeter landscape strip, side yard setback, parking, and highway overlay in order to add a patio to an existing restaurant (Basil Leaf Ristorante) in a Limited Use for Restaurants (LuC-2) zoning district; and
- WHEREAS, the referral notice indicates the following variances are required: reduce the perimeter landscape strip to 5 feet (15 feet required), reduce the side yard setback to 5 feet (25 feet required), reduce the number of required parking spaces to 70 (238 feet required), and reduce the highway overlay to 52 feet (140 feet required); and
- WHEREAS, the Proposed Patio Addition plan revised on November 15, 2013 shows the subject property as one parcel, however tax maps indicate the property includes both tax parcel number 118.-01-01.1 in the Town of Clay and tax parcel number 008.-06-01.1 in the Village of North Syracuse; and
- WHEREAS, the plan shows an existing brick building, a parking lot behind the building (60 to 70 spaces), and a proposed patio addition on the southern side of the building in the location of an existing curb and driveway; the variances are not labeled on the plan; and
- WHEREAS, the plan shows the site with frontage on Route 11, East Taft Road, and South Bay Road; East Taft Road and South Bay Road each have one existing driveway, both of which must meet the requirements of the Onondaga County Department of Transportation; the plan shows a proposed curb which would close off the existing driveway on Route 11; the plan also shows the site has access through the parking lot to the neighboring parcel to the south (Clam Bar), however aerial photography shows existing parking spaces in that location; 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 plan shows concrete curbs along Route 11, a concrete walk along the front and northern side of the building that leads to the parking lot, and curbs around most of the parking lot; sidewalks are present along Taft Road and

Route 11 within the Village of North Syracuse; and

WHEREAS, aerial photography shows lawn and some landscaping around the building and on the curbs and around the parking lot; the adjacent parcel to the east is a one-family residential home which is somewhat buffered by trees and landscaping; 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:

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

The Board also offers the following comments:

Every municipal review provides the opportunity to improve community appearance, and the applicant and the municipality are encouraged to improve site aesthetics and reinforce walkability and safety by incorporating elements such as shared parking with neighboring businesses, increased landscaping along the southern boundary of the property, sidewalks along Route 11 and Taft Road, and providing pedestrian access to this and adjacent sites and businesses along this corridor.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 25, 2014

OCPB Case # Z-14-236

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of 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 Route 298 and Thompson Road, both state highways, and Kinne Street, a county road; and
- WHEREAS, the applicant is proposing a regrading project to plug existing stormwater inlets and regrade approximately 5.1 acres to achieve sheet flow to Sanders Creek and is also proposing a parking lot R project to plug existing stormwater inlets, repave approximately 0.9 acres of parking area, line sections of existing stormwater piping, and connect the newly lined piping to new stormwater outfall to discharge to Sanders Creek on 6 acres in an Industrial zoning district; and
- WHEREAS, the Environmental Assessment Form (EAF) states that two separate projects are proposed as part of the Basin 001 Storm Water Management Improvements: the A & R Regrading project would eliminate surface water entry into the storm sewer system by plugging inlets and re-grading the area so surface water (from parking areas) flows to Sanders Creek as sheet flow, and the Parking Lot R (PL-R) Project would involve internally lining storm sewers, coating manholes and catch basins to segregate surface water runoff from storm sewer and divert via a new outfall to Sanders Creek, and plugging inlets and repaving to surface water flows to other inlets; and
- WHEREAS, the Town application states that the Basin 001 Storm Water Management Improvements Program is implementing a NYSDEC-approved action approved on April 2, 2014; and
- WHEREAS, the applications states that Industrial Application Form NY-2C Application for Proposed Storm Water Outfall 005 was submitted to the NYSDEC on April 17, 2014 for approval (pending), and this is a modification to Carrier's existing SPDES permit #NY0001163; and
- WHEREAS, the Rehabilitation Plan dated May 21, 2014 shows proposed drainage modifications, including modification of existing structures, regrading, and milling/repaving for the PL-R project, located to the west of Transcold Avenue, an internal road that accesses Route 298; and
- WHEREAS, the Site Design Plan dated May 19, 2014 shows the proposed drainage modifications, including removal of asphalt paving curbs, sidewalk, previously abandoned catch basin and storm sewer, and drainage structures as well as closure of a driveway to Transcold Avenue, for the A & R Regrading Project located to the east of Transcold Avenue; and

- WHEREAS, both proposed project sites have access to Transcold Avenue and it appears that the PL-R project site also has direct access to Route 298; and
- WHEREAS, the EAF states that the site of the proposed action or an adjoining property has been the subject of remediation for hazardous waste; the EAF states that Drainage Basin 001 comprises approximately 59.1 acres of the total Carrier Facility of 251 acres, and the Carrier Facility is currently under a NYSDEC issued Corrective Action Order (Index CO 7-20051118-4) to address volatile organic compound impacts to groundwater and polychlorinated biphenyl impacts to Sanders Creek; and
- WHEREAS, the EAF states that the site is located in the 100 year floodplain; and
- WHEREAS, the EAF states that a portion of the proposed action, or lands adjoining the proposed action, contains wetlands or other regulated waterbodies, and the EAF specifies that a portion of the project will encroach on Sanders Creek; the EAF states that the Parking Lot R Project will construct a new storm water outfall that will be constructed at the bank of the creek and discharge into it, and the A&R Project will allow surface water runoff to flow to Sanders Creek as sheet flow but will not otherwise impact the creek; and
- WHEREAS, wetland maps indicate the potential presence of federal wetlands on the subject property; the applicant must obtain appropriate permits from the U.S. Army Corps of Engineers for any proposed development or drainage in federal wetlands on site; and
- WHEREAS, the site is located in the Metropolitan Syracuse Wastewater Treatment Plant service area; and

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

The applicant should submit a copy of any stormwater reports or the Stormwater Pollution Prevention Plan (SWPPP) for this action to the New York State and Onondaga County Departments of Transportation.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 25, 2014

OCPB Case # Z-14-237

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Lenox Heating for the property located at 6600 & 6604 Deere Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of New York State Route 298, a state highway; and
- WHEREAS, the applicant is proposing to construct two new loading ramps onto an existing warehouse (Coast 2 Coast Electronic Recyclers) on a 1.61-acre lot in an Industrial zoning district; and
- WHEREAS, the Site Plan dated May 21, 2014 shows an existing one-story concrete building on an asphalt lot with several existing concrete landing and loading areas; the plan shows a proposed truck ramp and new overhead door (one concrete stair/landing area in this location will be removed), a new ramp "to sheet drain to catch basin," and a proposed pedestrian ramp/sidewalk and landing; and
- WHEREAS, the plan shows the site has frontage and two driveways on Deere Road, a local road, and frontage on Route 298; the southern driveway on Deere Road is located close to the intersection with Route 298; and
- WHEREAS, the plan shows a sign in the landscaped island between the subject parcel and Route 298, in the state right-of-way; and
- WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that this parcel is adjacent to a Special Flood Hazard Area (SFHA); aerial photography shows several creeks in the near vicinity (Sanders Creek and branches of Ley Creek); and
- WHEREAS, the site has access to 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:

The applicant is advised to contact the New York State Department of Transportation regarding the sign in the State right-of-way.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 25, 2014

OCPB Case # Z-14-238

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of DeWitt Planning Board at the request of Time Warner Security for the property located at 6400 Fly Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Fly Road, a county road; and
- WHEREAS, the applicant is proposing a parking lot expansion and new stormwater management area at an existing business (Time Warner Security) on a 1.07-acre lot in a High-Tech (H-T) zoning district; and
- WHEREAS, the Concept Site Plan dated June 2, 2014 shows an existing one-story masonry building with 24 existing parking spaces in a lot on the eastern side of the building; the proposed new parking lot would include 27 spaces and would be on the northern side of the building in the location of existing vegetation; and
- WHEREAS, the plan shows the site has frontage on Fly Road and frontage and one driveway on Lyons Street, a local road; the new parking lot would connect to the existing parking lot and no new driveways are proposed; and
- WHEREAS, the stormwater management area would be located on the western side of the building; the Environmental Assessment Form dated May 30, 2014 notes that 0.24 acres will be physically disturbed and the stormwater management area will be approximately 1,500 square feet to accommodate the runoff from the additional paved area; and
- WHEREAS, the plan shows existing vegetation to remain around the new parking area, including along Fly Road; per aerial photography, the site is located across from Bishop Grimes School fields in an otherwise commercial corridor along Interstate Route 481; and

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

1. The Onondaga County Department of Transportation has determined that the applicant is required to submit ITE Trip Generation Figures and a gap analysis at AM/PM peak hours for full build-out relating to the proposed action to meet Department requirements and to submit it to the Department for approval; the applicant must complete any appropriate mitigation as may be determined by the Onondaga County Department of Transportation.
2. The applicant must submit a copy of any drainage reports for the

stormwater retention area to the Onondaga County Department of Transportation, and no additional stormwater runoff is permitted into the county right-of-way.

3. Per the Onondaga County Department of Transportation, direct access on Fly Road is prohibited.

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 25, 2014

OCPB Case # Z-14-239

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Fayetteville Planning Board at the request of John Zellar for the property located at 208 South Manlius Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of South Manlius Street (New York State Route 257), a state highway, and Salt Springs Road, a county road; and
- WHEREAS, the applicant is proposing to renovate an existing house to convert it from previous commercial use back into a two-family residence with some office space on a 0.15-acre lot in a Residential-Business (R-B) zoning district; and
- WHEREAS, the Location Survey dated March 25, 2008 shows an existing frame house with a wood shed, and an existing gravel area and concrete pad in the rear yard; five parking spaces are hand drawn on the survey (on the concrete pad and gravel area) and a handwritten note states there will be two spaces per dwelling and one space for office use (5 are required); and
- WHEREAS, the survey shows the site has frontage and one blacktop driveway on South Manlius Street, which must meet the requirements of the New York State Department of Transportation; no changes to driveway access are proposed; and
- WHEREAS, per a conversation with the village on June 18, 2014, the village is unsure if any renovations and/or the addition of parking behind the house will require repaving or an increase in the amount of paved surfaces; and
- WHEREAS, undated first and second floor plans show one residential unit per floor, and two offices with a separate restroom on the first floor that would share an entrance with the second floor residential unit; and
- WHEREAS, the site is served by public water and sewer and is located in the Meadowbrook-Limestone 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. Per the New York State Department of Transportation, the town and applicant are advised that a highway work permit is required for any work in the State right-of-way.
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 Antonacci and seconded by Robert Jokl. The votes were recorded as follows: Brian Donnelly - yes; Douglas Morris - yes; Daniel Cupoli - yes; Chester Dudzinski - yes; Robert Antonacci - yes; Robert Jokl - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 25, 2014

OCPB Case # Z-14-240

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a TEXT AMENDMENT from the Town of Marcellus Town Board at the request of Town of Marcellus Town Board for the property located Town Wide; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing to amend the Town of Marcellus Zoning Law of 2009 to increase the allowable square footage requirements of permitted accessory buildings in residential zones; and
- WHEREAS, the proposed local law states, "Permitted accessory buildings in R-2 and R-4 zones may not be more than 120 square feet in area limited to one story and must be at least 3 feet from the side and rear lot lines and meet front setback requirements"; and
- WHEREAS, the proposed law also states, "Permitted accessory buildings in R-1 and R-3 zones may not be more than 160 square feet in area limited to one story and must be at least 3 feet from the side and rear lot lines and meet front setback requirements"; 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. The votes were recorded as follows: Brian Donnelly - yes; Douglas Morris - yes; Daniel Cupoli - yes; Robert Antonacci - 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 25, 2014

OCPB Case # Z-14-241

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a TEXT AMENDMENT from the Town of Marcellus Town Board at the request of Town of Marcellus Town Board for the property located Town Wide; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing to amend the Town of Marcellus Zoning Law of 2009 with respect to telecommunication facilities, in order to reflect changes in federal law and regulations and to provide for administrative review for certain modifications to eligible telecommunication facilities; and
- WHEREAS, the proposed local law notes that the proposed regulation is intended to assure the Town remains in compliance with federal law and regulations, including the Middle Class Relief and Job Creation Act of 2012, regarding requests related to eligible telecommunications facilities; and
- WHEREAS, the law generally describes eligible facilities to include "modification of an existing wireless tower or base station that does not substantially change the physical dimensions of such tower or base station" or "does not substantially change the physical integrity or safety of such tower"; and
- WHEREAS, the amendment further states the above actions shall only be subject to administrative review by the Town's Code Enforcement Officer, and not subject to public hearing, though Site Plan Review requirements would still apply; 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. The votes were recorded as follows: Brian Donnelly - yes; Douglas Morris - yes; Daniel Cupoli - yes; Robert Antonacci - 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 25, 2014

OCPB Case # Z-14-242

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SPECIAL PERMIT from the City of Syracuse Planning Commission at the request of Deltor Associates, LLC for the property located at 3107 East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Meadow Brook, a county-owned drainage channel; and
- WHEREAS, the applicant is proposing to modify an existing special permit in order to increase parking at an existing medical office (Retina Vitreous Surgeons) on a 2.58-acre lot in a Residential Class C (RC) zoning district; and
- WHEREAS, the referral notice indicates the applicant has an existing special permit to have an office in this zoning district; and
- WHEREAS, the city application dated May 8, 2014 notes the applicant is proposing to add 23 additional parking spaces, replace the existing concrete entry sidewalk, and modify ADA curb access; no changes are proposed to the existing floor plan, elevations, or signage; and
- WHEREAS, the Additional Parking plan dated June 6, 2014 shows the existing building and the proposed new parking spaces to be added to three different areas of the existing asphalt pavement around the building; two of the proposed areas with additional parking spaces on the eastern side of the building appear to cross a parcel boundary line; aerial photography shows this area to be lawn on the subject parcel; and
- WHEREAS, a Land Survey revised on March 20, 2007 shows the site has frontage and one driveway on East Genesee Street, a city street in this location; and
- WHEREAS, the plan shows existing trees in several paved areas to be removed; aerial photography does not show trees in those locations; other trees are shown to remain; the proposed changes to the entry sidewalk and ramp are not shown on the plan; and
- WHEREAS, the plan shows several new storm pipes connecting existing catch basins, and an apron area to be rip-rapped with stone; the Environmental Assessment Form dated May 8, 2014 notes the 0.123 acres will be disturbed by the project; and
- WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that this parcel is adjacent to a Special Flood Hazard Area (SFHA); the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, 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:

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



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 25, 2014

OCPB Case # Z-14-243

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Liverpool Planning Board at the request of Liverpool Properties LLC for the property located at 201 First 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 Onondaga Lake Park, a county-owned facility; and
- WHEREAS, the applicant is proposing to modify an approved site plan for a new deck, stairs, and expanded parking area at the rear of the existing Limp Lizard restaurant, involving four parcels, in a Business (B-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Site Plan modification referral (Z-14-244) for a nearby restaurant accessing the same contiguous access drives; and
- WHEREAS, the Board previously recommended No Position With Comment on two Site Plan referrals (Z-13-223 and Z-14-53), citing parking and access planning, green infrastructure, flood plains, and water service; and
- WHEREAS, the Local Application dated November 19, 2013 states additional property has been acquired, dumpsters have been relocated, village property has been shown to be improved, and drainage (underground detention) has been modified to include the White Water Pub and other properties; and
- WHEREAS, the referral states the intended use as additional parking for the expanded deck onto Limp Lizard and 20 more spaces than required as shared parking (noted as "through a legal document") for the White Water Pub, currently owned by the same entity; and
- WHEREAS, the Site Plan revised on June 11, 2014 shows a new deck and stairs located at the rear of the restaurant building; a one-way driveway from First Street is shown, with existing pavement encroaching onto the adjacent parcel to be replaced with grass; the plan shows approximately 10 parking spaces on the restaurant parcel; and
- WHEREAS, the Overall Site Plan revised on June 4, 2014 shows a two-way drive (village-owned) from Lake Drive, a one way (in) drive from Willow Street, and a one way (out) drive accessing Lake Street, all converging into a shared parking lot at the interior of the block; access is also available to the rear of the White Water Pub restaurant parcel; and
- WHEREAS, approximately 37 parking spaces are shown within the interior lot, as well as a dumpster area, grass, hedgerow, and vinyl fencing; and
- WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that the proposed new parking is located in a Special Flood Hazard Area (SFHA); and
- WHEREAS, the site is served by public water and is located in the Metropolitan Wastewater Treatment Plant service area; and

WHEREAS, stormwater and lighting plan details were also submitted with the referral materials; 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 continued parking and access planning for other properties on this block and throughout the village core in an effort to further foster a traditional walkable setting.
2. The municipality is encouraged to uphold local flood ordinance requirements as required for good standing in the National Flood Insurance Program, and to ensure that any proposed development would not negatively affect drainage patterns in or near the floodplain.
3. The 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 Antonacci and seconded by Robert Jokl. The votes were recorded as follows: Brian Donnelly - yes; Douglas Morris - yes; Daniel Cupoli - yes; Chester Dudzinski - yes; Robert Antonacci - yes; Robert Jokl - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 25, 2014

OCPB Case # Z-14-244

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Liverpool Planning Board at the request of Constine LLC for the property located at 201 First 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 Onondaga Lake Park, a county-owned facility; and
- WHEREAS, the applicant is proposing to modify an approved site plan for driveway and parking changes to the existing White Water Pub in a Business (B-1) zoning district; and
- WHEREAS, the Board is concurrently reviewing a Site Plan modification referral (Z-14-243) for a nearby restaurant accessing the same contiguous driveways, roads, and shared parking areas; and
- WHEREAS, the Board previously recommended No Position With Comment on two Site Plan referrals (Z-13-223 and Z-14-53) for the related Limp Lizard restaurant and associated shared parking facility, citing parking and access planning, green infrastructure, flood plains, and water service; and
- WHEREAS, the Proposed Site Plan revised on June 11, 2014 shows the existing building, front and rear decks and outdoor bar, new grassed areas in the location of existing parking, a new paver entryway, new rear deck and ramp areas, new planting beds, five rear parking spaces, a loading zone, and a fenced dumpster enclosure; and
- WHEREAS, the referral notice for the related Limp Lizard parking expansion states the intended use as additional parking for the expanded deck onto Limp Lizard and 20 more spaces than required as shared parking (noted as "through a legal document") for the White Water Pub, currently owned by the same entity; and
- WHEREAS, the Limp Lizard Local Application dated November 19, 2013 states additional property has been acquired, dumpsters have been relocated, village property has been shown to be improved, and drainage (underground detention) has been modified to include the White Water Pub and other properties; and
- WHEREAS, the Overall Site Plan revised on June 4, 2014 shows a two-way drive (village-owned) from Lake Drive, a one way (in) drive from Willow Street, and a one way (out) drive accessing Lake Street, all converging into a shared parking lot at the interior of the block; access is also available to the rear of the White Water Pub restaurant parcel; and
- WHEREAS, approximately 37 parking spaces are shown within the interior shared lot, as well as a dumpster area, grass, hedgerow, and vinyl fencing; and
- WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that the site is located in a Special Flood Hazard Area (SFHA); and

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

E-mail Address: countyplanning@ongov.net

WHEREAS, stormwater and lighting plan details were also submitted with the referral materials; and

WHEREAS, the site is served by public water 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 continued parking and access planning for other properties on this block and throughout the village core in an effort to further foster a traditional walkable setting.
2. The municipality is encouraged to uphold local flood ordinance requirements as required for good standing in the National Flood Insurance Program, and to ensure that any proposed development would not negatively affect drainage patterns in or near the floodplain.
3. The 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 Antonacci and seconded by Robert Jokl. The votes were recorded as follows: Brian Donnelly - yes; Douglas Morris - yes; Daniel Cupoli - yes; Chester Dudzinski - yes; Robert Antonacci - yes; Robert Jokl - yes.



JOANNE M. MAHONEY
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: June 25, 2014

OCPB Case # Z-14-245

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Skaneateles Planning Board at the request of David & Suzanne Nangle for the property located at 2890 East Lake Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of a farm operation located in an agricultural district; and
- WHEREAS, the applicant is proposing to construct a single-family dwelling and garage on a vacant 6-acre lot in Rural and Farming and Lake Watershed Overlay (RF and LWOD) zoning districts; and
- WHEREAS, a narrative dated June 2, 2014 submitted with the referral notes there are no structures or utilities on the property at this time, and that the applicants are proposing to build a 3,735 square foot 1.5-story house and three-car garage; and
- WHEREAS, the Site Plan dated May 19, 2014 shows the proposed house and garage, a front patio containing a 16' x 12' pool, and a 12' x 14' storage shed behind the house; and
- WHEREAS, a Land Survey dated August 29, 2013 shows the subject property is part of the Hidden Estates subdivision on East Lake Road, a state highway, that's served by a shared ingress and egress easement labeled as "NYS DOT Approved Driveway Access for Subdivision"; the plan shows one proposed driveway onto this shared driveway; and
- WHEREAS, the Environmental Assessment Form dated June 2, 2014 notes the site will be served by a private well and a private septic system; and
- WHEREAS, the narrative notes a well has not been drilled to date, but all setbacks from the septic field are noted; and
- WHEREAS, a letter from the Onondaga County Health Department dated December 31, 2013 states that a septic system has been approved for the project and provides required specifications for the system; and
- WHEREAS, the Onondaga County Agricultural District map shows the site is adjacent to a farmed property in Agricultural District 2; aerial photography shows surrounding properties include residences, wooded land, and farmed parcels; 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. The votes were recorded as follows: Brian Donnelly - yes; Douglas Morris - yes; Daniel Cupoli - yes; Robert Antonacci - yes; Robert Jokl - yes; Chester Dudzinski - yes.